SANDEEP SHASTRI AND ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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G7-2425-0076

FORMAT – A
(Circular No: - 28 / 2021)

To
MahaRERA
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to the Lay-out of plotted development to be known as "**NARAYANA SPACES**" on ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 106 of MOUZA – WARANGA, P.S.K. 74, having an area of 1.57 Hectares (i.e. 15700.00 Sq. Mtrs.), held in occupancy Class – 1 Rights, situated at Village - Waranga, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

1} I have investigated the title of the said property on the request of **DR. MRS. PREETI ASHISH GANJARE**, Resident of Flat No. 202, Arunodaya Apartments, Dhantoli, Nagpur-440012, Tahsil and District – NAGPUR, and following documents i.e.:-

i) Description of the property.

ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 106 of MOUZA – WARANGA, P.S.K. 74, having an area of 1.57 Hectares (i.e. 15700.00 Sq. Mtrs.), held in occupancy Class – 1 Rights, situated at Village - Waranga, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

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ii) The Document of Ownership of Khasra/Survey No. 106
   (a) 7/12 Extracts issued by Talathi, Nagpur (Rural).
   (b) Sale Deed of Kh. No. 106, dated 25-04-1996, Registration No. 4053, SRO-11, Nagpur.
   (c) Sale Deed of Kh. No. 106, dated 13-07-2007, Registration No. 4479, SRO-7, Nagpur.
   (d) Sale Deed of Kh. No. 106, dated 10-11-2023, Registration No. 11631, SRO-7, Nagpur.
   (e) NA Order dated 17-01-2024.
   (f) Sanctioned Layout Plan Dated 20-03-2024.

iii) Search report for 30 year from 1995 to 2024.

2} On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I/We/ am/are of the opinion that the title of **DR. MRS. PREETI ASHISH GANJARE**, is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner of the land:

ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 106 of MOUZA – WARANGA, P.S.K. 74, having an area of 1.57 Hectares (i.e. 15700.00 Sq. Mtrs.), held in occupancy Class – 1 Rights, situated at Village - Waranga, within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.	**DR. MRS. PREETI ASHISH GANJARE**

Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of the said owner namely **DR. MRS. PREETI ASHISH GANJARE** on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said owner namely **DR. MRS. PREETI ASHISH GANJARE** on the said land is enclosed herewith as Annexure.

Encl : Annexure
Date: 23-04-2024

SANDEEP SHASTRI NAGPUR ADVOCATE

(SANDEEP SHASTRI)
Advocate

FORMAT – A
(Circular No: - 28 / 2021)

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

1} Property Card (7/12 Extract) issued by Talathi, Nagpur (Rural) as on date of application for registration –

The name of **DR. MRS. PREETI ASHISH GANJARE** is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur (Rural) in respect of the property comprising of Land bearing ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 106 of MOUZA – WARANGA, P.S.K. 74, having an area of 1.57 Hectares, Rental Rs. 7.27 Yearly, held in Occupancy Class – 1 Rights, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR.

2} Mutation Entry –
The property card (7/12 Extract) issued by Talathi, Nagpur (Rural) of Survey / Khasra / Gut No. 106 reveal that vide Mutation / Ferfar Entry No. 1665 dated 14-12-2023 the name of **DR. MRS. PREETI ASHISH GANJARE** is recorded as Owner of the said land.

3} Search report for 30 years from 1994 to 2024 taken from Sub-Registrar office at Nagpur.

(i) **THAT,** ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. **106** of **MOUZA – WARANGA, P.S.K. 74**, having an area of **1.57** Hectares, Rental Rs. 7.27 Yearly, held in Occupancy Class – 1 Rights, Khate No. 25 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Himmatrao Namdeorao Zoting, Shri. Pandurang Namdeorao Zoting, Shri. Janrao Namdeorao Zoting, Shri. Shalik Namdeorao Zoting and Shri. Pundlik Namdeorao Zoting, as a recorded Owner thereof being their separate property.

(ii) **THAT**, the aforesaid Shri. Himmatrao Namdeorao Zoting, Shri. Pandurang Namdeorao Zoting, Shri. Janrao Namdeorao Zoting, Shri. Shalik Namdeorao Zoting and Shri. Pundlik Namdeorao Zoting lateron in their turn transferred the aforesaid property by way of Sale to Shri. Lomesh Ganesh Dehare and Shri. Nilesh Ganesh Dehare, by a Sale Deed Dated 25-04-1996, which is Registered at the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 433 on Pages 53 to 61 at Sr. No. 4053 on even date.

