**ASHISH DESAI**
***ADVOCATE***

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## LEGAL TITLE REPORT- FORMAT-A

To MahaRERA,

Subject: Title clearance certificate with respect to Plot No. 160 to 166, 169 to 172 admeasuring area 1600 sq. meter in the layout of M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur situated over the land bearing Khasara No. 91/1, 91/2 and 91/3, P.H. No. 44, City Survey No. 583, Sheet No. 718/04, Mouja - Somalwada, Nagpur. (hereinafter referred as the said APARTMENT PROJECT)

I have investigated the title of the said plot on the request of (Name of owner/promoter) and following documents :-

(A) Description of the property.

(B) The documents of allotment of flat.

(C) Property card issued by City Survey No.583 dated 11.02.2021 mutation entry no.48397.

4) Search report for 13 years from 2009 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 (following owner/promoter) is clear, marketable and without any encumbrances.

Owners of the land- Owner- **M/s ANKIT CONSTRUCTION**

(1) City Survey No. 583- Owner- **M/s ANKIT CONSTRUCTION**

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

Encl : Annexure.

Date: 14.08.2021

Advocate.
(STAMP)

ASHISH BHARAT DESAI * ADVOCATE * ROH NO 5411/2005



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**FORMAT-A**

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) P.R. Card as on date of application for registration- **M/s ANKIT CONSTRUCTION**

2) Mutation Entry –48397 dated 11.02.2021.

3) Search report for 13 years from Taken from 2009 to 2021 Sub-Registrar's office at Nagpur City office No.4

4) Litigations- NIL

Advocate.
(Stamp)

ASHISH BHARAT DESAI * ADVOCATE * Regd No. 5411/2005

Date: 14.08.2021



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## TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by M/S ANKIT COUNSTRUCTION the registered partnership firm registered under the partnership act and having it's office at 30, Irrigation Colony, Trimurti Nagar, Ring Road Nagpur-440022 through it's partner SHRI KISHOR GOVINDRAO KANHERE aged about 57 years, Occupation - Business, resident of 45, process Server Society, Swalambi Nagar, Nagpur. **I, Mr. Ashish Desai, Advocate** R/o Civil Lines Nagpur, do hereby submit my Report as under:

1) That, M/S ANKIT COUNSTRUCTION the registered partnership firm registered under the partnership act and having it's office at Trimurti Nagar, Ring Road Nagpur through it's partner SHRI KISHORE GOVINDRAO KANHERE, is the owner of ALL THAT piece and parcel of the land legally own and in possession of land bearing Plot No. 160 to 166, 169 to 172 admeasuring area 1600 sq. meter in the layout of M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur situated over the land bearing Khasara No. 91/1, 91/2 and 91/3, P.H. No. 44, City Survey No. 583, Sheet No. 718/04, Mouja - Somalwada, Nagpur, Ward No. 15 within the jurisdiction Nagpur Municipal Corporation, Nagpur, and Nagpur Improvement Trust, Nagpur.

   All the Plots are situated in the layout of M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur situated over the land bearing Khasara No. 91/1, 91/2 and 91/3, P.H. No. 44, City Survey No. 583, Sheet No. 718/04, Mouja - Somalwada, Nagpur bearing Municipal Corporation House No. 1514/A/172, Ward No. 75 within the jurisdiction Nagpur Municipal Corporation, Nagpur, and Nagpur Improvement Trust, Nagpur.

2) That, M/S ANKIT COUNSTRUCTION through its partner SHRI KISHORE GOVINDRAO KANHERE, owns the said properties in the following manner-

| Plot Nos. | Sale Deed date Doc. No. | Purchased from |
|---|---|---|
| Plot No. 160<br><br>Plot No. 161 | Doc. No. 04289 dtd. 06-10-2010- NGN-3<br><br>Doc. No. 04287 dtd. 06-10-2010-- NGN-3 | Smt. Kamladevi Kamalprasad Mishra and three others<br><br>. . . . . " . . . . . |
| Plot No. 162 | Doc. No. 04290 dtd. 06-10-2010- NGN-3 | Shri Vinod Gulabrao Dongre and three others |
| Plot No. 163 | Doc. No. 04376dtd. 12-10-2010- NGN-3 | Shri. Sudhakar Shrawanji Wadaskar |
| Plot No. 164 | Doc. No. 04288 dtd. 06-10- | Shri Manohar Mahadeorao Chaudhari |

