

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

Mb.9822936551
E.mail - ashwinpatil70@gmail.com

FORMAT- A

(Circular No. 28/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THOSE Pieces and Parcels of land bearing amalgamated Plot No. 3-4 containing by total admeasurements 300.00 Sq. Mtrs. (i.e. 3229.20 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66/4 and 66/5 of Mouza - SOMALWADA, Patwari Halka No. 44 TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plots of land and to be known and styled as "LIVIANO-9", bearing Corporation House No. 3477/B/1to4+21, City Survey No. 518 and Sheet No. 686/35, situated at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR (hereinafter referred as the said plot").

I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) ALL THOSE Pieces and Parcels of land bearing amalgamated Plot No. 3-4 containing by total admeasurements 300.00 Sq. Mtrs. (i.e. 3229.20 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66/4 and 66/5 of Mouza - SOMALWADA, Patwari Halka No. 44 TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plots of land and to be known and styled as "LIVIANO-9", bearing Corporation House No. 3477/B/1to4+21, City Survey No. 518 and Sheet No. 686/35, situated at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR and the said entire layout is bounded as under :-

ON THE EAST	:	PLOT NO. 5,
ON THE WEST	:	PLOT NO. 2,
ON THE NORTH	:	SANTAJI CO.OP. HOUSING LAYOUT,
ON THE SOUTH	:	9.14 MTRS. WIDE ROAD

(2) Document of Ownership of Present Owner :-

(i) Sale Deed Dated 31-12-2020 for Plot Nos. 3 and 4 executed by Mr. Arun Namdeorao Kawre in favour of M/s Space Builders & Developers, through its Authorised Partners (1) Mr. Umesh Vithalrao Balpande, (2) Mr. Deodatta Ramchandra Balpande, Registered on 12-01-2021.


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

(3) City Survey Property Card issued by Competent Authority dated 17-02-2021 Mutation Entry No. 48425.

(4) Search report for 30 years from 1992 to 2021 from Records of Registrar's office by paying the necessary search fee Vide Challan GRN No. MH001773076202122E Dated 02-06-2021 in the office of Sub- Registrar Nagpur 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 (following owner) is clear, marketable and without any encumbrances.

Owners of the Plot Nos. 3 and 4 of Mouza – SOMALWADA is M/s Space Builders & Developers.

(5) The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

THAT, ALL THOSE pieces and parcels of land bearing Khasra No. 66/4, 66/5 of Mouza – SOMALWADA, P.H. No. 44, and including all other easementary rights appurtenant and belonging thereto, bearing City survey No. 518, Sheet No. 686/35, situated at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation in Tahsil and District – NAGPUR, originally belongs to (1) Shri Arun Namdeorao Kawre, (2) Shri Subhash Gopalrao Sarode, (3) Shri Deorao Kesharao Pande and (4) Shri Mukteshwar Bhikaji Apte being their separate property having purchased same by them from Shri Bhagwan Zabda Balpande vide registered Sale Deed dated 20.07.1981, which is duly registered at Sr. No. 4065 in the office of the Sub Registrar Nagpur-3.

THAT, during the course of time the aforesaid Shri Mukteshwar Bhikaji Apte left for heavenly abode on 16.01.1995 and leaving behind him, his undivided share in the aforesaid property devolved upon his legal heirs namely (1) Smt. Vasudha Mukteshwar Apte, (2) Mrs. Vaishali Sanjay Kelkar and (3) Shri Milind Mukteshwar Apte by way of intestate succession being only heirs of the deceased.

THAT, the aforesaid (1) Shri Arun Namdeorao Kawre, (2) Shri Subhash Gopalrao Sarode, (3) Shri Deorao Kesharao Pande, (4) Smt. Vasudha Mukteshwar Apte, (5) Mrs. Vaishali Sanjay Kelkar and (6) Shri Milind Mukteshwar Apte lateron entered into Agreement to Sell of said land with Navneet Magasvargiya Beghar Smittee Ltd., Nagpur, but the said Navneet Magasvargiya Beghar Smittee Ltd. could not able to pay the entire consideration as agreed, it was decided by Mr. Arun Namdeorao Kawre to keep for himself the plots bearing Plot Nos. 1 to 6, 9, 10 and 21 in lieu of his total consideration agreed for sale of the said land with the Navneet Magasvargiya Beghar Smittee Ltd. and had executed the Agreement for Sale on 20.11.2000 in respect of the properties comprising Plot No. 1 admeasuring 187.50 Sq. Mtrs, Plot Nos. 2 to 6 each admeasuring 150.00 Sq. Mtrs. thus total admeasuring 750.00 Sq. Mtrs., Plot No. 9 admeasuring 150.00 Sq. Mtrs., Plot No. 10 admeasuring 247.50 Sq. Mtrs. and Plot No. 21 admeasuring 150.00 Sq. Mtrs. (i.e. total 9 plots by total admeasuring 1485.00 Sq. Mtrs.) out of the entire land bearing Khasra No. 66/4 and 66/5, having area of 2.14

Ashwin R. Patil
ASHWIN R. PATIL
 Advocate
 54, Sawarkar Nagar,
 Khamia Road, Nagpur-15

Hectare R., of Mouza – SOMALWADA, P.H. No. 44, bearing City Survey No. 518, Sheet No. 686/35, situated at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation in Tahsil and District – NAGPUR.

