

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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19-2425-0141

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

Subject :- Title clearance certificate with respect to building known as "**SHREE KRUPA**", to be erected on ALL THAT Piece and parcel of land bearing Plot No. 5-A containing by admeasurement 500.019 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 26/1 of MOUZA - MANKAPUR, P.S.K. 11 together with the existing structure standing thereon, including all connections, fittings, and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 1267/9, City Survey No. 277 and Sheet No. 13 of Mouza- Mankapur, situated at Amrut Colony, Mankapur, Nagpur within the limits of the Nagpur Municipal Corporation, Ward No. 61 in Tahsil and District- NAGPUR (hereinafter referred as the said Project "**SHREE KRUPA**").

1} We have investigated the title of the said land on the request of **RPM INFRAVENTURES PRIVATE LIMITED**, a Company, having its Registered Office at 104-105, VCA Complex, Civil Lines, Nagpur-440001 (hereinafter referred to as "Promoter/Developer") and following documents, i.e.,:-

01. Description of the property.

ALL THAT Piece and parcel of land bearing Plot No. 5-A containing by admeasurement 500.019 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 26/1 of MOUZA - MANKAPUR, P.S.K. 11 together with the existing structure

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standing thereon, including all connections, fittings, and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 1267/9, City Survey No. 277 and Sheet No. 13 of Mouza- Mankapur, situated at Amrut Colony, Mankapur, Nagpur within the limits of the Nagpur Municipal Corporation, Ward No. 61 in Tahsil and District- NAGPUR.

02. The Documents for Ownership of Plot No. 5-A.

- (i) City Survey Property Card.
- (ii) Copy of Sale Deed Dated 20-05-1948.
- (iii) Copy of Sale Deed Dated 23-02-1982.
- (iv) Copy of Regularization Letter Dated 03-03-2022.
- (v) Copy of Agreement of Development dated 13-07-2023.
- (vi) Copy of Power of Attorney dated 13-07-2023.
- (vii) Copy of Sanctioned Building Plan Dated 26-12-2023.

03. Search report for 13 years from 2012 till 2024.

2) On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property, We are of the opinion that the title of **(1) SHRI. PRATAP S/o NIRMALSINGH RANA, AND (2) SHRI. SHYAM S/o NIRMALSINGH RANA** is clear, marketable and without any encumbrances. The aforesaid **RPM INFRAVENTURES PRIVATE LIMITED** has acquired the right of development of the said property.

Owner of the land :

ALL THAT Piece and parcel of land bearing Plot No. 5-A containing by admeasurement 500.019 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 26/1 of MOUZA – MANKAPUR, P.S.K. 11 together with the existing structure standing thereon, including all connections, fittings, and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 1267/9, City Survey No. 277 and Sheet No. 13 of Mouza- Mankapur, situated at Amrut Colony, Mankapur, Nagpur within the limits of the Nagpur Municipal Corporation, Ward No. 61 in Tahsil and District- NAGPUR	(1) SHRI. PRATAP S/o NIRMALSINGH RANA; AND (2) SHRI. SHYAM S/o NIRMALSINGH RANA
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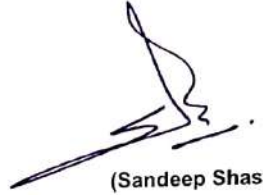


Qualifying comments/ remarks if any-

The Title of (1) **SHRI. PRATAP S/o NIRMALSINGH RANA**, AND (2) **SHRI. SHYAM S/o NIRMALSINGH RANA** on the said land is good, valid marketable, clear and salable. The aforesaid **RPM INFRAVENTURES PRIVATE LIMITED** has acquired the right of development of the said property.

3} The report reflecting the flow of the title of the (1) **SHRI. PRATAP S/o NIRMALSINGH RANA**, AND (2) **SHRI. SHYAM S/o NIRMALSINGH RANA**, and right of development of **RPM INFRAVENTURES PRIVATE LIMITED** on the said land is enclosed herewith as Annexure.

Date: 02-10-2024
Encl : Annexure.


(Sandeep Shastri)
ADVOCATE



FORMAT – A
(Circular No: - 28 / 2021)

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND

- 1) Property Card issued by City Survey Department as on date of application for registration.

The names of **(1) SHRI. PRATAP S/o NIRMALSINGH RANA AND (2) SHRI. SHYAM S/o NIRMALSINGH RANA** is recorded in the Property Card issued in respect of the property comprising ALL THAT Piece and parcel of land bearing Plot No. 5-A containing by admeasurement 500.019 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 26/1 of MOUZA – MANKAPUR, P.S.K. 11 together with the existing structure standing thereon, including all connections, fittings, and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 1267/9, City Survey No. 277 and Sheet No. 13 of Mouza- Mankapur, situated at Amrut Colony, Mankapur, Nagpur within the limits of the Nagpur Municipal Corporation, Ward No. 61 in Tahsil and District- NAGPUR.