ASHISH BHANDAT DESAI ADVOCATE Regn No. 541/2005

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| | | |
|---|---|---|
| | 2010- NGN-3 | |
| Plot No. 165 | Doc. No. 04380 dtd. 12-10-2010- NGN-3 | Smt. Shardadevi Ganesh Kelkar and three others |
| Plot No. 166 | Doc. No. 04379 dtd. 12-10-2010- NGN-3 | Smt. Sindhu Punjabrao Ganeshe and Shri Panabrao Ganeshe |
| Plot No. 169 | Doc. No. 0939 dtd. 07-02-2011 NGN-3 | Shri. Gajanan Narayan Wankhede |
| Plot No. 170 | Doc. No.04978 dtd. 18-11-2010- NGN-3 | Shri Matrotrao Damduji Hiwarkar |
| Plot No. 171 | Doc. No.04974 dtd. 18-11-2010- NGN-3 | Smt. Munnidevi W/o. Shri Hariprakash Singh |
| Plot No. 172 | Doc. No.04975 dtd. 18-11-2010- NGN-3 | SHRI HARIPRAKASHSINGH Son of SHRI BADAMSINGH |

3) That, the title history of the said property for last 13 years shows the following chain of transactions:

**History of the Land Bearing Khasara No. 91/1, 91/2 and 91/3, P.H. No. 44**

That, the land Bearing Khasara No. 91/1, 91/2 and 91/3, P.H. No. 44 of Mouza Somalwada was owned and possessed by M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur.

That the said M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur demarcated the layout on the aforesaid land bearing Khasara No. 91/1, 91/2 and 91/3, P.H. No. 44 of Mouza Somalwada consisting of various plots.

**History of Plot No.160 and 161.**

a) That M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur sold said Plot No.160and 161 to SHRI KAMALPRASAD RAJENDRA MISHRA on 16-6-1992 which is duly registered in the Office of Sub-Registrar Nagpur-2, in Addl. Book No. A-1 Volume No. 57 Page No. 202 to 203, having registration no.2254.

b) That the said plot was converted into non-agricultural use by virtue of order issued by Hon'ble Additional Collector, Nagpur dtd. 07-11-2003 vide its No. NAP-342003-2004 in favour of SHRI KAMALPRASAD RAJENDRA MISHRA.

c) Thereafter, SHRI KAMALPRASAD RAJENDRA MISHRA left for his heavenly abode on 12.01.2004 and the property was inherited by his legal heirs namely his Wife (1) Smt. Kamladeve w/o Kamalprasad Mishra & Three Sons (2) Shri. Santkumar Kamalprasad

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Mishra (3) Shri. Shriniwas Kamalprasad Mishra (4) Shri. Deviprasad Kamalprasad Mishra.

d) That (1) Smt. Kamladeve w/o Kamalprasad Mishra & Three Sons (2) Shri. Santkumar Kamalprasad Mishra (3) Shri. Shriniwas Kamalprasad Mishra (4) Shri. Deviprasad Kamalprasad Mishra sold the said Plot No. 160 to the present owner M/S ANKIT COUNSTRUCTION through its partner SHRI KISHORE GOVINDRAO KANHERE, by virtue of Registered Sale Deed dtd. 06-10-2010 which duly Registered in the office of sub registrar Nagpur-3, vide Doc. No. 4289 which is duly signed as a consenter by SHRI PRAKASH Son of SHRI LOKCHAND ISRANI.

e) That, (1) Smt. Kamladeve w/o Kamalprasad Mishra & Three Sons (2) Shri. Santkumar Kamalprasad Mishra (3) Shri. Shriniwas Kamalprasad Mishra (4) Shri. Deviprasad Kamalprasad Mishra sold the said Plot No. 161 to the present owner M/S ANKIT COUNSTRUCTION through its partner SHRI KISHORE GOVINDRAO KANHERE, by virtue of Registered Sale Deed dtd. 06-10-2010 which duly Registered in the office of sub registrar Nagpur-3, vide Doc. No. 4287 which is duly signed as a consenter by SHRI PRAKASH Son of SHRI LOKCHAND ISRANI.