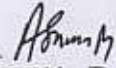
THAT, on the said Agreement, the stamp duty as required under Bombay Stamp Act was not paid at the time of agreement and hence the same was got impounded and adjudicated by Collector of Stamp vide Case No. 836/06-07 and order dated 11.04.2007 and the aforesaid Shri Arun Namdeorao Kawre had paid the Stamp Duty of Rs. 75,735/- and fine/penalty of Rs. 1,16,640/- on the agreement of sale vide Challan No. 30/4 dated 09.04.2007.

THAT, the aforesaid (1) Smt. Vasudha Mukteshwar Apte and (2) Mrs. Vaishali Sanjay Kelkar lateron executed a General Power of Attorney on 11.03.2003 in favour of Shri Milind Mukteshwar Apte and the said General Power of Attorney is registered in the office Sub-Registrar Nagpur-9, at Sr. No. 1527/2003 on 11.03.2003.

THAT, lateron another General power of Attorney executed on 28.04.2003 executed by (1) Shri Arun Namdeorao Kawre, (2) Shri Subhash Gopalrao Sarode, (3) Shri Deorao Kesharao Pande, (4) Smt. Vasudha Mukteshwar Apte, (5) Mrs. Vaishali Sanjay Kelkar and (6) Shri Milind Mukteshwar Apte in favour of Shri Namdeorao Ramchandra Kawre and the said General Power of Attorney is duly registered in the office Sub-Registrar Nagpur-9, at Sr. No. 778/2003 on 07.05.2003.

THAT, the said (1) Shri Arun Namdeorao Kawre, (2) Shri Subhash Gopalrao Sarode, (3) Shri Deorao Kesharao Pande, (4) Smt. Vasudha Mukteshwar Apte, (5) Mrs. Vaishali Sanjay Kelkar and (6) Shri Milind Mukteshwar Apte lateron got measured the land / plots from the City Survey Department and after the measurement of the said land the size of total plots increased 32.75 Sq. Mtrs., now the area of Plot No. 1 admeasuring 187.50 Sq. Mtrs, Plot Nos. 2 to 6 each admeasuring 150.00 Sq. Mtrs. thus total admeasuring 750.00 Sq. Mtrs., Plot No. 9 admeasuring 150.00 Sq. Mtrs., Plot No. 10 admeasuring 247.50 Sq. Mtrs. and Plot No. 21 admeasuring 182.75 Sq. Mtrs. (i.e. total 9 plots by total admeasuring 1517.75 Sq. Mtrs.).

THAT, in pursuance of the said Agreement Dated 20.11.2000, the aforesaid (1) Shri Arun Namdeorao Kawre, (2) Shri Subhash Gopalrao Sarode, (3) Shri Deorao Kesharao Pande, (4) Smt. Vasudha Mukteshwar Apte, (5) Mrs. Vaishali Sanjay Kelkar and (6) Shri Milind Mukteshwar Apte alongwith Navneet Magasvargiya Beghar Smaitee Ltd. jointly lateron transferred the aforesaid plot of lands comprising Plot No. 1 admeasuring 187.50 Sq. Mtrs, Plot Nos. 2 to 6 each admeasuring 150.00 Sq. Mtrs. thus total admeasuring 750.00 Sq. Mtrs., Plot No. 9 admeasuring 150.00 Sq. Mtrs., Plot No. 10 admeasuring 247.50 Sq. Mtrs. and Plot No. 21 admeasuring 150.00 Sq. Mtrs. (i.e. total 9 plots by total admeasuring 1485.00 Sq. Mtrs.) out of the entire land bearing Khasra No. 66/4 and 66/5, having area of 2.14 Hectare R., of Mouza – SOMALWADA, P.H. No. 44, bearing City Survey No. 518, Sheet No. 686/35, situated at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation in Tahsil and District – NAGPUR, by way of Sale to Mr. Arun Namdeorao Kawre, by a Sale Deed Dated


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

22.06.2007, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-8 in Book No. 1 at Sr. No. 3594 on 22.06.2007 and the same is mutated in his name in all relevant records.

THAT, the aforesaid Plot No. 3 is covered under the Scheme of 1900 layout of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001.

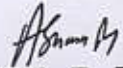
THAT, the said Plot No. 3 is also regularized by the Building Engineer (South), Nagpur Improvement Trust, Nagpur under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly it has issued a Regulation Letter to that effect in favour of Mr. Arun Namdeorao Kawre vide its Permit No. B.E.(W)/1900/(U/L)/1968/659 Dated 18.04.2009 in Case No. 200304121410 and Layout No. 1900/Som/1721. As per the aforesaid Regularization Letter Dated 18.04.2009, the area of the said Plot No. 4 is shown and declared as 150.00 Sq. Mtrs.

