

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

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Ashwin R. Patil
ADVOCATE

FORMAT - A

(Circular No. 28/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 3-North Part-3-South Part, containing by total admeasurement 436.472 Sq. Mtrs. (i.e. 4698.18 Sq. Ft.), being a portion of the entire land bearing Khasra No. 67/1 of Mouza - DIGHORI, P.H. No. 34 TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "AARYA HARSH", bearing Corporation House No. 3170/3, City Survey No. 247 and Sheet No. 382/40, situated at Khobragade Layout, Dighori, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 20 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 THAT Piece and Parcel of land bearing Amalgamated Plot No. 3-North Part-3-South Part, containing by total admeasurement 436.472 Sq. Mtrs. (i.e. 4698.18 Sq. Ft.), being a portion of the entire land bearing Khasra No. 67/1 of Mouza - DIGHORI, P.H. No. 34 TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "AARYA HARSH", bearing Corporation House No. 3170/3, City Survey No. 247 and Sheet No. 382/40, situated at Khobragade Layout, Dighori, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 20 in Tahsil and District - NAGPUR and the said entire layout is bounded as under :-

ON THE EAST	-	ROAD.
ON THE WEST	-	PLOT NOS. 9 & 10.
ON THE NORTH	-	PLOT NO. 2.
ON THE SOUTH	-	PLOT NO. 4.


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(2) Document of Ownership of Present Owner :-

(i) Gift Deed Dated 23-10-2020 for **Plot No. 3-North Part-3-South Part** executed by Mr. Kshirsagar Sakham Sonarkar in favour of Mr. Milind Kshirsagar Sonarkar, bearing Sr. No. 5610/2020 Registered on 23-10-2020.

(3) City Survey Property Card issued by Competent Authority.

(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. MH004241479202122E Dated 29-07-2021 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.

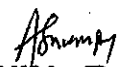
Owner of the Plot No. 3-North Part-3-South Party of Mouza - DIGHORI is Mr. Milind Kshirsagar Sonarkar.

(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 THAT Piece and Parcel of land bearing Plot No. 3, containing by total admeasurement 464.514 Sq. Mtrs. (i.e. 5000 Sq. Ft.), being a portion of the entire land bearing Khasra No. 67/1 of Mouza - DIGHORI, P.H. No. 34 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 247 and Sheet No. 382/40, situated at Khobragade Layout, Dighori, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 20 in Tahsil and District - NAGPUR, Originally belonged to Smt. Parvatabai Vishvanath Gajbhiye as a recorded Owner thereof.

THAT the aforesaid Smt. Parvatabai Vishvanath Gajbhiye lateron transferred/sold Plot No. 3 (Three) containing by admeasurements 464.514 Sq. Mtrs. (i.e. 5000 Sq. Ft.) by way of sale to Mrs. Satyabhamabai Rushiraj Khobragade, by a Sale Deed Dated 11.09.1979, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-2 in Book No. 1 at Sr. No. 1605/1979 on even date.

THAT, the said Mrs. Satyabhamabai Rushiraj Khobragade lateron transferred/sold the Northern Portion out of the aforesaid Plot No. 3 admeasuring 2500 Sq. Ft. by way of Sale to Mrs. Renukabei Laxmanrao Hatwar, by a Sale Deed Dated 13.07.1990, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-2 in Addl. Book No. A1, Volume No. 1205 at Sr. No. 7159(P) on 13.07.1990.


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THAT, in the like manner the said Mrs. Satyabhamabai Rushiraj Khobragade lateron transferred/sold the Southern Portion out of the aforesaid Plot No. 3 admeasuring 2500 Sq. Ft. by way of Sale to Mrs. Kaushalyabai Trimbakrao Chakole, by a Sale Deed Dated 13.07.1990, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-2 in Addl. Book No. A1, Volume No. 1205 at Sr. No. 7160(P) on 13.07.1990.

THAT the aforesaid Plot No. 3-North Part is covered under the Scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001. The said Plot No. 3-North Part is regularised by the Building Engineer (SOUTH), Nagpur Improvement Trust 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 Mrs. Renukabei Laxmanrao Hatwar on 27.11.2006 vide its Permit No. BE(S)1900UL/8621/09/1546 in Case No. 2003060703059 and Layout No. 1900/Digh/2890. As per the aforesaid Regularization Letter Dated 27.11.2006, the area of the aforesaid Plot No. 3-North Part is shown and declared as 218.2360 Sq. Mtrs. instead of 232.25 Sq. Mtrs. Thus the area of the said Plot No. 3-North Part is at present 218.2360 Sq. Mtrs.

THAT in the like manner the aforesaid Plot No. 3-South Part is covered under the Scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001. The said Plot No. 3-South Part is regularised by the Building Engineer (SOUTH), Nagpur Improvement Trust 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 Mrs. Kaushalyabai Trimbakrao Chakole on 27.11.2006 vide its Permit No. BE(S)1900UL/8625/10/1545 in Case No. 20030619288 and Layout No. 1900/Digh/2890. As per the aforesaid Regularization Letter Dated 27.11.2006, the area of the aforesaid Plot No. 3-South Part is shown and declared as 218.2360 Sq. Mtrs. instead of 232.25 Sq. Mtrs. Thus the area of the said Plot No. 3-South Part is at present 218.2360 Sq. Mtrs.