f) That the said Plot No. 160 and 161 is accommodate under the Scheme of NIT 572 unauthorized construction/ layout as per Maharashtra Gunthewari Development, (Regulation Upgradation and Control) Act, 2001, and the Regularization letter is issued by the Competent authority of NIT in favour of present Vendor Vide its permit No. 1746 Case No. 200305272239, Layout No. 572/Som/395 dtd. 26-8-2011 and Plot No. 160 is sanctioned and regularized.

**History of Plot No.162.**

a) That M/s M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur sold said Plot No.162 to SHRI GULABRAO GANPATRAO DONGRE on 16-6-1992 which is duly registered in the Office of Sub-Registrar Nagpur-2, in Addl. Book No. A-1 Volume No. 1073 Page No. 169 to 170, having registration no.11067.

b) Thereafter, SHRI GULABRAO GANPATRAO DONGRE left for his heavenly abode on 20.11.2005 and the property was inherited by his legal heirs namely his Wife (1) Smt. Vithalbai Gulabrao Dongre& Four Sons (2) Shri. Vinod Gulabrao Dongre (3) Shri. Kishore Gulabrao Dongre (4) Shri. Krunsha Gulabrao Dongre (5) Shri. Diliprao Gulabrao Dongre.

c) Thereafter, Smt. Vithalbai Gulabrao Dongre left for his heavenly abode on 01.01.2009.

d) That, (1) Shri. Vinod Gulabrao Dongre (2) Shri. Kishore Gulabrao Dongre (3) Shri. Krunsha Gulabrao Dongre (4) Shri. Diliprao Gulabrao Dongre sold the said Plot No. 162 to the present owner M/S ANKIT COUNSTRUCTION through its partner SHRI KISHORE

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GOVINDRAO KANHERE, by virtue of Registered Sale Deed dtd. 06-10-2010 which duly Registered in the office of sub registrar Nagpur-3, vide Doc. No. 4290 which is duly signed as a consenter by SHRI PRAKASH Son of SHRI LOKCHAND ISRANI.

e) That the said Plot No. 162 is accommodate under the Scheme of NIT 572 unauthorized construction/ layout as per Maharashtra Gunthewari Development, (Regulation Upgradation and Control) Act, 2001, and the Regularization letter is issued by the Competent authority of NIT in favour of present Vendor Vide its permit No. 1919 Case No. 200304151039, Layout No. 572/Som/395 dtd. 22-8-2011 and Plot No. 162 is sanctioned and regularized with regularized area admeasuring about 150.17 Sq. Mtr.

f) That the said plot was converted into non-agricultural use by virtue of order issued by Hon'ble Additional Collector, Nagpur dtd. 21-12-2011 vide its No. 2452-NAP-34/2011-2012 in favour of the present owner.

**History of Plot No.163.**

a) That M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur sold said Plot No.163 to SHRI SUDHAKAR SHRAWANJI WADASKAR on 12-4-1993 which is duly registered in the Office of Sub-Registrar Nagpur-2, in Addl. Book No. 1 Volume No. 98 Page No. 228 to 229, having registration no.995.

b) That, SHRI SUDHAKAR SHRAWANJI WADASKAR sold the said Plot No. 163 to the present owner M/S ANKIT COUNSTRUCTION through its partner SHRI KISHORE GOVINDRAO KANHERE, by virtue of Registered Sale Deed dtd. 12-10-2010 which duly Registered in the office of sub registrar Nagpur-3, vide Doc. No. 4376 which is duly signed as a consenter by SHRI PRAKASH Son of SHRI LOKCHAND ISRANI.

c) That the said Plot No. 163 is accommodate under the Scheme of NIT 572 unauthorized construction/ layout as per Maharashtra Gunthewari Development, (Regulation Upgradation and Control) Act, 2001, and the Regularization letter is issued by the Competent authority of NIT in favour of present Vendor Vide its permit No.1916 Case No. 200304151040, Layout No. 572/Som/395 dtd. 22-8-2011 and Plot No. 163 is sanctioned and regularized with regularized area admeasuring about 143.86 Sq. Mtr.

d) That the said plot was converted into non-agricultural use by virtue of order issued by Hon'ble Additional Collector, Nagpur dtd. 21-12-2011 vide its No. 2451-NAP-34/2011-2012 in favour of the present owner.

