

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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015-2425-0701

FORMAT - A (Circular No: - 28 / 2021)

To

MahaRERA

6th & 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 building Known as "**BINAPANI**", to be erected on ALL THAT piece and parcel of land bearing Freehold Plot No. 148 (Formerly Nazul Plot No. 148) containing by admeasurement 1339.00 Sq. Mtrs. (OR 14414.00 Sq. Ft.) [as per City Survey records area is 1354.40 Sq. Mtrs.], bearing Corporation House No 175, City Survey No. 438 and Sheet No. 30/33 of Mouza - Ambazari, situated at Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR (hereinafter referred as the said Project "**BINAPANI**").

1} We have investigated the title of the said land on the request of **RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED, NAGPUR**, A Registered Company registered under the Companies Act 1956 having its Office at 188, Arohi Apartments, Bajaj Nagar, Nagpur-440010, acting through its Director **SHRI. DILIP RAGHUNATH BHARADE** (hereinafter referred to as "Promoter/Developer") and following documents i.e.:-

01. Description of the property.

ALL THAT piece and parcel of land bearing Freehold Plot No. 148 (Formerly Nazul Plot No. 148) containing by admeasurement 1339.00 Sq. Mtrs. (OR 14414.00 Sq. Ft.) [as per City Survey records area is 1354.40 Sq. Mtrs., bearing Corporation House No 175, City Survey No. 438 and Sheet No. 30/33 of Mouza - Ambazari, situated at Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR.



02. The Document of Ownership of the said property.

- a. Development Agreement Dated 14-02-2024.
- b. General Power of Attorney Dated 14-02-2024.
- c. Sanctioned Building Plan Dated 07-06-2024.
- d. City Survey Property Card.
- e. Corporation Tax Receipt.

03. Search report for 30 years from 1995 to 2024.

2} On perusal of the abovementioned documents and all other relevant documents relating to title of the said property We are of the opinion that the title of **MR. ALOKE S/o KALIKRISHNA CHATTERJEE and MRS. BELA W/o ALOKE CHATTERJEE** is clear, marketable and without any encumbrances. The aforesaid **RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED, NAGPUR**, has acquired the right of development of the said property.

Owners of the land :

ALL THAT piece and parcel of land bearing Freehold Plot No. 148 (Formerly Nazul Plot No. 148) containing by admeasurement 1339.00 Sq. Mtrs. (OR 14414.00 Sq. Ft.) [as per City Survey records area is 1354.40 Sq. Mtrs.], bearing Corporation House No 175, City Survey No. 438 and Sheet No. 30/33 of Mouza - Ambazari, situated at Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR.

Owners :-

- (1) **MR. ALOKE KALIKRISHNA CHATTERJEE, AND**
- (2) **MRS. BELA ALOKE CHATTERJEE**

Developer :- **RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED, NAGPUR.**

Qualifying comments/ remarks if any :-

The Title of **MR. ALOKE S/o KALIKRISHNA CHATTERJEE and MRS. BELA W/o ALOKE CHATTERJEE** on the said plot of land is good, valid marketable, clear and salable. The aforesaid **RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED, NAGPUR** has acquired the right of development of the said property.

3} The report reflecting the flow of the title of **MR. ALOKE KALIKRISHNA CHATTERJEE and MRS. BELA ALOKE CHATTERJEE** and the right of development of **RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED, NAGPUR** on the said plot of land is enclosed herewith as Annexure.

Encl : Annexure
Date: 14-06-2024



(SANDEEP SHASTRI)
Advocate

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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

1} Property Card as on date of application for registration -

The names of **MR. ALOKE KALIKRISHNA CHATTERJEE and MRS. BELA ALOKE CHATTERJEE** are recorded in the property card in respect of the property comprising ALL THAT piece and parcel of land bearing **Plot No. 12 in Block "G"** containing ALL THAT piece and parcel of land bearing Freehold Plot No. 148 (Formerly Nazul Plot No. 148) containing by admeasurement 1339.00 Sq. Mtrs. (OR 14414.00 Sq. Ft.) [as per City Survey records area is 1354.40 Sq. Mtrs.] bearing Corporation House No 175, City Survey No. 438 and Sheet No. 30/33 of Mouza - Ambazari, situated at Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR.