THAT the aforesaid Plot No. 3-North Part is converted for Non Agricultural Use by the Tahsildar, Nagpur vide his Order Dated 19.12.2006 passed in Revenue Case No. 6/25430/NAP-34/2006-07 of Mouza - Dighori.

THAT during the course of time the aforesaid Mrs. Renukabei Laxmanrao Hatwar left for heavenly abode on 05.08.2003 and consequent upon her demise/death, her aforesaid property devolved upon her legal heirs namely (1) Mr. Laxman Marotrao Hatwar,

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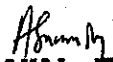
(2) Mr. Pravin Laxman Hatwar, (3) Mr. Sanjay Laxman Hatwar, (4) Mrs. Vandana Rambhauji Wadibhasme and (5) Mrs. Ranjana Rajesh Charde by way of intestate succession being only heirs of the deceased and the same is accordingly mutated in their joint names in all relevant records.

THAT the aforesaid (1) Mr. Laxman Marotrao Hatwar, (2) Mr. Pravin Laxman Hatwar, (3) Mr. Sanjay Laxman Hatwar, (4) Mrs. Vandana Rambhauji Wadibhasme and (5) Mrs. Ranjana Rajesh Charde lateron transferred/sold their property comprising Plot No. 3-North Part, containing by admeasurements 218.2360 Sq. Mtrs. by way of sale to Mr. Kshirsagar Sakham Sonarkar, by a Sale Deed Dated 30.12.2006, which is duly registered in the Office of the Joint Sub Registrar Nagpur-2 in Book No. 1, at Sr. No. 45/2007 on 03.01.2007.

THAT in the like manner the aforesaid lateron transferred/sold her aforesaid property comprising Plot No. 3-South Part, containing by admeasurements 218.2360 Sq. Mtrs. by way of sale to Mr. Kshirsagar Sakham Sonarkar, by a Sale Deed Dated 30.12.2006, which is duly registered in the Office of the Joint Sub Registrar Nagpur-2 in Book No. 1, at Sr. No. 44/2007 on 03.01.2007.

THAT, the aforesaid Mr. Kshirsagar Sakham Sonarkar lateron applied to the Nagpur Improvement Trust, Nagpur for amalgamation of the aforesaid Plot Nos. 3-North Part and 3-South Part into single unit. Considering his request the Nagpur Improvement Trust, Nagpur lateron amalgamated the aforesaid Plot Nos. 3-North Part and 3-South Part into single unit. And accordingly an Amalgamation Letter to that effect is also issued by the Building Engineer (S), Nagpur Improvement Trust, Nagpur in favour of Mr. Kshirsagar Sakham Sonarkar vide its Amalgamation Letter No. B.E.(S)/4971 Dated 05.12.2015. As per the said Amalgamation letter Dated 05.12.2015, the said Plot Numbers mentioned as Plot No. 3-North Part-3-South Part containing by admeasurements 436.472 Sq. Mtrs.

THAT the aforesaid Mr. Kshirsagar Sakham Sonarkar lateron gifted/donated his aforesaid property comprising Amalgamated Plot No. 3-North Part-3-South Part containing by admeasurements 436.472 Sq. Mtrs., by way of Gift to Mr. Milind Kshirsagar Sonarkar, the Grantor named hereinabove, by a Gift Deed Dated 23.10.2020, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 5610/2020 on 23.10.2020. As a result therefore the said Mr. Milind Kshirsagar Sonarkar, the Grantor named hereinabove has now become an exclusive, absolute and full Owner of the aforesaid Amalgamated Plot No. 3-North Part-3-South Part with heritable and transferable rights therein and the same is also mutated in his name in all relevant records.


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CHALLAN
MTR Form Number-6



GRN MH004241479202122E		BARCODE		Date 29/07/2021-12:01:03		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		Adv Ashwin Patil	
Location NAGPUR							
Year 2021-2022 From 01/04/2021 To 31/03/2022				Flat/Block No.		Plot No. 54	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			325.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
					4 4 0 0 4 1		
					Remarks (If Any)		
					search fee for 13 years Amalgamated Plot No. 3-North Part-3-South Part		
					Mouza Dighori Kh. No. 67/1		
Total			325.00		Amount In		Three Hundred Twenty Five Rupees Only
					Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572021072968518		IK0BEXVPD2	
Cheque/DD No.				Bank Date		RBI Date	
				29/07/2021-12:24:02		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 :

Mobile No. :

9822936551

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

खदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

THAT for cogent reasons and good causes the Grantor hereinabove named has decided to develop the said Amalgamated Plot No. 3-North Part-3-South Part containing by admeasurements 436.472 Sq. Mtrs. into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various Blocks and self-contained separate Apartments therein. And accordingly he has prepared the Plan of a Multistoreyed Building proposed to be constructed on the said Amalgamated Plot No. 3-North Part-3-South Part and to be known and styled as "AARYA HARSH" and the same is duly sanctioned and approved by the Deputy Engineer, Town Planning Dept., Nagpur Municipal Corporation, Nagpur vide its Building Permit No. 304/BP/Dighori/TP/NMC/779 Dated 15.06.2021.

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 28-06-2021, relating to the property comprising Amalgamated Plot No. 3-North Part-3-South Part, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Serial No. 4672/2021 on 28-06-2021.

Nagpur.

Dated : 29-07-2021

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
- 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 : 29-07-2021


Ashwin Patil

Advocate

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