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To

MahaRERA

Nagpur

LEGAL TITLE REPORT

Sub: - Title clearance certificate with respect to, All that piece and parcel of the land bearing Plot No. 56 & 57, total admeasuring about 371.5500 Sq. Mtrs. (As per R L Letter), being a part and portion of the entire land bearing Kh. No. 24/1, situated in the layout of Shree Suraj Gruha Samasya Niwaran Sanstha Nagpur, situated at Mouza – Chinchbhuwan, P. H. No. 43, bearing City Survey No. 76, Sheet No. 735/7, bearing Corporation House No. 1504/B/56+57, within the limits of N.I.T. and N.M.C. Ward No. 75, Tahsil and District Nagpur (hereinafter referred as the said plot "56 & 57 ")

I. I have investigated the title of the said plot on the request of Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders and following documents i.e.: -

1) Description of the property: -

All that piece and parcel of the land bearing Plot No. 56 & 57, total admeasuring about 371.5500 Sq. Mtrs. (As per R L Letter), being a part and portion of the entire land bearing Kh. No. 24/1, situated in the layout of Shree Suraj Gruha Samasya Niwaran Sanstha Nagpur, situated at Mouza – Chinchbhuwan, P. H. No. 43, bearing City Survey No. 76, Sheet No. 735/7, bearing Corporation House No. 1504/B/56+57, within the limits of N.I.T. and N.M.C. Ward No. 75, Tahsil and District Nagpur, and bounded as under: -

East	:	Plot No. 55
West	:	Plot No. 58
North	:	Plot No. 44, 45
South	:	9.00 Mtrs. Wide Road

2) List of Studied documents of plot.

i. Copy of Sale Deed dt. 01/06/1988, bearing Sr. No. 4118, executed by Shree Suraj Gruha Samasya Niwaran Sanstha Nagpur acting through it's Chief Secretary Shri. Manikrao Dayaramji Vaidya in favour of Smt. Shailaja Shashikant Deo
ii. Copy of Sale Deed dt. 31/12/2020, bearing Sr. No. 703, registered on 25/01/2021, executed by Smt. Shailaja Shashikant Deo in favour of Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders
iii. Copy of Deed of Declaration dt. 03/08/2021, bearing Sr. No. 4195, executed by Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders
iv. Copy of Regularization Letter dt. 20/10/2008, issued by the Nagpur Improvement Trust in favour of Smt. Shailaja Shashikant Deo
v. Copy of Building Permit dt. 28/07/2021, issued by the Nagpur Municipal Corporation
vi. Copy of Building Plan dt. 28/07/2021, sanctioned by the Nagpur Municipal Corporation
vii. Copy of Property Card/ Akhive Patrika dt. 23/06/2021, issued by the City Survey Office No. 3, Nagpur in the name of Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders for aforesaid Plot No. 56 & 57
viii. Copy of Tax Receipt dt. 21/06/2021, issued by the Nagpur Municipal Corporation

3) Property card issued by City Survey Office No. 3, Nagpur, Mutation Entry No. 7108, dt. 23/02/2021, in the name of Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders.

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4) Search report for 13 years from 2009 till 2021

II. 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 Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders is clear, marketable and without any encumbrances.

- Owners of the land: - Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders

- Qualifying comments/remarks if any: - Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders is the owner of the said land with no encumbrances. However any financial institution or prospective purchaser of individual apartment is suggested to verify the original title documents before entering in to any transaction

III. The report reflecting the flow of the title of the Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders on the said land is enclosed herewith as annexure.

Encl: Annexure - A

Nagpur.
Dt.05/08/2021

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Advocate

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ANNEXURE - A

FLOW OF THE TITLE OF THE SAID LAND.

Initially All that piece and parcel of the land bearing Plot No. 56 & 57, total admeasuring about 371.609 Sq. Mtrs. (4000 Sq. Ft.), being a part and portion of the entire land bearing Kh. No. 24/1, situated at Mouza – Chinchbhuwan, P. H. No. 43, bearing City Survey No. 76, Sheet No. 735/7, within the limits of N.I.T. and N.M.C. Tahsil and District Nagpur, initially belonged to Shree Suraj Gruha Samasya Niwaran Sanstha Nagpur

That thereafter Shree Suraj Gruha Samasya Niwaran Sanstha Nagpur acting through it's Chief Secretary Shri. Manikrao Dayaramji Vaidya sold the said Plot No. 56 & 57 to Smt. Shailaja Shashikant Deo, by virtue of the Sale Deed dt. 01/06/1988, which is duly registered before the Sub-Registrar Office Nagpur at Sr. No. 4118. As such Smt. Shailaja Shashikant Deo became the owner of the said Plot No. 56 & 57.

It is observed that the said property was under 1900 Lay-Out scheme of N.I.T. under Regularisation Of Unauthorized Construction Of The House/Plot as per Maharashtra Gunthewari Developments Act 2001. And the owner of the said land has paid development charges to N.I.T. And thereafter the N.I.T. has issued Regularisation Letter for Plot No. 56 & 57 in favour of Smt. Shailaja Shashikant Deo, on 20/10/2008.

That thereafter Smt. Shailaja Shashikant Deo sold the said Plot No. 56 & 57 to Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders, by virtue of the Sale Deed dt. 31/12/2020, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 703, on 25/01/2021. As such Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders became the owner of the said Plot No. 56 & 57.

That the Owner/Developer of the said Plot No. 56 & 57 intended to develop the said property by constructing a multistoried building thereon to be known and styled as "SHUBH SWAPN RESIDENCY" and the Building Plan is sanctioned by the N.M.C. vide it's Building Permit dt. 28/07/2021, bearing No. ADTP (Dhantoli Zone) AB-S-MAN-52/Tracking No 202102163/335. That aforesaid property was submitted to the MAHARASHTRA APARTMENT OWNERSHIP ACT and Deed of Declaration to that effect which is duly registered before the Sub-Registrar Nagpur at Sr. No. 4195, dt. 03/08/2021.

I have taken the Search of Index-II made available for inspection in the Sub-Registrar Office by paying requisite charges and the documents produced before me, I am of the Opinion that Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders is the owner of the said property. However, charges or rights created by unregistered documents cannot be ascertained and known from the entries from the Govt. Record. That thereafter further from 01-11-2005 all the Sub Registrar of Nagpur have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised, and In Sub Registrar Office Index-II are not complied Mouzawise and Encumbrance Certificate is not issued by the Sub-Registrar Office. And for the Year 2009 to 2011 online search was not available, and there is likelihood of human error of oversight while taking online search, therefore by way of an abundant precaution an affidavit

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from the owner be taken stating on oath that his title over the property is clear and marketable and that said property is not transferred or alienated in any manner whatsoever and there are no encumbrances. However any financial institution or prospective purchaser of individual apartment is suggested to verify the original title documents before entering in to any transaction

1) Property Card/ Akhive Patrika dt. 23/06/2021, issued by the City Survey Office No. 3, Nagpur in the name of Shri. Abhay Haridas Jinde proprietor of Shubh Swapn Builders for aforesaid Plot No. 56 & 57

2) Mutation Entry No. 7108, dt. 23/02/2021

3) Search report for 13 years from 2009, taken from Online Portal

4) Litigations if any: - **Affidavit that from owner that no case is pending be obtained**

Nagpur.
Dt.05/08/2021

MAKARAND M. PATHAK
Advocate

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