2} Mutation Entry -

The Property Card issued by City Survey Department, Nagpur reveal that the Mutation / Ferfar Entry No. 16654 dated 20-02-2024, the names of **MR. ALOKE S/o KALIKRISHNA CHATTERJEE and MRS. BELA W/o ALOKE CHATTERJEE** are recorded as Owners of the said property.

3} Search report for 30 years from 1995 to 2024 taken from Sub-Registrar office at Nagpur.

(i) THAT, ALL THAT Piece and Parcel of land bearing Nazul Plot No. 148 containing by admeasurement 1339.00 Sq. Mtrs. (OR 14414.00 Sq. Ft.) bearing City Survey No. 438 and Sheet No. 30/33 of Mouza - Ambazari, situated at Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR, Originally belonged to Mr. Kalikrishna Madhavkrishna Chatterjee, having acquired the same by him from the Collector, Nagpur on behalf of the Governor of Maharashtra on Leasehold Rights for a term commencing from the 26-02-1951 and ending on 31-03-1975 by an Indenture of Lease Dated 21-11-1951.

(ii) THAT, the said Mr. Kalikrishna Madhavkrishna Chatterjee later on constructed a Residential House on the said Plot of land in accordance with the Plan sanctioned and approved by the Building Engineer of the Building Engineer, Nagpur Improvement Trust vide his Building Permit No. CS/1574/1457 Dated 22/05/1952, bearing Corporation House No 175, City Survey No. 438 and Sheet No. 30/33 of Mouza - Ambazari.

(iii) THAT, on expiration of the Original term of Lease, the Collector, Nagpur on behalf of the Governor of Maharashtra state later on extended the same for a further term/period commencing from 01-04-1975 and ending on 31-03-2005 by executing a Renewed Indenture of Lease regarding the aforesaid property on 13-05-1987 in favour of the said Mr. Kalikrishna Chatterjee.



(iv) THAT, during his life time the aforesaid Mr. Kalikrishna Madhavkrishna Chatterjee executed his LAST WILL AND TESTAMENT on 20-08-1971 and thereby he bequeathed the aforesaid entire property comprising Nazul Leasehold Plot No. 148 Togetherwith the existing Residential House standing thereon to his son Shri. Alope Kalikrishna Chatterjee absolutely forever with heritable and transferable rights therein.

(v) THAT, the said Mr. Kalikrishna S/o Madhavkrishna Chatterjee left for heavenly abode on 08-05-1987 and consequent upon his demise/death, his son Shri. Alope Kalikrishna Chatterjee, become an exclusive, absolute and full Owner of the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid WILL Dated 20-08-1971.

(vi) THAT, further expiration of the Original term of Lease, the Collector, Nagpur on behalf of the Governor of Maharashtra state later on extended the same for a further term/period commencing ending on 31-03-2035 by executing a Renewed Indenture of Lease regarding the aforesaid property in favour of the said Shri. Alope Kalikrishna Chatterjee, on 06-12-2013, which is Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 8552 on even date.

(vii) THAT, the aforesaid Shri. Alope Kalikrishna Chatterjee later on gifted the Undivided 25 Percent share and interest in the aforesaid property by way of Gift to his wife Mrs. Bela Alope Chatterjee, by a Gift Deed Dated 07/12/2023, which is Registered at the Office of the sub-Registrar, Nagpur-4 at Sr. No.10625/2023 on even date.

(viii) THAT, the aforesaid Shri. Alope Kalikrishna Chatterjee and Mrs. Bela Alope Chatterjee applied to the Collector, Nagpur for conversion of said Nazul Leasehold land into Freehold Rights in accordance with the Maharashtra Government Gazette Notification No. Nazul 2016/CN186(B)/J-8 Dated 02-03-2019 by paying requisite charges therefor and the said Authority through Tahsildar(Nazul) vide its Order No. Nazul/S.No.104/Kavi 1230/2023 Dated 28/11/2023 converted the said Plot No. 148 into Freehold Rights bearing Plot No. 148, City Survey No. 438 and Sheet No. 30/33 of Mouza - Ambazari containing by admeasurement 1339.00 Sq. Mtrs.

(ix) THAT, the aforesaid Shri. Alope Kalikrishna Chatterjee and Mrs. Bela Alope Chatterjee have now jointly decided to develop the aforesaid Property into a RESIDENTIAL ESTATE by constructing a Multi-storied Building thereon consisting of various self-contained separate Apartments therein.

