

**A. S. BAND (JAIN)
ADVOCATE**

**OFFICE :-
PLOT NO. 313, HANUMAN NAGAR,
NAGPUR - 440009.**

Mobile: - 8381033335

FORMAT- A

To,
MahaRERA,
Headquarter,
Mumbai (Maharashtra).

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Plot No. 77, City Survey No. 17 and Sheet No. 22, Situated at Gokul/Joras Housing Society, Nagpur, Tahsil and District – NAGPUR. (hereinafter referred as the said plot" ").

1) I have investigated the title of the said plot on the request of **M/S. RUCHITA CONSTRUCTION COMPANY**, A Proprietary Concern having its Office at Nagpur and acting through its Sole Proprietor **SHRI. AMOL S/o LAXMANRAO BADHIYE (PAN: - AHHPB4560C)**, Aged 43 Years, Occupation – Business, Resident of 111, Mahesh Nagar, Nagpur, Tahsil and District - NAGPUR the Owner and following documents i.e' :-

1) Description of the property: -

ALL THAT Piece and Parcel of land bearing Plot No. 77 out of the layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR, containing by admeasurement 418.4750 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/2, 76/1, 77, 77/1, 78/1, 81 AND 82 of Mouza – BORGAON, bearing City Survey No. 17 and Sheet No. 22 of Mouza – BORGAON, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	9.00 MTRS WIDE ROAD.
ON THE WEST	-	PLOT NO. 84.
ON THE NORTH	-	PLOT NO. 76.
ON THE SOUTH	-	PLOT NO. 78.



2) The documents of allotment of plot: -

Akhiv Patrika, Regularization Letter, Sale Deed, Layout Map, Nagpur Municipal Corporation Tax Receipt.

3) Akhiv Patrika issued by City Survey Department, Nagpur, Dated.
Mutation entry no.....

4) Search report for 30 years from 1992 till 2021.

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 i.e **M/S. RUCHITA CONSTRUCTION COMPANY**, A Proprietary Concern having its Office at Nagpur and acting through its Sole Proprietor **SHRI. AMOL S/o LAXMANRAO BADHIYE** is clear, marketable and without any encumbrances.

Owners of the land

- a. Shri. Assandas Krishnani, Sale Deed Dated 7-5-1990, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Addl Book No. 1, Volume No. 1670 on Pages 181 to 182 at Sr. No. 6024 on even date. City Survey Mutation No. 10081 Dated 29-5-2012.
- b. Legal Heirs of Shri. Assandas Krishnani, (1) Shri. Ramkishan Assandas Kishnani (2) Shri. Jai Raj Assandas Kishnani and (3) Smt. Rashmidevi Gurumukh Ajwani. City Survey Mutation No. 10882 Dated 29-5-2012
- c. Shri. Rishi Ravindra Lashkare, by a Sale Deed Dated 25-7-2002, Which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 at Serial No. 3151 on even date. City Survey Mutation No. 10883 Dated 29-5-2012.
- d. M/s Ruchita Construction Company, by a Sale Deed Dated 16-2-2021, which is duly Registered in the Office of the Sub-Registrar - 6, Nagpur in Book No. 1, at Sr. No. 1466 on even date. City Survey Mutation No. 21523 Dated 05-03-2021.

3/- The Report reflecting the flow of the title of the Owner on the said land is enclosed herewith as annexure.

Encl : Annexure.

NAGPUR

DATED : 18-03-2021.



FORMAT - A

Annexure

FLOW OF THE TITLE OF THE SAID LAND.

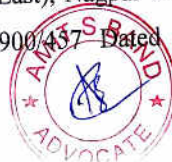
1. That ALL THAT Piece and Parcel of land bearing Plot No. 77 out of the layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR, NAGPUR containing by admeasurement 445.95 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/2, 76/1, 77, 77/1, 78/1, 81 AND 82 of Mouza - BORGAON, bearing City Survey No. 17 and Sheet No. 22 of Mouza - BORGAON, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District - NAGPUR, Originally belonged to Shri. Assandas Krishnani purchased the same by him from the society by a Sale Deed Dated 7-5-1990, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Addl Book No. 1, Volume No. 1670 on Pages 181 to 182 at Sr. No. 6024 on even date.

2. That Shri. Assandas Krishnani lateron left for heavenly abode on Dated 20-8-2000 leaving behind him his legal heirs namely (1) Shri. Ramkishan Assandas Kishnani (2) Shri. Jai Raj Assandas Kishnani and (3) Smt. Rashmidevi Gurumukh Ajwani as his legal heirs which inherited the said property by way of instate succession. As wife of Shri. Assandas Kishnani namely Smt. Haridevi Assandas Kishnani predeceased him on Dated 7-5-1999.

