SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II,
265-A, South Ambazari Road, Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : **shastriassociates@gmail.com**

G7-2425-4087

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 building to be known as "**GAJANAN MEADOWS**" on ALL THAT Piece and parcel of land bearing Plot No. 5 containing by admeasurement 1499.397 Sq. Mtrs., being a portion of the entire land bearing Khasra Nos. 58/2 & 61/2/1 of MOUZA – ZINGABAI TAKLI, P.S.K. 11 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 106 and Sheet No. 569/45 of Mouza – Zingabai Takli, situated at Zingabai Takli, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR.

1} I have investigated the title of the said property on the request of **SHREE GAJANAN BUILDERS AND DEVELOPERS**, A Partnership Firm, having its Registered Office at Plot No. 13, Gajanan Orchid, G-01, 02, Gokul Housing Society, Gorewada Road, Borgaon, Nagpur-440013, acting through its Authorised Partner **SHRI. DEEPAK S/o BHOLANATH SAHU,** and following documents i.e.:-

i) Description of the property.

ALL THAT Piece and parcel of land bearing Plot No. 5 containing by admeasurement 1499.397 Sq. Mtrs., being a portion of the entire land bearing Khasra Nos. 58/2 & 61/2/1 of MOUZA – ZINGABAI TAKLI, P.S.K. 11 including all other easementary rights appurtenant belonging thereto, bearing City Survey Nos. 106 and Sheet No. 569/45 of Mouza – Zingabai Takli, situated at Zingabai Takli, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR.

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ii) The Document of Ownership of Plot No. 5.

(a) Property Card.

(b) Copy of Deed of Relinquishement dated 17-06-2014.

(c) Copy of Sale Deed dated 12-09-2023.

(d) Copy of Regularisation Letter dated 02-11-2023.

(e) Copy of Sale Deed dated 07-11-2023.

(f) Copy of Building Sanction Plan dated 27-02-2025.

iii) Search report for 30 Years from 1996 to 2025.

2} On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of owner and Developer 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 land bearing Plot No. 5 containing by admeasurement 1499.397 Sq. Mtrs., being a portion of the entire land bearing Khasra Nos. 58/2 & 61/2/1 of MOUZA – ZINGABAI TAKLI, P.S.K. 11 including all other easementary rights appurtenant belonging thereto, bearing City Survey Nos. 106 and Sheet No. 569/45 of Mouza – Zingabai Takli, situated at Zingabai Takli, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR.	**SHREE GAJANAN BUILDERS AND DEVELOPERS**, acting through its Authorised Partner **SHRI. DEEPAK BHOLANATH SAHU**.

Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **SHREE GAJANAN BUILDERS AND DEVELOPERS**, A Partnership Firm, having its Registered Office at Plot No. 13, Gajanan Orchid, G-01, 02, Gokul Housing Society, Gorewada Road, Borgaon, Nagpur-440013, acting through its Authorised Partner **SHRI. DEEPAK BHOLANATH SAHU**, is the owner of the said land.

3} The report reflecting the flow of the title of the said **SHREE GAJANAN BUILDERS AND DEVELOPERS**, A Partnership Firm, having its Registered Office at Plot No. 13, Gajanan Orchid, G-01, 02, Gokul Housing Society, Gorewada Road, Borgaon, Nagpur-440013, acting through its Authorised Partner **SHRI. DEEPAK BHOLANATH SAHU**, on the said land is enclosed herewith as annexure.

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Encl : Annexure

Date: 12-03-2025

(SANDEEP SHASTRI)

Advocate

FORMAT – A

(Circular No: - 28 / 2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

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

The name of **SHREE GAJANAN BUILDERS AND DEVELOPERS**, A Partnership Firm, having its Registered Office at Plot No. 13, Gajanan Orchid, G-01, 02, Gokul Housing Society, Gorewada Road, Borgaon, Nagpur-440013, acting through its Authorised Partner **SHRI. DEEPAK BHOLANATH SAHU,** is recorded in the Property Card in respect of the property comprising ALL THAT Piece and parcel of land bearing Plot No. 5 containing by admeasurement 1499.397 Sq. Mtrs., being a portion of the entire land bearing Khasra Nos. 58/2 & 61/2/1 of MOUZA – ZINGABAI TAKLI, P.S.K. 11 including all other easementary rights appurtenant belonging thereto, bearing City Survey Nos. 106 and Sheet No. 569/45 of Mouza – Zingabai Takli, situated at Zingabai Takli, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR.

