

KRUPAWANTA D. KOTANGALE

BA.LLB.

ADVOCATE

कृपावंत डी. कोटांगले

बी.ए. एल.एल.बी.

अधिवक्ता

"SUGAT NAGAR, PROFESOR COLONY, NAGINABAG, CHANDRAPUR (MS) M : 9822690105"

FORMAT - A

(Circular No. – 28/2021)

To,

Maharashtra Real Estate Regulatory Authority,
Nagpur

LEGAL TITLE REPORT

Sub : - Title clearance certificate with respect to the all that piece and parcel of an land bearing **Sheet No. 41, City Survey No. 4028, Class – C Land**, Area admeasuring **3256.96 Sq. Mtr.**, out of it Area admeasuring **2947.60 Sq. Mtr. (31727.96 Sq. Ft.)**, Situated at **Mouza – Nazul Mohalla Bhanapeth**, Chandrapur, Tahsil and District Chandrapur.

I have investigated the title of the said plot on the request of **G. S. FORT REALTORS, Through Partners, Chandrapur, 1) Mr. Gajanan S/o. Moreshwar Nilawar, 2) Mr. Rajkumar S/o. Mangilalji Dugad, 3) Mr. Sanjay S/o. Mangilalji Dugad, 4) Mr. Sandeep S/o. Sarbatmal Kothari, 5) Mr. Mahendra S/o. Popatlal Nahar** all of Chandrapur, Tahsil & District Chandrapur and scrutinize following documents :-

(a) Description of Property – all that piece and parcel of an land bearing Sheet No. 41, City Survey No. 4028, Class – C Land, Area admeasuring 3256.96 Sq. Mtr., out of it Area admeasuring 2947.60 Sq. Mtr. (31727.96 Sq. Ft.), Situated at Mouza – Nazul Mohalla Bhanapeth, Chandrapur, Tahsil and District Chandrapur.

(b) The Documents of Plot –

A	02/12/2021	Registered Sale Deed No. 7342/2021	Original
B	02/12/2021	Registered Power of Attorney No. 7346/2021	Original
C	11/02/2022	Registered Deed of Declaration No. 713/2022	Original
D	06/07/2021	Construction Permission	Original
E	08/11/2021.	Bank Letter of Sanction Loan	Original
F	02/11/2022	FT.I.L.R. Record i.e. Property Card	Original


Krupawant D. Kotangale
ADVOCATE
Sugat Nagar, Fule Chowk,
Naginabag, Chandrapur

- 2) On perusal above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the **G. S. FORT REALTORS, Through Partners, Chandrapur, 1) Mr. Gajanan S/o. Moreshwar Nilawar, 2) Mr. Rajkumar S/o. Mangilalji Dugad, 3) Mr. Sanjay S/o. Mangilalji Dugad, 4) Mr. Sandeep S/o. Sarbatmal Kothari, 5) Mr. Mahendra S/o. Popatlal Nahar** all of Chandrapur is clear, marketable and without any encumbrances subject to affidavit of said owner regarding the said property is not sold, mortgaged or alienated in any manner earlier and that his title over the said property is cleared and marketable and is free from encumbrances of all types and title over the said property is not challenged nor there is any dispute pending in the respect of said property in any court, forum or authority.

OWNER OF THE SAID PROPERTY

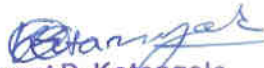
G. S. FORT REALTORS, Through Partners, Chandrapur, 1) Mr. Gajanan S/o. Moreshwar Nilawar, 2) Mr. Rajkumar S/o. Mangilalji Dugad, 3) Mr. Sanjay S/o. Mangilalji Dugad, 4) Mr. Sandeep S/o. Sarbatmal Kothari, 5) Mr. Mahendra S/o. Popatlal Nahar all of Chandrapur is the absolute owner of an land bearing **Sheet No. 41, City Survey No. 4028, Class – C Land, Area admeasuring 3256.96 Sq. Mtr.,** out of it Area admeasuring **2947.60 Sq. Mtr. (31727.96 Sq. Ft.),** Situated at **Mouza – Nazul Mohalla Bhanapeth,** Chandrapur, Tahsil and District Chandrapur.