THAT, in the like manner the aforesaid Plot No. 4 is covered under the Scheme of 1900 layout of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001.

THAT, the said Plot No. 4 is also regularized by the Building Engineer (South), Nagpur Improvement Trust, Nagpur under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly it has issued a Regulation Letter to that effect in favour of Mr. Arun Namdeorao Kawre vide its Permit No. B.E.(W)/1900(U/L)/9361/244 Dated 09.09.2008 in Case No. 200304121411 and Layout No. 1900/Som/1721. As per the aforesaid Regularization Letter Dated 09.09.2008, the area of the said Plot No. 4 is shown and declared as 150.00 Sq. Mtrs..

THAT, the aforesaid Plot No. 4 is converted for Non-Agricultural (Residential) use by the Additional Tahsildar, Non Agricultural Tax Assessment No. 5, Nagpur vide its Order Dated 15.07.2009 passed in Revenue Case No. 1036/NAP-34/2008-09 of Mouza – SOMALWADA.

THAT, the aforesaid Mr. Arun Namdeorao Kawre lateron transferred/sold his aforesaid properties comprising ALL THOSE Pieces and Parcels of land bearing Plot Nos. 3 and 4, each admeasuring 150.00 Sq. Mtrs. thus total admeasuring 300.00 Sq. Mtrs. (i.e. 3229.20 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 66/4 and 66/5 of Mouza – SOMALWADA, Patwari Halka No. 44 and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 3477/B/1to4+21, City Survey No. 518 and Sheet No. 686/35, situated at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR, by way of Sale to M/s Space Builders & Developers, through its Authorised Partners (1) Mr. Umesh Vithalrao Balpande, (2) Mr. Deodatta Ramchandra Balpande, by a Sale Deed Dated 31-12-2020, which is duly registered in the Office of the Sub Registrar, Nagpur-4 in Book No. 1 at Registered Sr. No. 327/2021 on 12-01-2021.


ASHWIN R. PATIL
 Advocate
 54, Sawarkar Nagar,
 Khamla Road, Nagpur-15

THAT, M/s Space Builders & Developers lateron decided to develop the said Plot Nos. 3 and 4 into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

THAT, accordingly it has prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot Nos. 3 and 4 and the said Multistoreyed Building to be known and styled as "LIVIANO-9" and the same is also duly sanctioned and approved by the Deputy Engineer, Town Planning Section, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. ADTP (Laxmi Nagar Zone) AB-W-SO-3,4/Tracking No. 202102231/252 Dated 21.05.2021.

THAT the said Plot Nos. 3 to 4 are amalgamated by the Deputy Engineer, Nagpur Municipal Corporation, Nagpur vide his Letter No. सहाय्यक संचालक नगर रचना/143/एकत्रीकरण Dated 12-02-2021. As per the said Amalgamation Letter the area of Plot No. 3-4 shown and declared as containing by total admeasurements 300 Sq. Mtrs.

THAT, the aforesaid entire property is also submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 of the said Act and the said Deed of Declaration dated 25-05-2021 relating to the property comprising amalgamated Plot No. 3-4, which is duly registered in the office of the Sub Registrar Nagpur-4 in Book No.1 at Sr. No. 3793/2021 on 25-05-2021.

Nagpur.
Dated : 02.06.2021

Ashwin Patil
Advocate

FLOW OF THE TITLE OF THE SAID LAND.

- 1) City Survey Property Card as on date of application for registration - available.
- 2) Mutation Entry No. 48425 dated 17-02-2021
- 3) Search report for 30 years from Taken from Sub-Registrar' office at Nagpur
- 4) Any other relevant title. - No
- 5) Litigations if any. - No

Nagpur.
Dated : 02.06.2021


Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15



CHALLAN
MTR Form Number-6



GRN	MH001773076202122E	BARCODE			Date	02/06/2021-12:34:05		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name		Adv Ashwin Patil	
Location				NAGPUR		Flat/Block No.		Plot No. 54	
Year				2021-2022 From 01/04/2021 To 31/03/2022		Premises/Building		Sawarkar Nagar	
Account Head Details				Amount In Rs.		Road/Street		Area/Locality	
0030072201 SEARCH FEE				375.00		Town/City/District		Nagpur	
						PIN		4 4 0 0 1 5	
						Remarks (If Any)			
						search fee for 1992to2021 PlotNos. 3 and 4 CTS No.518 Kh.No.66/4 68/5			
						Mouza Somalwada Dist. Nagpur			
						Amount In			
						Three Hundred Seventy Five Rupees Only			
Total				375.00		Words			
Payment Details				STATE BANK OF INDIA					
Cheque-DD Details				Bank CIN		Ref. No.		00040572021060213255	
Cheque/DD No.				Bank Date		RBI Date		02/06/2021-12:24:35	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		Not Verified with RBI	
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9822936551

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

सदर चलन "टाइम ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता त्याच्या दस्त्यासाठी लागू नाही.