2} Mutation Entry –

The property card of **Plot No. 5** reveal that vide Mutation / Ferfar Entry No. 49628 dated 21-05-2024, the name of **SHREE GAJANAN BUILDERS AND DEVELOPERS,** A Partnership Firm, having its Registered Office at Plot No. 13, Gajanan Orchid, G-01, 02, Gokul Housing Society, Gorewada Road, Borgaon, Nagpur-440013, acting through its Authorised Partner **SHRI. DEEPAK BHOLANATH SAHU** is recorded as Owner of the said property.

3} Search report for 30 Years from 1996 to 2025 taken from Sub-Registrar office at Nagpur.

(i) THAT, ALL THAT Piece and parcel of Agricultural Land bearing Survey/Khasra Nos. 58/2 and 61/2/1 admeasuring 0.83 Hectares and 0.28 Hectares respectively, thus totaling to 1.11 Hectares, Rental Rs. 6.20 and Rs. 4.32 Yearly, both held in Occupancy Class 1 of MOUZA – ZINGABAI TAKLI, situated at Zingabai Takli, Nagpur, Originally belonged to Late Shri. Shankarrao Gadiji Junghare, being his separate property.

(ii) THAT, the aforesaid Late Shri. Shankarrao Gadiji Junghare during his life time prepared a layout for the said Survey/Khasra Nos. 58/2 & 61/2/1 of MOUZA – ZINGABAI TAKLI, P.S.K. 11 carving out 10 (Ten) Plots of different sizes therein in the Year 1999 itself.

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(iii) THAT, the aforesaid Late Shri. Shankarrao Gadiji Junghare during his life time intended to bequeath the said 10 (Ten) Plots to his 3 (Three) daughters namely (i) Dr. Kunda Wasudev Tayade, (ii) Dr. Pushpa Shankarrao Junghare and (iii) Mrs. Madhavi Sudhir Ingole therein, but unable to execute his last wish by way of WILL.

(iv) THAT, the aforesaid Late Shri. Shankarrao Gadiji Junghare left for heavenly abode on 13-04-2010, leaving behind him, his three sons namely (i) Shri. Suresh Shankarrao Junghare, (ii) Shri. Dilip Shankarrao Junghare and (iii) Shri. Sharad Shankarrao Junghare and 3 daughters namely (i) Dr. Kunda Wasudev Tayade, (ii) Dr. Pushpa Shankarrao Junghare and (iii) Mrs. Madhavi Sudhir Ingole, as his only legal heirs.

(v) THAT, the aforesaid legal heirs of the Late Shri. Shankarrao Gadiji Junghare were aware of the intention and wish of their father that he intended to give the said 10 (Ten) plots to his daughters namely (i) Dr. Kunda Wasudev Tayade, (ii) Dr. Pushpa Shankarrao Junghare and (iii) Mrs. Madhavi Sudhir Ingole.

(vi) THAT, the aforesaid (i) Shri. Suresh Shankarrao Junghare, (ii) Shri. Dilip Shankarrao Junghare and (iii) Shri. Sharad Shankarrao Junghare lateron in their turn relinquish the said property in favour of (i) Dr. Kunda Wasudev Tayade, (ii) Dr. Pushpa Shankarrao Junghare and (iii) Mrs. Madhavi Sudhir Ingole, by a Deed of Relinquishment dated 17-06-2014, which is registered in the office of Sub-Registrar Nagpur-4 at Sr. No. 3769 on even date.

(vii) THAT, the aforesaid (i) Dr. Kunda Wasudev Tayade, (ii) Dr. Pushpa Shankarrao Junghare and (iii) Mrs. Madhavi Sudhir Ingole lateron transferred/sold the property comprising ALL THAT Piece and parcel of land bearing Plot No. 5 containing by admeasurement 1499.397 Sq. Mtrs., being a portion of the entire land bearing Khasra Nos. 58/2 & 61/2/1 of MOUZA – ZINGABAI TAKLI, P.S.K. 11 including all other easementary rights appurtenant belonging thereto, bearing City Survey Nos. 106 & 102 and Sheet No. 569/45 of Mouza – Zingabai Takli, situated at Zingabai Takli, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR, in favour of Shri. Pravin Shamdeoraoji Raut, by a Sale Deed dated 12-09-2023, which is registered in the office of Sub-Registrar Nagpur-3 in Book No. 1 at Sr. No. 6548 on even date.

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

(ix) THAT, for Regularisation and Development of the said Plot No. 5 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the Vendor had applied to the Nagpur Improvement Trust, Nagpur for the same. He also paid/deposited the

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Development Charges for Regularisation and Development of the said Plot of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it.