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(iii) **THAT**, the aforesaid Shri. Lomesh Ganesh Dehare and Shri. Nilesh Ganesh Dehare lateron in their turn transferred the aforesaid property by way of Sale to Shri. Shyam Balwantrao Dhomne and Shri. Vijay Krishnarao Rasal, by a Sale Deed Dated 13-07-2007, which is Registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1, at Sr. No. 4479 on even date.

(iv) **THAT**, the aforesaid Shri. Shyam Balwantrao Dhomne and Shri. Vijay Krishnarao Rasal lateron jointly transferred their property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 106 of MOUZA – WARANGA, P.S.K. 74, having an area of 1.57 Hectares, Rental Rs. 7.27 Yearly, held in Occupancy Class – 1 Rights, Khate No. 25 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Waranga in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to **Dr. Mrs. Preeti Ashish Ganjare**, by a Sale Deed Dated 10-11-2023, which is Registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 11631 on even date and the same is accordingly mutated in her name in the recorded in 7/12 Extract vide Ferfar Entry No. 1665 Dated 14-12-2023.

(v) **THAT**, the aforesaid land bearing Khasra No. 106 of MOUZA – WARANGA is converted for Non-Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural), vide his Order Dated 17-01-2024 passed in Revenue Case No. 105/NAP-34/2023-2024.

(vi) **THAT**, the aforesaid **DR. MRS. PREETI ASHISH GANJARE,** later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as "**NARAYANA SPACES**" and the said layout is sanctioned and approved by the Executive Engineer-1, Nagpur Metropolitan Region Development Authority, Nagpur, vide its Letter No. **E.E./NMRDA/DPC/Agree/1536 dated 20-03-2024.**

(vii) **THAT**, for the purpose of verification of title, the following documents relating to said property are provided to us:-

(a) 7/12 Extracts issued by Talathi, Nagpur (Rural).
(b) Sale Deed of Kh. No. 106, dated 25-04-1996 executed by Shri. Himmatrao Namdeorao Zoting and 4 others in favour of Shri. Lomesh Ganesh Dehare and other, Registration No. 4053, SRO-11, Nagpur.
(c) Sale Deed of Kh. No. 106, dated 13-07-2007 executed by Shri. Lomesh Ganesh Dehare and other in favour of Shri. Shyam balwatrao Dhomne and other, Registration No. 4479, SRO-7, Nagpur.

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(d) Sale Deed of Kh. No. 106, dated 10-11-2023 executed by Shri. Shyam balwatrao Dhomne and other in favour of Dr. Mrs. Preeti Ashish Ganjare, Registration No. 11631, SRO-7, Nagpur.
(e) NA Order dated 17-01-2024.
(f) Sanctioned Layout Plan Dated 20-03-2024.

(viii) **THAT**, all the aforesaid documents produced before us for scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owner. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document whereby their ownership rights are affected, diluted or third party interest is created.

(ix) **THAT**, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra /Survey /Gut No. 106 MOUZA : WARANGA, Tahsil – Nagpur (Rural), District-NAGPUR for the period of 30 (Thirty) years (i.e. from 1995 to 2024 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH000657014202425E, dated 15-04-2024, i.e. for the period of 1995 to 2006 and GRN No. MH000654553202425E, dated 15-04-2024 i.e. for the period of 2007 to 2024. The receipts of the same are enclosed herewith.

(x) **THAT**, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4} Any other relevant Title: - N. A.

5} Litigations if any:- N. A.

Date: 23-04-2024

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

(SANDEEP SHASTRI)
Advocate

CHALLAN

MTR Form Number-6

GRN	MH000654553202425E	BARCODE		Date	15/04/2024-15:45:20	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2024-2025 One Time	Flat/Block No.	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	450.00
Total	450.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
Amount In Words	Four Hundred Fifty Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024041516798	2864236678
Cheque/DD No.		Bank Date	RBI Date	15/04/2024-15:46:16	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 127677017 Mobile No. : 9850361454

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदणी न करावयाच्या दस्तासाठी लागु नाही .

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 15-04-2024 03:48:22

MH000654553202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 Apr 2024	Receipt	Receipt no.: 1113399699
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Varanga S.No/CTS No/G.No. : 106
	Period of search :	From :2007 To :2024
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH000654553202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

SANDEEP SHASTRI
NAGPUR
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH000657014202425E	BARCODE		Date	15/04/2024-16:05:00	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	SANDEEP ANANT SHASTRI
Location	NAGPUR		
Year	2024-2025 One Time	Flat/Block No.	.
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	MOUZA WARANGA
0030072201 SEARCH FEE	300.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 1 0 8
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1995 TO 2006 KHASRA NO 106
Total	300.00	Amount In Words	Three Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024041517216	2864242086
Cheque/DD No.		Bank Date	RBI Date	15/04/2024-16:06:51	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9850361454

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

Print Date 15-04-2024 04:07:04