Akash Raut
ADVOCATE AND NOTARY

Residence & Office : Hansapuri, Old Bhandara Road, Opposite Custom Shop, Nagpur-440018.
☎: 9823708504

FORMAT – A

(CIRCULAR NO.28/2021)

To,

Maha RERA

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to CONVINIENT SHOP, admeasuring plotable area **721.17 Sq. Mtrs.,** situated in the NIT sanctioned Non-Agriculture Land bearing Khasra No.77/1, admeasuring 4.14 H.R., Revenue Rs.825/- Mouza – Surabardi, P.H No.5 A, Tahsil – Nagpur Gramin, and District – Nagpur. (hereinafter referred as the said plot)

I have investigated the title of the said Plot on the request of **UNIVERSAL SALES CORPORATION,** acting through its Partners :- **1) MISS. PRIYA BHARAT IKHANKAR,** and **2) MRS. VRUSHALI W/O. MAHESH CHARDE**, and following documents i.e :-

1) Description of Property

SCHEDULE OF PROPERTY

All That piece and parcel of property reserved for CONVINIENT SHOP, admeasuring plotable area **721.17 Sq. Mtrs.,** situated in the NIT sanctioned Non-Agriculture Land bearing Khasra No.77/1, admeasuring 4.14 H.R., Revenue Rs.825/- Mouza – Surabardi, P.H No.5 A, Tahsil – Nagpur Gramin, and District – Nagpur and the same is bounded as under:

ON THE EAST	-	ROAD
ON THE WEST	-	ROAD
ON THE NORTH	-	ROAD
ON THE SOUTH	-	PLOT NO 7 AND 8.

2) The documents of allotment of plot.

1. That **UNIVERSAL SALES CORPORATION** is absolute owner of All That piece and parcel of property reserved for CONVINIENT SHOP, admeasuring plotable area **721.17 Sq. Mtrs.,** situated in the NIT sanctioned Non-Agriculture Land bearing Khasra No.77/1, admeasuring 4.14 H.R., Revenue Rs.825/- Mouza – Surabardi, P.H No.5 A, Tahsil – Nagpur Gramin, and District – Nagpur

2. That, during the search I found that the originally Shri Vyankatrao Ganbaji Kachore & 8 others were the owners of aforesaid property. That on 31-08-1995 they have applied before Hon'ble Collector, Nagpur for grant of Non-Agriculture permission of the land of Khasra No.53 and 77 of Mauza – Suraburdi for residential purpose and accordingly and permission was granted on 07-01-1996 vide Collector Order bearing No.15/N.A.P./34/1995-96.

3. That Shri Vyankatrao Ganbaji Kachore & 8 others, have sold Khasra No.77/1, admeasuring 4.14 H.R. to Hindusthan Builders, acting through its Authorized partner Shri Arun Balwantrao Choudhari R/o. Dharampeth, Nagpur, vide Deed of Sale registered at Serial No.3621/2002, on 03-08-2002 before Sub-Registrar Nagpur Gramin-10.

4. That, the said M/s. Hindusthan Builders, have mortgaged the said property with Punjab National Bank, having its Branch Office at Kingsway, Nagpur, through its Sr. Manager Shri Ananatrao Rehpade, vide Mortgaged Deed dated 14-02-2005, registered at Serial No.331/2005, before Sub-Registrar Nagpur-6.

5. That, the layout plan of said Khasra No.77/1 was sanctioned by Assistant Director Town Planning, Nagpur Improvement Trust, Nagpur, as per agreement dated 29-04-2006.

6. That, the said M/s. Hindusthan Builders have failed to repay the loan amount, as such Punjab National Bank under Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under the said act, have taken the possession of property and accordingly possession notice was affixed on 27-11-2007 and Possession Notice was published on 11-12-2007 in Lokmat Times.

Accordingly Punjab National Bank has published Notice Inviting Tender for sale of the said property on 17-01-2008.

7. That, Mr. Satyanarayan Chhotelalji Agrawal and others, have offered to purchase the said property and accordingly submitted their tender form to the Officials of Punjab National Bank, Kingsway, Nagpur. Accordingly the Punjab National Bank has accepted bid/offer in respect of Khasra No.77/1, Ankush Nagar, Suraburdi, Nagpur. It is worthwhile to mention that Punjab National Bank has also issued "CONFIRMATION OF SALE OF IMMOVABLE PROPERTY" in favour Mr. Satyanarayan Chhotelalji Agrawal and others, on 26-02-2008 and Sale is accordingly confirmed by the Bank as secured creditor. The Mr. Satyanarayan Chhotelalji Agrawal and others, herein have deposited the sale price in the Punjab National Bank and thereafter Punjab National Bank has issued "SALE CERTIFICATE" [Rule 9 (6)] in respect of said property as per aforementioned share on 18-03-2008 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 read with rule 9 of the Security Interest (Enforcement) Rules 2002. By virtue of aforesaid Sale Certificate, the Mr. Satyanarayan Chhotelalji Agrawal and others, had become absolute owners of the aforesaid property as per their respective share.