(x) THAT, consideration the application of the Vendor and also on receipt of the Development charges as demanded by it from him, the Nagpur Improvement Trust, Nagpur lateron regularised the said Plot No. 5 and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (W) 1900 Layouts, Nagpur Improvement Trust, Nagpur vide his Permit No. 1225 Dated 02-11-2023 in Case No. 2023012710 and Layout No. 1900/20230110496 in favour of the Vendor. As per the regularisation Letter Dated 02-11-2023 the area of the said Plot No. 5 is shown and declared as 1499.39 Sq. Mtrs.

(xi) THAT, the aforesaid Shri. Pravin Shamdeoraoji Raut lateron transferred/sold the property comprising ALL THAT Piece and parcel of land bearing Plot No. 5 containing by admeasurement 1499.397 Sq. Mtrs., being a portion of the entire land bearing Khasra Nos. 58/2 & 61/2/1 of MOUZA – ZINGABAI TAKLI, P.S.K. 11 including all other easementary rights appurtenant belonging thereto, bearing City Survey Nos. 106 & 102 and Sheet No. 569/45 of Mouza – Zingabai Takli, situated at Zingabai Takli, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR, by way of Sale to Shree Gajanan Builders and Developers, by a Sale Deed Dated 07-11-2023, which is Registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 9796 on even date. As a result therefore Shree Gajanan Builders and Developers become the full and absolute Owner of the said property with heritable and transferable rights therein.

(xii) THAT, the aforesaid Shree Gajanan Builders and Developers, the Vendor namedhereinabove decided to develop the aforesaid Plot No. 5 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various separate Apartments therein and shall be known and styled as "GAJANAN MEADOWS" and the same is sanctioned and approved by the Building Engineer (N), Nagpur Improvement Trust, Nagpur vide its Building Permit No. B.E.(NORTH)/Case No. A-1674/Tracking No. 2024043016/2082 Dated 27-02-2025.

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

(a) Property Card.

(b) Copy of Deed of Relinquishement dated 17-06-2014, executed by (i) Shri. Suresh Shankarrao Junghare, (ii) Shri. Dilip Shankarrao Junghare and (iii) Shri. Sharad Shankarrao Junghare in favour of (i) Dr. Kunda Wasudev Tayade, (ii) Dr. Pushpa Shankarrao Junghare and (iii) Mrs. Madhavi Sudhir Ingole, Registration No. 3769, SRO-4.

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(c) Copy of Sale Deed dated 12-09-2023, executed by (i) Dr. Kunda Wasudev Tayade, (ii) Dr. Pushpa Shankarrao Junghare and (iii) Mrs. Madhavi Sudhir Ingole in favour of Shri. Pravin Shamdeoraoji Raut, Registration No. 6548, SRO-3.

(d) Copy of Regularisation Letter dated 02-11-2023.

(e) Copy of Sale Deed dated 07-11-2023, executed by Shri. Pravin Shamdeoraoji Raut in favour of Shree Gajanan Builders and Developers, Registration No. 9796, SRO-4.

(f) Copy of Building Sanction Plan dated 27-02-2025.

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

(xv) 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. 106 MOUZA – ZINGABAI TAKLI, for the period of 30 (Thirty) years (i.e. from 1996 to 2025 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH017621046202425E, dated 11-03-2025 i.e. for the period of 1996 to 2007 and GRN No. MH017619239202425E, dated 11-03-2025 i.e. for the period of 2008 to 2025. The receipts of the same are enclosed herewith.

(xvi) 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



Date: 12-03-2025

(SANDEEP SHASTRI)
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH017619239202425E	BARCODE		Date	11/03/2025-18:35:49	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
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	69103332025031121030	2919374534
Bank Date	RBI Date	11/03/2025-18:36:27	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9850361454

Department ID : 170275971

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

Print Date 11-03-2025 06:37:09

MH017619239202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Mar 2025	Receipt	Receipt no.: 1113985968
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Takali (jhingabai) S.No/CTS No/G.No. : 106
	Period of search :	From :2008 To :2025
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH017619239202425E		
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	MH017621046202425E	BARCODE		Date	11/03/2025-18:56:14	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	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	SANDEEP ANANT SHASTRI
Location	NAGPUR		
Year	2024-2025 One Time	**Flat/Block No.**	.
		Premises/Building	
		Road/Street	MOUZA ZINGABAI TAKLI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 3 0
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1996 TO 2007 CITY SURVEY NO 106

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	300.00
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.	69103332025031121334 / 2919379454
Cheque/DD No.		Bank Date / RBI Date	11/03/2025-18:57:00 / 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 नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

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Print Date 11-03-2025 06:57:11