**History of Plot No.164.**

a) That M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur sold said Plot No.164 to SHRI MANOHAR MAHADEORAO CHOUDHARI on 13-10-1992 which is duly

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registered in the Office of Sub-Registrar Nagpur-2, in Addl. Book No. A-1 Volume No. 76 Page No. 269 to 270, having registration no.3467.

b) That, SHRI MANOHAR MAHADEORAO CHOUDHARI sold the said Plot No. 164 to the present owner M/S ANKIT COUNSTRUCTION through its partner SHRI KISHORE GOVINDRAO KANHERE, by virtue of Registered Sale Deed dtd. 06-10-2010 which duly Registered in the office of sub registrar Nagpur-3, vide Doc. No. 4288 which is duly signed as a consenter by SHRI PRAKASH Son of SHRI LOKCHAND ISRANI.

c) That the said Plot No. 164 is accommodate under the Scheme of NIT 572 unauthorized construction/ layout as per Maharashtra Gunthewari Development, (Regulation Upgradation and Control) Act, 2001, and the Regularization letter is issued by the Competent authority of NIT in favour of present Vendor Vide its permit No.1922 Case No. 200305272454, Layout No. 572/Som/395 dtd. 22-8-2011 and Plot No. 164 is sanctioned and regularized with regularized area admeasuring about 143.86 Sq. Mtr.

d) That the said plot was converted into non-agricultural use by virtue of order issued by Hon'ble Additional Collector, Nagpur dtd. 21-12-2011 vide its No. 2453-NAP-34/2011-2012 in favour of the present owner.

**History of Plot No.165.**

a) That M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur sold said Plot No.165 to SHRI. GANESH GANGADHAR KELKAR on 13-10-1992 which is duly registered in the Office of Sub-Registrar Nagpur-2, in Addl. Book No. A-1 Volume No. 76 Page No. 259 to 260, having registration no.3462.

b) Thereafter, SHRI. GANESH GANGADHAR KELKAR left for his heavenly abode on 16.12.2005 and the property was inherited by his legal heirs namely his Wife (1) Smt. Shardadevi Ganesh Kelkar, 2 Married Daughters (2) Smt. Madura Sadanand Bapat (3) Smt. Meera Shashikant Vaidya & 1 Son namely (4) Shri. Bhalchandra Ganesh Kelkar.

c) That, (1) Smt. Shardadevi Ganesh Kelkar, (2) Smt. Madura Sadanand Bapat (3) Smt. Meera Shashikant Vaidya & (4) Shri. Bhalchandra Ganesh Kelkar sold the said Plot No. 165 to the present owner M/S ANKIT COUNSTRUCTION through its partner SHRI KISHORE GOVINDRAO KANHERE, by virtue of Registered Sale Deed dtd. 12-10-2010 which duly Registered in the office of sub registrar Nagpur-3, vide Doc. No. 4380 which is duly signed as a consenter by SHRI PRAKASH Son of SHRI LOKCHAND ISRANI. Smt. Madura Sadanand Bapat & Smt. Meera Shashikant Vaidya had given Power of Attorney to Shri. Bhalchandra Ganesh Kelkar which is duly registered at the office of the Sub-Registrar Nagpur-3 having registration no 3691-2010 dated 20.08.2010.

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d) That t he said Plot No. 165 is accommodate under the Scheme of NIT 572 unauthorized construction/ layout as per Maharashtra Gunthewari Development, (Regulation Upgradation and Control) Act, 2001, and the Regularization letter is issued by the Competent authority of NIT in favour of present Vendor Vide its permit No. 1921 Case No. 200305272455, Layout No. 572/Som/395 dtd. 22-8-2011 and Plot No. 165 is sanctioned and regularized with regularized area admeasuring about 143.86 Sq. Mtr.

e) That the said plot was converted into non-agricultural use by virtue of order issued by Hon'ble Additional Collector, Nagpur dtd. 21-12-2011 vide its No. 2454-NAP-34/2011-2012 in favour of the present owner.