- 2) Mutation Entry

- (i) The Property Card No. 277 issued by City Survey Department, Nagpur reveal that the Mutation / Ferfar No. 1392 dated 20-12-2005 in the name of **(1) SHRI. PRATAP S/o NIRMALSINGH RANA, AND (2) SHRI. SHYAM S/o NIRMALSINGH RANA** are recorded as owners of the said land.

- 3) Search report for 13 years from 2012 to 2024 taken from Sub-Registrar's office at Nagpur.

(i) THAT, ALL THOSE piece and parcel of land bearing Kh. Nos. 26/1 and 17/2, of MOUZA – MANKAPUR, P.S.K. 11 having an area of 1.12 Hectare and 1.22 Hectare respectively, situated at Mankapur, Nagpur in Tahsil and District- NAGPUR, Originally belonged to Smt. Vimlabai A.S. Acquvila having purchased the same by her from Shri. Kanthiram Chandu Dhongde, by a Sale Deed Dated 20-05-1948, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Addl. Book No.1, Volume No. 99 on Pages 259 to 261 at Sr. No. 1223 on 26/05/1948.

(ii) THAT, the aforesaid Smt. Vimalbai A.S. Acquvila prepared a Plan of the layout for the said Kh. Nos. 26/1 and 17/2 of MOUZA – MANKAPUR, P.S.K. 11 consisting of various Plots of different sizes therein.



(iii) THAT, the aforesaid Smt. Vimalbai A.S. Acquvila later on transferred ALL THAT Piece and Parcel of land bearing Plot No. 5-A containing by admeasurement 6000 Sq. Ft. (OR 557.41 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 26/1 of MOUZA-MANKAPUR, P.S.K. 11 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 277 and Sheet No. 13 of Mouza- Mankapur, situated at Amrut Colony, Mankapur, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR, by way of sale to Shri. Pratap Nirmalsingh Rana and Shri. Shyam Nirmalsingh Rana, by a Sale Deed Dated 23/02/1982, which is duly Registered at the Office of the Joint Sub –Registrar, Nagpur-1, in Book No.1, at Sr. No. 1053 on even date. As a result, therefore, the said Shri. Pratap Nirmalsingh Rana and Shri. Shyam Nirmalsingh Rana have now become the Joint/Co-Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records.

(iv) THAT, the aforesaid Plot No. 5-A is covered under the scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur.

(v) THAT, for Regularization and Development of the said Plot No. 5-A from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Act, 2001, the said Shri. Pratap Nirmalsingh Rana and Shri. Shyam Nirmalsingh Rana named hereinabove had applied to the Nagpur Improvement Trust, Nagpur for the same. They also paid/deposited the Development Charges for Regularization and Development of the said Plot of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it.

(vi) THAT, consideration the application of the said Shri. Pratap Nirmalsingh Rana and Shri. Shyam Nirmalsingh Rana and also on receipt of the Development charges as demanded by it from them, the Nagpur Improvement Trust, Nagpur lateron regularized the said Plot No. 5-A and accordingly a Regularization Letter to that effect is also issued by the Building Engineer (N), Nagpur Improvement Trust, Nagpur vide his Permit No. 391 Dated 03-03-2022 in Case No. 20071201275 and Layout No. 1900/Mank/1310. As per the regularization Letter Dated 03-03-2022 the area of the said Plot No. 5-A is shown and declared as 500.019 Sq. Mtrs. instead of 557.41 Sq. Mtrs. Thus, the area of the said Plot is at present 500.019 Sq. Mtrs.

(vii) THAT, the said Shri. Pratap Nirmalsingh Rana and Shri. Shyam Nirmalsingh Rana later on constructed a structure on the said Plot No.5-A covering a Built-up area of 77.22 Sq Mtrs. Bearing Corporation House No. 1267/9, City Survey No. 277 and Sheet No. 13 of Mouza – Mankapur.



(viii) THAT, the aforesaid Shri. Pratap Nirmalsingh Rana and Shri. Shyam Nirmalsingh Rana have now jointly decided to develop the aforesaid Plot No. 5-A into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self-contained separate Apartments therein. And accordingly, by an Agreement of Development Dated 13-07-2023, they have entrusted the entire work of Development of the said plot of land to the RPM INFRAVENTURES PRIVATE LIMITED, upon several terms and conditions contained therein and the said Agreement is duly registered at the Office of the Sub-Registrar Nagpur-4, in Book No. 1 at Sr. No. 6284 on even date and a Correction Deed to the said Agreement of Development is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 7694 on 31-07-2024

(ix) THAT, the said Shri. Pratap Nirmalsingh Rana and Shri. Shyam Nirmalsingh Rana have jointly executed Irrevocable General Power of Attorney in favour of the said RPM INFRAVENTURES PRIVATE LIMITED on 31-07-2024 and the same is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 4 at Sr. No. 7695 on even date.