(x) THAT, the aforesaid Shri. Alope Kalikrishna Chatterjee and Mrs. Bela Alope Chatterjee has approached to the Developer for developing the said Property by constructing multistoried building thereon and sell the residential units to the prospective purchasers by giving assurance that there is no material or latent or patent defects in the property and



title, possession etc. and same is not only free from encumbrances, but it is marketable too & the Owner has absolute right and full authority to convey, assign and transfer rights and interest in the said Property.

(xi) THAT, after detailed discussion and negotiation between the Parties, the aforesaid Shri. Alope Kalikrishna Chatterjee and Mrs. Bela Alope Chatterjee has agreed to assign all development and selling rights to the Developer, the aforesaid Shri. Alope Kalikrishna Chatterjee and Mrs. Bela Alope Chatterjee decided to develop the said property into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self-contained separate Apartments therein. And accordingly, by a Development Agreement Dated 14-02-2024, they have entrusted the entire work of Development of the said property **RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED, NAGPUR**, upon several terms and conditions contained therein. The said Development Agreement is registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1697-2024 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(xii) THAT, for completion of the said Scheme the aforesaid Shri. Alope Kalikrishna Chatterjee and Mrs. Bela Alope Chatterjee have executed a General Power of Attorney regarding their aforesaid property on 14-02-2024 and thereby they appointed, authorized and empowered **RAGHUKUL CONSTRUCTION S PRIVATE LIMITED, NAGPUR**, and the same is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 4 at Sr. No. 1698-2024 on even date.

(xiii) THAT, in pursuance of the aforesaid Agreement Dated 14-02-2024, the said **RAGHUKUL CONSTRUCTION S PRIVATE LIMITED, NAGPUR**, has accordingly prepared the Plan of the Multistoried Building to be constructed on the said land and to be known and styled as "**BINAPANI**" and the same is sanctioned by the and the same is sanctioned and approved by the Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. NMO/B/2024/APL/02650 Dated 07-06-2024.

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

- a. Development Agreement Dated 14-02-2024.
- b. General Power of Attorney Dated 14-02-2024.
- c. Sanctioned Building Plan Dated 07-06-2024.
- d. City Survey Property Card.
- e. Corporation Tax Receipt.

(xv) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present Owners. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owners that they have not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or a third-party interest is created.



(xvi) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 438 of MOUZA – AMBAZARI for the period of 30 (Thirty) years (i.e. from 1995 to 2024) by depositing necessary Search Fees online with the department of Registration vide GRN No. MH003000989202425E, dated 03-06-2024, i.e., for the period of 1995 to 2006 and GRN No. MH002999196202425E, dated 03-06-2024, i.e., for the period of 2007 to 2024. The receipts of the same are enclosed herewith.

(xvii) 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: 14-06-2024




(SANDEEP SHASTRI)
ADVOCATE

MH002999196202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
03 Jun 2024	Receipt	Receipt no.: 1113471574
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Ambajhari S.No/CTS No/G.No. : 438
	Period of search :	From :2007 To :2024
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH002999196202425E		
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/frnSearchChallanWithOutReg.php '.		





CHALLAN
MTR Form Number-6



GRN	MH003000989202425E	BARCODE			Date	03/06/2024-18:07:32		Form ID					
Department Inspector General Of Registration					Payer Details								
Search Fee					TAX ID / TAN (If Any)								
Type of Payment Other Items					PAN No.(If Applicable)								
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name		SANDEEP ANANT SHASTRI						
Location NAGPUR													
Year 2024-2025 One Time					Flat/Block No.								
Account Head Details				Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE				300.00	Road/Street		MOUZA AMBAZARI						
					Area/Locality		NAGPUR						
					Town/City/District								
					PIN			4	4	0	0	1	0
					Remarks (If Any)								
					SEARCH FEES FOR 12 YEARS 1995 TO 2006 CITY SURVEY NO 438								
					Amount In		Three Hundred Rupees Only						
Total				300.00	Words								
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	69103332024060318542		2872088132				
Cheque/DD No.					Bank Date	RBI Date	03/06/2024-18:08:44		Not Verified with RBI				
Name of Bank					Bank-Branch		IDBI BANK						
Name of Branch					Scroll No. , Date		Not Verified with Scroll						

Department ID : 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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