3. That (1) Shri. Ramkishan Assandas Kishnani (2) Shri. Jai Raj Assandas Kishnani and (3) Smt. Rashmidevi Gurumukh Ajwani, No. 2 and 3 acting through their Power of Attorney holder Shri. Ramkishan Assandas Kishnani transferred the said Plot No. 77 to Shri. Rishi Ravindra Lashkare, by a Sale Deed Dated 25-7-2002, Which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 at Serial No. 3151 on even date.

4. That the aforesaid Plot No. 77 is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur.

5. That the Regularization Letter regarding the aforesaid Plot No. 77 is issued by the Building Engineer (North East), Nagpur Improvement Trust, Nagpur vide his Permit No. BE(NE)/1900/437 - Dated 13-5-2005 in Case No.



200303274882. As per the said Regularization Letter the area of the said Plot No. 77 is shown and declared as 418.4750 Sq. Mtrs.

6. That Shri. Rishi Ravindra Lashkare decided to develop the said Plot No. 77, , but lateron drop the idea of developing the said Plot and decided to Sell on "As is Where is Basis". Shri. Rishi Ravindra Lashkare

7. That Shri. Rishi Ravindra Lashkare lateron transfer the said Plot to M/s Ruchita Construction Company, by an Agreement to Sell Dated 22-12-2020, which is duly Registered in the Office of the Sub-Registrar - 6, Nagpur in Book No. 1, at Sr. No. 4906 on even date then after that a Correction Deed Relating to the said Agreement to Sell was Duly Registered in the office of Sub-Registrar Nagpur-6 at Serial No. 1465 on Dated 16-2-2021 and the after that a Sale Deed Dated 16-2-2021 Registered in favor of M/s Ruchita Construction Company, which is duly Registered in the Office of the Sub-Registrar - 6, Nagpur in Book No. 1, at Sr. No. 1466 on even date.

8. That M/s Ruchita Construction Company after Purchasing the said Plot No. 77 decided to develop the said Plot into Residential Estate by constructing various self contained Apartments therein and to utilise the sale proceeds thereof in its best interests and for the benefits of its Proprietary Concern.

9. That M/s Ruchita Construction Company has started the construction on the Piece and Parcel of land described above, of a Multistoreyed Building to be known and styled as "SHIVRAI LAVENDER" according to the Plan sanctioned in the name of Shri. Rishi Ravindra Lashkare the previous owner, which is approved and the same is duly sanctioned by the Deputy Engineer of Town Planning of Nagpur Municipal Corporation, Nagpur vide his Building Permit No. ADTP(Dharampeth Zone)AB-W-BOR-77/Tracking No. 202101125/1063 Dated 15-02-2021.

10. That M/s Ruchita Construction Company has executed a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970, which is duly Registered in the Office of the Sub-Registrar Nagpur-6 in Book No. 1 at Sr. No.1557/2021 on 18/02/2021. Now therefore the said Owner has become an absolute, exclusive and full owner of the said property with heritable and transferrable rights therein and same is mutated in its name in City Survey Mutation No. 21523 Dated 05-03-2021



11. THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and any kind of Litigations and that the present Owner thereof holds good, valid and marketable title thereto. The necessary E-Search fees for the Period commencing from 1992 to 2021 is deposited vide Receipt No. 1111971272 Dated 18-03-2021, and by Challan No. MH013372773202021E Dated 18-03-2021 attached herewith.

12. THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. 77 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "SHIVRAI LAVENDER" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

13. That it is needless to mention here that on obtaining such Agreement and Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

NAGPUR

DATED : 18-03-2021.



CHALLAN
MTR Form Number-6



GRN MH013372773202021E		BARCODE		Date 18/03/2021-11:48:10		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		ADV AMIT S BAND	
Location NAGPUR							
Year 2020-2021 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			
				Remarks (If Any)			
Total			425.00	Amount In	Four Hundred Twenty Five Rupees Only		
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572021031833193	IK0BASTGA5
Cheque/DD No.				Bank Date	RBI Date	18/03/2021-11:24:49	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				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
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.
 Mobile No. : 8381033335



MH012203286202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 Mar 2021	Receipt	Receipt no.: 1111971272
	Name of the Applicant :	Amit Band
	Details of property of which document has to be searched :	Dist :Nagpur Village :Borgaon S.No/CTS No/G.No. : 77
	Period of search :	From :2009 To :2021
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH012203286202021E		
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 '.		