**History of Plot No.166.**

a) That M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur sold said Plot No.166 to SHRI. PUNJABRAO MAROTRAO GANESHE on 16-06-1992 which is duly registered in the Office of Sub-Registrar Nagpur-2, in Addl. Book No. A-1 Volume No. 57 Page No. 212 to 213, having registration no.2259.

b) That the said plot was converted into non-agricultural use by virtue of order issued by Hon'ble Additional Collector, Nagpur dtd. 05-02-2003 vide its No. 590-NAP-34/2002-2003 in favour of SHRI. PUNJABRAO MAROTRAO GANESHE.

c) Thereafter, SHRI. PUNJABRAO MAROTRAO GANESHE left for his heavenly abode and the property was inherited by his legal heirs namely his Wife (1) Smt. Sindhu PunjabraoGaneshe&1 Son namely (2) Shri. Pankaj Punjabrao Ganeshe.

d) That, the legal Heirs of Late SHRI. PUNJABRAO MAROTRAO GANESHE(1) Smt. Sindhu Punjabrao Ganeshe (2) Shri. Pankaj Punjabrao Ganeshe sold the said Plot No. 166 to the present owner M/S ANKIT COUNSTRUCTION through its partner SHRI KISHORE GOVINDRAO KANHERE, by virtue of Registered Sale Deed dtd. 12-10-2010 which duly Registered in the office of sub registrar Nagpur-3, vide Doc. No. 4379 which is duly signed as a consenter by SHRI PRAKASH Son of SHRI LOKCHAND ISRANI.

e) That the said Plot No. 166 is accommodate under the Scheme of NIT 572 unauthorized construction/ layout as per Maharashtra Gunthewari Development, (Regulation Upgradation and Control) Act, 2001, and the Regularization letter is issued by the Competent authority of NIT in favour of present Vendor Vide its permit No. 1744 Case No. 200305272457, Layout No. 572/Som/395dtd. 25-8-2011 and Plot No. 166 is sanctioned and regularized with regularized area admeasuring about 136.15 Sq. Mtr.

f) That the said plot was converted into non-agricultural use by virtue of order issued by Hon'ble Additional Collector, Nagpur dtd. 05-02-2003 vide its No. 590-NAP-34/2002-2003,

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**History of Plot No.169.**

a) That, said property previously owned and in the possession by M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur.

b) That M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur sold said Plot No.169 to SHRI GAJANAN NARAYAN WANKHEDE on 08-04-1994 which is duly registered in the Office of Sub-Registrar Nagpur-11, in Addl. Book No. A-1 Volume No. 849 Page No. 56 to 57, having registration no.939.

c) That, SHRI GAJANAN NARAYAN WANKHEDE sold the said Plot No. 169 to the present owner M/S ANKIT COUNSTRUCTION through its partner SHRI KISHORE GOVINDRAO KANHERE, by virtue of Registered Sale Deed dtd. 07-02-2011 which duly Registered in the office of sub registrar Nagpur-3, vide Doc. No. 939 which is duly signed as a consenter by SHRI DEEPAK GAJANAN DESHMUKH.

d) That the said Plot No. 169 is accommodate under the Scheme of NIT 572 unauthorized construction/ layout as per Maharashtra Gunthewari Development, (Regulation Upgradation and Control) Act, 2001, and the Regularization letter is issued by the Competent authority of NIT in favour of present Vendor Vide its permit No.1917 Case No. 200305272240, Layout No. 572/Som/395 dtd. 22-8-2011 and Plot No. 169 is sanctioned and regularized with regularized area.

e) That the said plot was converted into non-agricultural use by virtue of order issued by Hon'ble Additional Collector, Nagpur dtd. 21-12-2011 vide its No. 2449-NAP-34/2011-2012 in favour of the present owner.

