

# M.QUAZI

Advocate

Apartment No.9, "AAKAAR BUILDING No.4, Chitnavis Nagar,

Byramji Town, Nagpur, 440013

PH. No.9423600906 & 9284784403.

e-mail : -adv.pashuquazi786@gmail.com

3<sup>rd</sup> March 2025

To,

The Maha RERA

## LEGAL TITLE REPORT

### **Sub.: Title Clearance certificate with respect to**

All that piece and parcel of land bearing Plot No.11, admeasuring about 222.96 sq.mts (2400 sq.fts), and Plot No.12, admeasuring about 287.99 sq.mts (3100 sq.fts), total area 510.96 sq.mts (5500 sq.fts), as per the sale deed & 501.40 sq.mts (5397.06 sq.fts), as per the amalgamation plan issued by the NMC, in the sanctioned lay out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, P.H.No.8, bearing Sheet No.7, City Survey No.63, 64 of Mouza Police Line Takli, Municipal Corporation Ward No.61, NMC House No.242/11, & 242/12 Tahsil & District Nagpur, with the boundaries as under :-

Boundaries of **Plot No.11** is as under :-

East : By Plot No.10,  
West : By Plot No.12,  
North : By Plot No.14,  
South : By Road.

Boundaries of **Plot No.12** is as under :-

East : By Plot No.11,  
West : By Road,  
North : By Plot No.13,  
South : By Road.

I have investigated the title of the said plot on the request of Mohammad Arif Azmi Shaikh, R/o Flat No.202, Birendra Apartment, Chhaoni, Nagpur-440013, and following documents i.e :- Sale Deeds, Correction Deed, PR Card, Tax Receipt, Building Permit & Sanctioned Plan.

### **1) Description of the property.**

All that piece and parcel of land bearing Plot No.11, admeasuring about 222.96 sq.mts (2400 sq.fts), and Plot No.12, admeasuring about 287.99 sq.mts (3100 sq.fts), total area 510.96 sq.mts (5500

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sq.fts), as per the sale deed & 501.40 sq.mts (5397.06 sq.fts), as per the amalgamation plan issued by the NMC, in the sanctioned lay out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, P.H.No.8, bearing Sheet No.7, City Survey No.63, 64 of Mouza Police Line Takli, Municipal Corporation Ward No.61, NMC House No.242/11, & 242/12 Tahsil & District Nagpur.

## 2) The documents of allotment of plot.

- i) Sale Deeds.
- ii) Correction Deed.
- iii) PR Card.
- iv) Tax Receipts.
- v) Building permit.
- vi) Sanction plan.

3) Property Card Extract issued by Competent Authority Mutation Entry No. (1) vide Ferfar No.5873/2022, dated 24.06.2023 & Entry No.(2) vide Ferfar No.4239, dated 21.02.2025.

4) Search Report for 30 years from the years 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 Mohammad Arif Azmi Shaikh, is clear, Marketable and without any encumbrances.

## Owner of the Land

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| All that piece and parcel of land bearing Plot No.11, admeasuring about 222.96 sq.mts (2400 sq.fts), and Plot No.12, admeasuring about 287.99 sq.mts (3100 sq.fts), total area 510.96 sq.mts (5500 sq.fts), as per the sale deed & 501.40 sq.mts (5397.06 sq.fts), as per the amalgamation plan issued by the NMC, in the sanctioned lay out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, P.H.No.8, bearing Sheet No.7, City Survey No.63, 64 of Mouza Police Line Takli, Municipal Corporation Ward No.61, NMC House No.242/11, & 242/12 Tahsil & District Nagpur. | Mohammad Arif Azmi Shaikh, R/o Flat No.202, Birendra Apartment, Chhaoni, Nagpur-440013 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|

(i) Qualifying comments/ remarks if any... (No Comment)

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3/- The report reflecting the flow of the title of Mohammad Arif Azmi Shaikh, R/o Flat No.202, Birendra Apartment, Chhaoni, Nagpur-440013 for All that piece and parcel of land bearing All that piece and parcel of land bearing Plot No.11, admeasuring about 222.96 sq.mts (2400 sq.fts), and Plot No.12, admeasuring about 287.99 sq.mts (3100 sq.fts), total area 510.96 sq.mts (5500 sq.fts), as per the sale deed & 501.40 sq.mts (5397.06 sq.fts), as per the amalgamation plan issued by the NMC, in the sanctioned lay out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, P.H.No.8, bearing Sheet No.7, City Survey No.63, 64 of Mouza Police Line Takli, Municipal Corporation Ward No.61, NMC House No.242/11, & 242/12 Tahsil & District Nagpur, is enclosed herewith as annexure.