QUALIFYING COMMENTS/REMARKS IF AN : - NIL

3) FLOW OF TITLE : - Title History is as follows

The Title history of last 30 – Years from the date shows the following chain of transactions as under :

- i) Originally, the land bearing **Old Sheet No. 16, Block No. 41,** out of it **Plot No. 1/22A, Class – C Land, Area admeasuring 3256.96 Sq. Mtr.,** Situated at **Mouza – Nazul Mohalla Bhanapeth,** Chandrapur, Tahsil and District Chandrapur was owned by **Mr. Sadashiv S/o. Bhagwanji Potdukhe** of Chandrapur and he became the absolute owner of the said land and his name was duly mutated on T.I.L.R. Record i.e. on Maintenance Khasara.
- ii) Thereafter, the land bearing **Old Sheet No. 16, Block No. 41,** out of it **Plot No. 1/22A, Class – C Land, Area admeasuring 3256.96 Sq. Mtr.,** Situated at **Mouza – Nazul Mohalla Bhanapeth,** Chandrapur, Tahsil and District Chandrapur was owned by **Mr. Sadashiv S/o. Bhagwanji Potdukhe** of


Krupawant D. Kotangale
ADVOCATE
Sugat Nagar, Fule Chowk,
Naginabag, Chandrapur

Chandrapur had sold the undivided Share of Land Area admeasuring 137.49 Sq. Mtr. to Mr. Suresh S/o. Wishwanath Chintawar of Chandrapur in the year 1978-79 and he became the absolute owner of the said undivided share of land and his name was duly mutated on T.I.L.R. Record i.e. on Maintenance Khasara.

- iii) However, **Mr. Sadashiv S/o. Bhagwanji Potdukhe** of Chandrapur had Died on 11/12/2001 and his legal heirs namely **Mr. Suresh S/o. Sadashiv Potdukhe** of Chandrapur had came into occupancy right and for Mutation of his name he filed an Affidavit bearing No. 391 dated 10/01/2001 before T.I.L.R. Officer, Chandrapur and accordingly his name is Mutated on T.I.L.R. Record i.e. on Property Card along with the name of **Mr. Suresh S/o. Wishwanath Chintawar** of Chandrapur and he became the absolute owner of the land bearing **Old Sheet No. 16, Block No. 41**, out of it **Plot No. 1/22A, Class – C Land**, Area admeasuring **3256.96 Sq. Mtr.**, Situated at **Mouza – Nazul Mohalla Bhanapeth**, Chandrapur, Tahsil and District Chandrapur and the same has been duly mutated on T.I.L.R. Record i.e. on Property Card vide Mutation Entry No. 609 on dated 02/05/2002.
- iv) However, in the year 2005 as per Government Measurement, the land bearing Old Sheet No. 16, Block No. 41, out of it Plot No. 1/22A, Class – C Land, Area admeasuring 3256.96 Sq. Mtr., Situated at Mouza – Nazul Mohalla Bhanapeth, Chandrapur, Tahsil and District Chandrapur had converted and given the new Sheet No. 41 and City Survey No. 4028 and accordingly their name was mutated on T.I.L.R. Record i.e. on Property Card.
- v) Thereafter, the land bearing Old Sheet No. 16, Block No. 41, out of it Plot No. 1/22A, New Sheet No. 41, City Survey No. 4028, Class – C Land, Area admeasuring 3256.96 Sq. Mtr., out of it Undivided Share of Land Area 3119.47 Sq. Mtr., Situated at Mouza – Nazul Mohalla Bhanapeth, Chandrapur, Tahsil and District Chandrapur was owned by Mr. Suresh S/o. Sadashiv Potdukhe of Chandrapur had sold the Undivided Share of Land Area 171.869 Sq. Mtr. to Mr. Jagdish S/o. Kewalram Hariyani of Chandrapur, by way of Registered Sale Deed bearing Registration No. 4296/2011 on dated 04/07/2011 and accordingly he became the absolute owner of the said Undivided Share of Land and his name was duly mutated on T.I.L.R. Record i.e. on Property Card vide Mutation Entry No. 3216 on dated 30/11/2011.