8. That the said Mr. Satyanarayan Chhotelalji Agrawal and others, had sold the said property having Khasra No.77/1, admeasuring 4.14 H.R, to M/S. L. G. DEVELOPERS AND BUILDERS, acting through his partner Mr. Dhanraj Ganpatrao Babde, vide Sale Deed, registered at Serial No.8489/2015, dated 15-12-2015, before Sub-Registrar No.7, Nagpur Gramin.

9. That the said Khasra No.77/1 had been submitted for conversion from Agricultural Land to non-Agricultural for Residential use and accordingly the said land is converted to Non-Agriculture Residential use, by the Hon'ble Collector, Nagpur, has issued the Order vide its Order No.1339/2005, Ra.Ma.Kr. 134/N.A.P-34/2005-2006, Dated 21-10-2005. Further the Assistant Director Town Planning, Nagpur Improvement Trust has duly sanctioned the layout plan. The Nagpur Improvement Trust also release the

plots in the Layout of Khasra No.77/1 including land reserve for convenient shop, on 06.07.2018.

10. That that the Universal Sales Corporation have purchased the said property from M/s. L. G. Developers and Builders through its Partner Shri. Dhanraj Ganpatrao Babde, R/o. R/o. Plot No.7A, L.G. House, Naik Layout, Third Bus Stop, Gopal Nagar, Nagpur vide Sale Deed, registered at Serial No.5999/2021, Dated 26-03-2021, before Sub-Registrar No.10, Nagpur Gramin.

11. That, the aforesaid Owner i.e. Universal Sales Corporation has duly mutated their name in All Concerning Government Records and thereafter the aforesaid Owner have decided to develop the said property into a Residential/Commercial Scheme. The Nagpur Metropolitan Region Development Authority (NMRDA) has also released the said plots/convenient shop, vide Release Letter No.EE(NMRDA)29 on 06.07.2018. Accordingly the Owner has submitted the Building Plan/Construction Map before Nagpur Metropolitan Region Development Authority (NMRDA). The Building Plan is sanctioned by the Building Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 21-06-2021, vide Building Permit No. B.E.(NMRDA)/South/Nagpur(Rural)/No.17116620/2020090839/ 2080.

11. That the Owner has submitted the aforesaid property to provisions of the Maharashtra Apartment Ownership Act., 1970 and for that purpose necessary Deed of Declaration, have been executed and registered before Sub-Registrar, Nagpur Gramin-10, at Serial No.11218/2021, on 19-07-2021. The proposed building named and styled as **"SHIV HEIGHTS"**.

3) Search report from 2002 to 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 **UNIVERSAL SALES CORPORATION,** acting through its Partners :- **1) MISS. PRIYA BHARAT IKHANKAR,** and **2) MRS. VRUSHALI W/O. MAHESH CHARDE** is clear, marketable and without any encumbrances. (if any encumbrances please mention in separate sheet)

Owner of the land

(1) **UNIVERSAL SALES CORPORATION,** acting through its Partners :- 1) **MISS. PRIYA BHARAT IKHANKAR,** and **2) MRS. VRUSHALI W/O. MAHESH CHARDE** are owners of CONVINIENT SHOP, admeasuring plotable area **721.17 Sq. Mtrs.,** situated in the NIT sanctioned Non-Agriculture Land bearing Khasra No.77/1, admeasuring 4.14 H.R., Revenue Rs.825/- Mouza – Surabardi, P.H No.5 A, Tahsil – Nagpur Gramin, and District – Nagpur.

(2) Qualifing comments/remarks if any- No
3/- The report reflecting the flow of the title of the **UNIVERSAL SALES CORPORATION,** acting through its Partners :- **1) MISS. PRIYA BHARAT IKHANKAR,** and **2) MRS. VRUSHALI W/O. MAHESH CHARDE** on the said land is enclosed herewith as annexure

Encl : Annexure.

Date: 23/07/2021

Akash Raut
Advocate

(Akash Raut)
Advocate