**REMARKS :-** Mohammad Arif Azmi Shaikh, is the sole and absolute owner of the said property/land.

ENCL : ANNEXURE

Date : 03.03.2025



**M. Quazi, Advocate**  
Aakaar Building No.4, Flat No.9,  
Chitnavis Nagar, Byramji Town,  
Nagpur-440013 Mob:9423600906

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FORMAT - A

(Circular No.:- 28 /2021)

## FLOW OF THE TITLE OF THE SAID LAND.

1. PR Card as on date of application for Registration.
2. Mutation Entry No. (1) vide Ferfar No.5873/2022, dated 24.06.2023, & Entry No. (2) vide Ferfar No 4239, dated 21.02.2025.
3. Search Report for 30 years from the years 1996 to 2025 taken from Sub-Registrar Office No.1 at Nagpur, Vide Receipt No.1804/2025 Dated 03.03.2025.

It is seen that the Mohammad Arif Azmi Shaikh, is the owner and is in possession of all that piece and parcel of land bearing Plot No.11, admeasuring about 222.96 sq.mts (2400 sq.fts), and Plot No.12, admeasuring about 287.99 sq.mts (3100 sq.fts), total area 510.96 sq.mts (5500 sq.fts), as per the sale deed & 501.40 sq.mts (5397.06 sq.fts), as per the amalgamation plan issued by the NMC, in the sanctioned lay out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, P.H.No.8, bearing Sheet No.7, City Survey No.63, 64 of Mouza Police Line Takli, Municipal Corporation Ward No.61, NMC House No.242/11, & 242/12 Tahsil & District Nagpur.

It is seen that all that piece and parcel of land bearing Khasra No.1/1, of Mouza Police Line Takli, Tahsil & District Nagpur, was originally owned by State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur.

It is seen that State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, carved out a layout over the said land bearing Khasra No.1/1, of Mouza Police Line Takli, Tahsil and District Nagpur with an intention of transferring various plots carved out over it in favour of

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It is seen that the said State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, through its Secretary Shri Shawrar Shravan Zade, thereafter transferred the aforesaid Plot No.11 admeasuring about 222.96 sq.mts (2400 sq.fts), in the sanctioned lay out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, Chalta No.63, Ward No.61, Mouza Police Line Takli, Tahsil and District Nagpur, in favour of Shri Murar Bhaskar Gupte, vide sale deed dated 18.2.1995 which was duly registered before the Sub Registrar, Nagpur No.11 at Serial No.1611(P).

It is seen that the said Shri Murar Bhaskar Gupte, expired on 24.03.2013 and his wife Smt Vrunda Murar Gupte also expired prior to him on 28.08.2008, leaving behind him, One Son (Shri Bhartesh S/o Late Murar Gupte) and One daughter Ku Shilpa d/o Late Murar Gupte (Name Before Marriage) & Smt Shilpa w/o Abhijit Gupte, (Name After Marriage), to succeed & inherit by virtue of intestate succession the said Plot No.11 admeasuring about 222.96 sq.mts (2400 sq.fts), in the sanctioned lay out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, Chalta No.63, Ward No.61, Sheet No.7, City Survey No.63, Mouza Police Line Takli, Tahsil and District Nagpur.

It is seen that thereafter the said Shri Bhartesh S/o Late Murar Gupte and Ku Shilpa d/o Late Murar Gupte (Name Before Marriage) & Smt Shilpa w/o Abhijit Gupte, (Name After Marriage), transferred the aforesaid Plot No.11 admeasuring about 222.96 sq.mts (2400 sq.fts), in the sanctioned lay out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, Chalta No.63, Ward No.61, Sheet No.7, City Survey No.63, Mouza Police Line Takli, Tahsil and District Nagpur, in favour of Mohammad Arif Azmi Sheikh, vide sale deed dated 18.07.2022 which was duly registered before the Sub Registrar, Nagpur No.1 at Serial No.5873/2022.

It is seen that the name of the Mohammad Arif Azmi Sheikh is duly mutated in the records of rights i.e the city survey and corporation in respect of the said Plot No.11.