**History of Plot No.170.**

a) That, said property previously owned and in the possession by M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur.

b) That M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur sold said Plot No.170 to SHRI MAROTRAO DAMDUJI HIWARKAR on 13-10-1992 which is duly registered in the Office of Sub-Registrar Nagpur-2, in Addl. Book No. A-1 Volume No. 76 Page No. 255 to 256, having registration no.3460.

c) That, SHRI MAROTRAO DAMDUJI HIWARKAR sold the said Plot No. 170 to the present owner M/S ANKIT COUNSTRUCTION through its partner SHRI KISHORE GOVINDRAO KANHERE, by virtue of Registered Sale Deed dtd. 18-11-2010 which duly Registered in the office of sub registrar Nagpur-3, vide Doc. No. 4978.

d) That the said Plot No. 170 is accommodate under the Scheme of NIT 572 unauthorized construction/ layout as per Maharashtra Gunthewari Development, (Regulation Upgradation and Control) Act, 2001, and the Regularization letter is issued by the

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Competent authority of NIT in favour of present Vendor Vide its permit No.1743 Case No. 200305272454, Layout No. 572/Som/395 dtd. 28-8-2011 and Plot No. 170 is sanctioned and regularized with regularized area admeasuring about 143.86 Sq. Mtr.

e) That the said plot was converted into non-agricultural use by virtue of order issued by Hon'ble Additional Collector, Nagpur dtd. 21-12-2011 vide its No. 2450-NAP-34/2011-2012 in favour of the present owner.

f) In this way M/S ANKIT COUNSTRUCTION through its partner SHRI KISHORE GOVINDRAO KANHERE, became absolute owner of said property.

**History of Plot No.171.**

a) That, said property previously owned and in the possession by M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur.

b) That M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur sold said Plot No.171 to SMT. MUNNIDEVI W/o HARIPRAKASH SINGH on 07-07-1992 which is duly registered in the Office of Sub-Registrar Nagpur-2, in Addl. Book No. A-1 Volume No. 62 Page No. 139 to 140, having registration no.2544.

c) That the said plot was converted into non-agricultural use by virtue of order issued by Hon'ble Additional Collector, Nagpur dtd. 04-03-2003 vide its No. B-330-NAP-34/2002-2003 in favour of SMT. MUNNIDEVI W/o HARIPRAKASH SINGH.

f) That, SMT. MUNNIDEVI W/o HARIPRAKASH SINGH sold the said Plot No. 170 to the present owner M/S ANKIT COUNSTRUCTION through its partner SHRI KISHORE GOVINDRAO KANHERE, by virtue of Registered Sale Deed dtd. 18-11-2010 which duly Registered in the office of sub registrar Nagpur-3, vide Doc. No. 4974 which is duly signed as a consenter by SHRI PRAKASH Son of SHRI LOKCHAND ISRANI.

d) That the said Plot No. 171 is accommodate under the Scheme of NIT 572 unauthorized construction/ layout as per Maharashtra Gunthewari Development, (Regulation Upgradation and Control) Act, 2001, and the Regularization letter is issued by the Competent authority of NIT in favour of present Vendor Vide its permit No.1918 Case No. 200305272461, Layout No. 572/Som/395 dtd. 22-8-2011 and Plot No. 171 is sanctioned and regularized with regularized area admeasuring about 143.86 Sq. Mtr.

**History of Plot No.172.**

**a)** That, said property previously owned and in the possession by M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur.

**b)** That M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur sold said Plot No. 172 to SHRI HARIPRAKASHSINGH Son of SHRI BADAMSINGH on 07-07-1992 which is duly

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registered in the Office of Sub-Registrar Nagpur-2, in Addl. Book No. A-1 Volume No. 62 Page No. 137 to 138 having registration no.2543.

c) That the said plot was converted into non-agricultural use by virtue of order issued by Hon'ble Additional Collector, Nagpur dtd. 4-3-2003 vide its No.NAP-34/B-H11960/2002-2003 in favour of SHRI HARIPRAKASHSINGH Son of SHRI BADAMSINGH.

d) That, SHRI HARIPRAKASHSINGH Son of SHRI BADAMSINGH sold the said Plot No. 172 to the present owner M/S ANKIT COUNSTRUCTION through its partner SHRI KISHORE GOVINDRAO KANHERE, by virtue of Registered Sale Deed dtd. 18-11-2010 which duly Registered in the office of sub registrar Nagpur-3, vide Doc. No. 04975 which is duly signed as a consenter by SHRI PRAKASH Son of SHRI LOKCHAND ISRANI.

e) That the said Plot No. 172 is accommodate under the Scheme of NIT 572 unauthorized construction/ layout as per Maharashtra Gunthewari Development, (Regulation Upgradation and Control) Act, 2001, and the Regularization letter is issued by the Competent authority of NIT in favour of present Vendor Vide its permit No. 1920 Case No. 200305272462, Layout No. 572/Som/395 dtd. 22-8-2011 and Plot No. 172 is sanctioned and regularized with regularized area admeasuring about 143.9900 Sq. Mtr.

4) Therefore M/S ANKIT COUNSTRUCTION through its partner SHRI KISHORE GOVINDRAO KANHERE became the absolute owner of the property and mutated his name in the city survey, Corporation and NIT Records.

5) That M/S ANKIT COUNSTRUCTION through its partner SHRI KISHORE GOVINDRAO KANHERE applied for amalgamation of plot nos. 160 to 166, 169 to 172 (11 Plots) and the same got sanction by Nagpur Municipal Corporation, ADTP, Nagpur vide letter no.22/ Amalgamation dated 22-10-2020, total admeasuring 1600 SqMtrs.

6) That, the aforesaid M/S ANKIT COUNSTRUCTION through its partner SHRI KISHORE GOVINDRAO KANHERE lateron decided to develop the said Amalgamated plot nos. 160 to 166, 169 to 172 (11 Plots) into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein;

7) That, M/S ANKIT COUNSTRUCTION through its partner SHRI KISHORE GOVINDRAO KANHERE has accordingly prepared a Plan of a Multistoreyed Building proposed to be constructed on the Amalgamated plot nos. 160 to 166, 169 to 172 (11 Plots)and the same is duly sanctioned and approved by the Town Planning Department, Nagpur Municipal Corporation vide his Building Permit No.255/BP/SOMALWADA/TP/NMC/160 dated 21.05.2021 having 42 of sanctioned apartment units and will submit the project to the provision of The Apartment Ownership Act, 1970 & RERA Act, 2016.

8) That the link of the chain of title has been established. All the transaction has been duly verified from the relevant record of Registrar of Documents and Govt. Offices and other authorities.

ASHISH BHARAT DESAI ADVOCATE Regn No. 5411/2005

**ASHISH DESAI**
***ADVOCATE***

ADDRESS- B3, PRESTIGE APPTS.
BEHIND HOTEL HERITAGE,
CIVIL LINES, NAGPUR-440001
(M)-9372297888
Email- ashish_desai10@yahoo.com

10) For the said property, I have perused the following Documents:

i) Original Sale Deeds of plots.

ii) Copy of layout Map.

iii) Copy of N. A. Order

iv) Copy of Regularization Letter issued by NIT.

v) Original Akhiv Patrika

vi) Copy of Amalgamation of plots issued by Nagpur Municipal Corporation.

vii) Copy of Sanction Building Permit/Commencement Certificate & Sanction Plans.

The said documents adequately safeguard the interest of the owner and the Bank and there is nothing which prejudicial or undesirable in the said documents.

9) I have taken the search of records of Registrar's office from Inspection Book No. (II) and also other relevant records, for the last 13 years by paying the necessary search fee of Rs. 325/- paid Vide Receipt No. MH004979898202122E dt.14-08-2021 in the Office of Sub Registrar Nagpur-4. The original search fee Receipts are enclosed herewith.

10) On the basis of searches made by me the documents, which placed before me, I certify that the property described in the schedule is owned by the present owner M/S ANKIT COUNSTRUCTION through it's partner SHRI KISHOR GOVINDRAO KANHERE is free from any encumbrances, charges, liens and mortgages or any other claim effecting and the title of property is legal clear and marketable, as on the date.

11) That, the relevant documents of titles placed before me are copies and appear to be genuine. I have verified and tallied the documents from the records of the Registrar of Documents.

12) That there are no oral transactions. I am satisfied that the property is heritable and transferable.

13) In result, I have to state that, I have made necessary searches at the concerned Sub-Registrar's office update and as the result of the such searches, I satisfied that the property in question is free from all types of encumbrances and the title of plot owner is legal clear and marketable.

14) I have to further add that there is no impediment, if the Mortgagor mortgages the said property to the Bank for raising the loan such property will be good and marketable security for the Bank.

15) I certified that all documents are duly stamped whenever the stamp duty is payable on the documents in accordance with the provisions of Bombay Stamp Act, 1958 / Indian Stamp Act, 1899, as amended up to date. Similarly, the relevant documents have been registered / attested, wherever these documents require Registration & Attestation.

ASHISH BHARAT DESAI * ADVOCATE * Roll No. 5411/2005

# CHALLAN

## MTR Form Number-6

| GRN | MH004979898202122E | BARCODE | | Date | 14/08/2021-17:09:34 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Department** | Inspector General Of Registration | **Payer Details** | |
| **Type of Payment** | Search Fee<br>Other Items | **TAX ID / TAN (If Any)** | |
| | | **PAN No.(If Applicable)** | |
| **Office Name** | NGP4_JT NAGPUR NO 4 SUB REGISTRAR | **Full Name** | ADV ASHISH DESAI |
| **Location** | NAGPUR | | |
| **Year** | 2021-2022 One Time | **Flat/Block No.** | |
| | | **Premises/Building** | |
| | | **Road/Street** | |
| | | **Area/Locality** | |
| | | **Town/City/District** | |
| | | **PIN** | |
| | | **Remarks (If Any)** | |
| **Total** | 325.00 | **Amount In Words** | Three Hundred Twenty Five Rupees Only |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030072201 SEARCH FEE | 325.00 |

| **Payment Details** | IDBI BANK | **FOR USE IN RECEIVING BANK** | | | |
|---|---|---|---|---|---|
| **Cheque-DD Details** | | Bank CIN | Ref. No. | 69103332021081412990 | 2697164916 |
| Cheque/DD No. | | Bank Date | RBI Date | 14/08/2021-17:11:20 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID :

Mobile No. : 9372297888

**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 नमुद कारणासाढीच लागु आहे . इतर कारणांसाढी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही .



**Print Date 14-08-2021 05:11:32**

**ASHISH DESAI**
***ADVOCATE***

ADDRESS- B3, PRESTIGE APPTS.
BEHIND HOTEL HERITAGE,
CIVIL LINES, NAGPUR-440001
(M)-9372297888
Email- ashish_desai10@yahoo.com

16) That for sanctioning the loan the following documents may kindly be obtained from the Borrower / Mortgagor :

a) Copy of Sale Deeds b) Copy of Sanctioned Map c) Copy of Akhiv Patrika

d) Copy of N. A. Order e) Copy of Regularization Letter issued by NIT f) Amalgamation Order g) Copy of Sanction Building Permit/Commencement Certificate & Sanction Plans h) Allotment Letter i) NOC for sale/Mortgage.

## SCHEDULE OF PROPERTY

ALL THAT piece and parcel of the land legally own and in possession of land bearing Plot No. 160 to 166, 169 to 172 admeasuring area 1600 sq. meter in the layout of M/s Suraj Gruhnirman Samashya Nivaran Sanstha, Nagpur situated over the land bearing Khasara No. 91/1, 91/2 and 91/3, P.H. No. 44, City Survey No. 583, Sheet No. 718/04, Mouja - Somalwada, Nagpur, Ward No. 15 within the jurisdiction Nagpur Municipal Corporation, Nagpur, and Nagpur Improvement Trust, Nagpur and the said entire property are bounded as below: -

ON EAST - ROAD.
ON WEST - ROAD.
ON NORTH - NALLAH.
ON SOUTH - ROAD.

Hence This Title Report.

ASHISH BHARAT DESAI Roll No. 7311/2005 ADVOCATE

**Nagpur**

**Dated:-14-08-2021**

**(ASHISH B. DESAI)**

**Advocate**