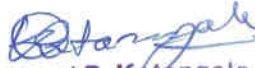

Krupawant D. Kotangale
ADVOCATE
Sugat Nagar, Fule Chowk,
Naginabag, Chandrapur

- vi) Thereafter, Mr. Suresh S/o. Wishwanath Chintawar & Mr. Jagdish S/o. Kewalram Hariyani of Chandrapur had filed Measurement Case for the purpose of Division of Land vide Measurement Case No. 49/2012 and accordingly Measured the land on dated 19/10/2012 and as per measurement they have given the New Hudapa No. 18042 & 18043 for their respective undivided share of land and accordingly the name of Mr. Suresh S/o. Wishwanath Chintawar & Mr. Jagdish S/o. Kewalram Hariyani of Chandrapur and their Area's will delete and deducted from the City Survey No. 4028 which is owned by Mr. Suresh S/o. Sadashiv Potdukhe of Chandrapur and the same shall be mutated on T.I.L.R. Record i.e. on Property Card vide Mutation Entry No. 2913 on dated 10/06/2013.
- vii) Thereafter, the land bearing Old Sheet No. 16, Block No. 41, out of it Plot No. 1/22A, New Sheet No. 41, City Survey No. 4028, Class – C Land, Area admeasuring 2947.60 Sq. Mtr. (31,727.96 Sq. Ft.), Situated at Mouza – Nazul Mohalla Bhanapeth, Chandrapur, Tahsil and District Chandrapur was owned by Mr. Suresh S/o. Sadashiv Potdukhe of Chandrapur had enter into an Agreement to Sale with G. S. FORT REALTORS, Through Partners 1) Mr. Gajanan S/o. Moreshwar Nilawar, 2) Mr. Rajkumar S/o. Mangilalji Dugad, 3) Mr. Sanjay S/o. Mangilalji Dugad, 4) Mr. Sandeep S/o. Sarbatmal Kothari, 5) Mr. Subhash S/o. Mathuradas Sadarani & 6) Mr. Nitin S/o. Vinod Tela all of Chandrapur, by way of Registered Agreement to Sale bearing Registration No. 395/2021 on dated 15/01/2021 for the consideration of Rs. 10,62,82,000/- and paid the Full Stamp Duty of Rs. 31,88,500/-.
- viii) However, Mr. Suresh S/o. Sadashiv Potdukhe AND G. S. FORT REALTORS, Through Partners 1) Mr. Gajanan S/o. Moreshwar Nilawar, 2) Mr. Rajkumar S/o. Mangilalji Dugad, 3) Mr. Sanjay S/o. Mangilalji Dugad, 4) Mr. Sandeep S/o. Sarbatmal Kothari, 5) Mr. Subhash S/o. Mathuradas Sadarani & 6) Mr. Nitin S/o. Vinod Tela all of Chandrapur had executed Registered Rectification Deed bearing Registration No. 4753/2021 on dated 27/07/2021 and rectified the Original Registered Agreement to Sale bearing No. 395/2021.
- ix) Thereafter, Mr. Suresh S/o. Sadashiv Potdukhe of Chandrapur had executed Registered Sale Deed bearing Registration No. 7342/2021 on dated 02/12/2021 in favor of G. S. FORT REALTORS, Through Partners 1) Mr. Gajanan S/o. Moreshwar Nilawar, 2) Mr. Rajkumar S/o. Mangilalji Dugad, 3) Mr. Sanjay S/o. Mangilalji Dugad, 4) Mr. Sandeep S/o. Sarbatmal


Krupawant D. Kotangale
ADVOCATE
Sugat Nagar, Fule Chowk,
Naginabag, Chandrapur

Kothari, 5) Mr. Mahendra S/o. Popatlal Nahar all of Chandrapur and they become the absolute owner of the land bearing Old Sheet No. 16, Block No. 41, out of it Plot No. 1/22A, New Sheet No. 41, City Survey No. 4028, Class – C Land, Area admeasuring 2947.60 Sq. Mtr. (31,727.96 Sq. Ft.), Situated at Mouza – Nazul Mohalla Bhanapeth, Chandrapur, Tahsil and District Chandrapur and their name is duly mutated on T.I.L.R. Record i.e. on Property Card vide Mutation Entry No. 6757 on dated 11/02/2022.

- x) However, Mr. Suresh S/o. Sadashiv Potdukhe of Chandrapur had applied for Construction Permission before the Office of Chandrapur City Municipal Corporation and obtained the same vide their Letter No. CCMC/T.P./Construction Permission/176/2021 on dated 06/07/2021.
- xi) However, G. S. FORT REALTORS, Through Partners 1) Mr. Gajanan S/o. Moreshwar Nilawar, 2) Mr. Rajkumar S/o. Mangilalji Dugad, 3) Mr. Sanjay S/o. Mangilalji Dugad, 4) Mr. Sandeep S/o. Sarbatmal Kothari, 5) Mr. Mahendra S/o. Popatlal Nahar all of Chandrapur had obtained the Loan of Rs. 5,00,00,000/- from Kanyaka Nagari Sahakari Bank Ltd. Branch Chandrapur for the purpose of purchase the scheduled property and mortgage the same scheduled property i.e. the land bearing Old Sheet No. 16, Block No. 41, out of it Plot No. 1/22A, New Sheet No. 41, City Survey No. 4028, Class – C Land, Area admeasuring 2947.60 Sq. Mtr. (31,727.96 Sq. Ft.), Situated at Mouza – Nazul Mohalla Bhanapeth, Chandrapur, Tahsil and District Chandrapur, by way of Registered Mortgage Deed bearing Registration No. 7343/2021 on dated 02/12/2021 but charge is not created on T.I.L.R. Record i.e. on Property Card.
- xii) However, G. S. FORT REALTORS, Through Partners 1) Mr. Gajanan S/o. Moreshwar Nilawar, 2) Mr. Rajkumar S/o. Mangilalji Dugad, 3) Mr. Sanjay S/o. Mangilalji Dugad, 4) Mr. Sandeep S/o. Sarbatmal Kothari, 5) Mr. Mahendra S/o. Popatlal Nahar all of Chandrapur had executed Power of Attorney in favor of Mr. Gajanan S/o. Moreshwar Nilawar and Mr. Rajkumar S/o. Mangilalji Dugad of Chandrapur, by way of Registered Power of Attorney bearing Registration No. 7364/2021 on dated 02/12/2021 for the purpose alienating the scheduled property on behalf of other's partners.
- xiii) Thereafter, the land bearing Old Sheet No. 16, Block No. 41, out of it Plot No. 1/22A, New Sheet No. 41, City Survey No. 4028, Class – C Land, Area admeasuring 2947.60 Sq. Mtr. (31,727.96 Sq. Ft.) and construction made


Krupawant D. Kotangale
ADVOCATE
Sugat Nagar, Fule Chowk,
Naginabag, Chandrapur

there on a Residential Cum Commercial Building in the name and style as "G. S. HEIGHTS", Situated at Mouza – Nazul Mohalla Bhanapeth, Chandrapur, Tahsil and District Chandrapur is owned and possessed by G. S. FORT REALTORS, Through Partners 1) Mr. Gajanan S/o. Moreshwar Nilawar, 2) Mr. Rajkumar S/o. Mangilalji Dugad, 3) Mr. Sanjay S/o. Mangilalji Dugad, 4) Mr. Sandeep S/o. Sarbatmal Kothari, 5) Mr. Mahendra S/o. Popatlal Nahar all of Chandrapur through Power of Attorney Holder Mr. Gajanan S/o. Moreshwar Nilawar of Chandrapur had executed Deed of Declaration for the specification of said building, specified the construction of Building, undivided share of land, Built up Area of each flat and their utility etc. by way of Registered Deed of Declaration bearing Registration No. 713/2022 on dated 11/02/2022, the specification are as per Deed of Declaration.

The link in the chain of title has been properly established. All the transaction have been duly verified form the office of the Sub-Registrar, Chandrapur.

- 4) I have taken search of record for the **office of the Sub-Registrar, Chandrapur** for last **30 years** by paying necessary search fee of **Rs. 750/-** paid vide **Receipt No. 1471** dated **21/02/2022**. The original receipt is enclosed herewith. However, the **Index No. II for the year 1992 to 2006** is not available and hence search for this year is not taken and therefore please ask him affidavit for this year.

LITIGATION IF ANY :- In that regards affidavit of said owner regarding the said property is not challenged nor there is any dispute pending in respect of the said Property in any court, forum or any authority should be obtained.

Place – Chandrapur
Dated 06/04/2022


Mr. Krupawant D. Kotangale
Advocate, Chandrapur
Krupawant D. Kotangale
ADVOCATE
Sugat Nagar, Fule Chowk,
Naginabag, Chandrapur