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Similarly it is seen that the No.12, admeasuring about 252.04 sq.mts (2713 sq.fts), in the lay-out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of Khasra No.1/1, P.H.No.8, bearing Sheet No.7, City Survey No.63, 64 of Mouza Police Line Takli, Municipal Corporation Ward No.61, NMC House No.242/11, & 242/12 Tahsil & District Nagpur, was purchased by Shri Shankar Narayan Laxmanan from State Bank of India Employees (All Wings) Co. Op. Housing Ltd, Nagpur, vide sale deed dated 18.02.1995 which was duly registered before the Sub Registrar Nagpur, at serial no.1584 (P).

It is seen that the said Shankar Narayan Laxmanan, expired on 22.07.2007 leaving behind him, 1 - Son (Shankaran s/o Laxmanan Aiyyar) and 2 - daughters Smt Rajeshwari Tyagranjan Aiyyer & Smt Jaishree Anantkrishna Aiyyer, to succeed & inherit by virtue of intestate succession the said Plot No.12 admeasuring about 252.04 sq.mts (2713 sq.fts), in the lay-out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of Khasra No.1/1, Chalta No.63, Ward No.61, Sheet No.7, City Survey No.63, Mouza Police Line Takli, Tahsil and District Nagpur.

It is seen that there was discrepancy in the area of the said plot no.12 and same was duly corrected vide the Deed of Correction duly executed in favour of Shankaran s/o Laxmanan Aiyyar, Smt Rajeshwari Tyagranjan Aiyyer & Smt Jaishree Anantkrishna Aiyyer, and the same was duly registered on 13.03.2008 before the Sub Registrar No.3, Nagpur at Serial No.1468/2008 thus by virtue of the said Correction Deed dated 13/03/2008, the area of the said plot no.12 came to be increased from 2700 sq.fts to 3100 sq.fts.

It is seen that the said Shankaran s/o Laxmanan Aiyyar, Smt Rajeshwari Tyagranjan Aiyyer & Smt Jaishree Anantkrishna Aiyyer transferred the said Plot No.12, admeasuring about 287.99 sq.mts (3100 sq.fts), in the lay-out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, P.H.No.8, bearing Sheet No.7, City Survey No.63, 64 of Mouza Police Line Takli, Municipal Corporation Ward No.61, NMC

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House No.242/11, & 242/12 Tahsil & District Nagpur, in favour of Rajesh Rameshchandra Sahu, vide sale deed dated 12.09.2008 which was duly registered before the Sub Registrar No.1 Ngp, at serial no.5337/2008.

It is seen that the said Rajesh Rameshchandra Sahu transferred the said Plot No.12, admeasuring about 287.99 sq.mts (3100 sq.fts), in the lay-out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd, Nagpur, being the part and parcel of Khasra No.1/1, P.H.No.8, bearing Sheet No.7, City Survey No.63, 64 of Mouza Police Line Takli, Ward No.61, NMC House No.242/11, & 242/12 Tahsil & District Nagpur, in favour of Sabeena Rafi Khan & Mohd Shoeb Khan s/o Mohd Anwar, vide sale deed dated 6.3.2009 which was duly registered before the Sub Registrar No.4, Ngp, at serial no.1183/2009.

It is seen that Mohd Shoeb Khan s/o Mohd Anwar thereafter had executed a Hiba Nama permissible under the provisions of the Mohammedan Law in respect of his Half Undivided Share in relation to the said Plot No.12, admeasuring about 287.99 sq.mts (3100 sq.fts), in the lay-out of State Bank of India Employees (All Wings) Co.Op. Housing Ltd, Ngp, being the part and parcel of Khasra No.1/1, P.H.No.8, bearing Sheet No.7, City Survey No.63, 64 of Mouza Police Line Takli, Ward No.61, NMC House No.242/11 & 242/12 Tahsil & District Nagpur, in favour of Mohd Harun Khan s/o Mohd Rafi Khan vide Hiba Nama duly notarized before the notary public.

It is seen that lastly Sabeena Rafi Khan & Mohd Harun Khan s/o Mohd Rafi Khan jointly had executed the sale deed in respect of the said Plot No.12, admeasuring about 287.99 sq.mts (3100 sq.fts), in the lay-out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd, Nag, being the part and parcel of Khasra No.1/1, P.H.No.8, bearing Sheet No.7, City Survey No.63, 64 of Mouza Police Line Takli, Ward No.61, NMC House No.242/11, & 242/12 Tahsil & District Nagpur, in favour of Mohammad Arif Azmi Shaikh, vide Sale Deed dated 11.09.2012 which was duly registered before the Sub Registrar Nagpur No.1, at Serial No.5310/2012.