(x) THAT in pursuance of the said Agreements, the said RPM INFRAVENTURES PRIVATE LIMITED has proposed to construct on the said Plot No. 5-A a Multistoried Building to be known and styled as "SHREE KRUPA", having Ground Floor and Sixth Upper Floors consisting of various Apartments therein in accordance with the plans Building Engineer (N), Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE(NORTH)/Case No. 22232131/Tracking No.2023073148/1540 Dated 26-02-2023.

- i) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us:-
- a) City Survey Property Card.
 - b) Sale Deed Dated 20-05-1948 executed by Shri. Kanthiram Chandu Dhongde in favour of Smt. Vimlabai A.S. Acquvila Registered at Sr. No. 1223.
 - c) Sale Deed Dated 23/02/1982 executed by Smt. Vimalbai A.S. Acquvila in favour of Shri. Pratap Nirmalsingh Rana and Shri. Shyam Nirmalsingh Rana Registered at Sr. No. 1053, SRO 1.
 - d) Agreement of Development Dated 13-07-2023 executed by Shri. Pratap Nirmalsingh Rana and Shri. Shyam Nirmalsingh Rana in favour of RPM INFRAVENTURES PRIVATE LIMITED Registered at Sr. No. 6284, SRO 4.
 - e) General Power of Attorney Dated 13-07-2023 executed by Shri. Pratap Nirmalsingh Rana and Shri. Shyam Nirmalsingh Rana in favour of RPM INFRAVENTURES PRIVATE LIMITED Registered at Sr. No. 6285, SRO 4.
 - a. Sanctioned Building Plan Dated 26-12-2023.



- ii) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land 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.
- iii) 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. 277 of MOUZA – MANKAPUR for the period of 13 (Thirteen) Years by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH000753719202425E Dated 17/04/2024 Receipt No. 1113403980 and GRN No. MH009120682202425E Dated 01-10-2024 and GRN No. MH009119491202425E Dated 01-10-2024 Receipt No. 113670458. The Receipts of the same is enclosed herewith.
- iv) THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant title:- NIL

5) Litigations if any:- NIL

Nagpur
Date: 02-10-2024




(Sandeep Shastri)
ADVOCATE

MH000753719202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 Apr 2024	Receipt	Receipt no.: 1113403980
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Manakapur S.No/CTS No/G.No. : 277
	Period of search :	From :2012 To :2024
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH000753719202425E		
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 '.		





CHALLAN
MTR Form Number-6



GRN	MH009120682202425E	BARCODE	Date		01/10/2024-18:00:13	Form ID
Department			Inspector General Of Registration			
Search Fee			Payer Details			
Type of Payment			Other Items			
Office Name			NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name	
Location			NAGPUR		SANDEEP ANANT SHASTRI	
Year			2024-2025 One Time		Flat/Block No.	
Account Head Details			Amount In Rs.		Premises/Building	
0030072201 SEARCH FEE			425.00		Road/Street	
					Area/Locality	
					Town/City/District	
					PIN	
					4 4 0 0 3 0	
			Remarks (If Any)			
			SEARCH FEES FOR 17 YEARS 1995 TO 2011 CITY SURVEY NO 277			
Total			425.00		Amount In	
					Four Hundred Twenty Five Rupees Only	
					Words	
Payment Details			IDBI BANK			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
Cheque/DD No.			Bank CIN		Ref. No.	
			69103332024100118770		2891852398	
Name of Bank			Bank Date		RBI Date	
			01/10/2024-18:02:45		Not Verified with RBI	
Name of Branch			Bank-Branch		IDBI BANK	
			Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

Mobile No. : 9850361454

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.





CHALLAN
MTR Form Number-6



GRN	MH009119491202425E	BARCODE			Date	01/10/2024-17:44:42		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 PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		SANDEEP ANANT SHASTRI			
Location PUNE					Flat/Block No.					
Year 2024-2025 One Time					Premises/Building					
Account Head Details				Amount In Rs.		Road/Street				
0030072201 SEARCH FEE				300.00		Area/Locality				
						Town/City/District				
						PIN				
						Remarks (If Any)				
				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.	69103332024100118630		2891848160	
Cheque/DD No.					Bank Date	RBI Date	01/10/2024-17:45:45		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 705097394

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 दस्त्यासाठी लागू नाही.