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It is seen that due to inadvertence and oversight, in the aforesaid sale deed dated 06.03.2009, 11.09.2012, respectively executed in favour of the Mohammad Arif Azmi Shaikh the Area in Sq.mtr was wrongly mentioned as 278.99 sq.mts instead of 287.99 sq. mts, of the said plot no.12 the said lacuna was duly rectified by executing the correction deed, dated 27.12.2024 by the aforesaid predecessor in tile of the grantor in his favour and the same was duly registered before the Sub Registrar, Nagpur No.1, at Serial No.16114/2024.

It is seen that the name of the Mohammad Arif Azmi Shaikh is also duly mutated in the records of rights i.e the city survey and corporation in respect of the said Plot no.12.

It is seen that the Mohammad Arif Azmi Shaikh herein above named has decided to develop the aforesaid piece and parcel of land bearing Plot No.11, admeasuring about 222.96 sq.mts (2400 sq.fts), and Plot No.12, admeasuring about 287.99 sq.mts (3100 sq.fts), total area 510.96 sq.mts (5500 sq.fts), as per the sale deed & 501.40 sq.mts (5397.06 sq.fts), as per the amalgamation plan issued by the NMC, in the sanctioned lay out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, P.H.No.8, bearing Sheet No.7, City Survey No.63, 64 of Mouza Police Line Takli, Municipal Corporation Ward No.61, NMC House No.242/11, & 242/12 Tahsil & District Nagpur.

It is seen that Mohammad Arif Azmi Shaikh applied to the Nagpur Municipal Corporation, Nagpur for amalgamation of the said Plot Nos.11 & 12, as per the amalgamation plan issued by the NMC considering his request and on receipt of the necessary Amalgamation charges from him, the Nagpur Municipal Corporation Nagpur later on amalgamated the said plots as per the norms of the sanctioning authority/Nagpur Municipal Corporation, Nagpur.

It is seen that the Nagpur Municipal Corporation, Nagpur, vide its Building Permit No.248670, Permit No.NMO/B/2024/APL/03130, dated 13.11.2024 has sanctioned the Plan submitted by the Mohammad Arif Azmi Shaikh.

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e-mail : -adv.pashuquazi786@gmail.com

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in respect of the Commercial and Residential Apartment Scheme proposed to be constructed over the said Plot No.11 & 12, under the name and style as named "AZMI'S TIMES SQUARE".

On the basis of the documents placed in my hands and upon its verification it is seen that the said Land bearing Plot No.11, admeasuring about 222.96 sq.mts (2400 sq.fts) & Plot No.12, admeasuring about 287.99 sq.mts (3100 sq.fts), total area 510.96 sq.mts (5500 sq.fts), as per the sale deed & 501.40 sq.mts (5397.06 sq.fts), as per the amalgamation plan issued by the NMC, in the sanctioned lay-out of State Bank of India Employees (All Wings) Co. Op. Housing Ltd. Nagpur, being the part and parcel of land bearing Khasra No.1/1, P.H.No.8, bearing Sheet No.7, City Survey No.63, 64 of Mouza Police Line Takli, Municipal Corporation Ward No.61, NMC House No.242/11, & 242/12 Tahsil & District Nagpur, is of the ownership of Mohammad Arif Azmi Shaikh and he has got the right to develop the said property.

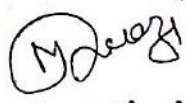
Further the property is of encumbrance free nature. The documents furnished for verification are being returned herewith.

4. Any other relevant Title : No

5. Any Other Litigation : NIL

Nagpur

Date : 03.03.2025

  
**M. Quazi, Advocate**  
Aakaar Building No.4, Flat No.9,  
Nagar, Byramji Town,  
Nagpur - 440013 Mob:9423600906

264/0

Monday, 03 March 2025 5:41 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4931

दिनांक: 03/03/2025

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन1-0-2025

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. एम.काशी

वर्णन शोध अर्ज क्र. 1804/2025, मौजा पोलीस लाईन टाकळी खसरा नंबर 1/1, प्लॉटनंबर 12, सिटीएसनंबर 63/64

सन 1996 ते 2025 एकूण 30 वर्ष

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

सह दुय्यम निबंधक, वग-२

नागपूर क्र. १

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH016679991202425P दिनांक: 03/03/2025

वैकेचे नाव व पत्ता: