



Pranjal S. Dongaonkar
Advocate

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FORMAT - A
(CIR. NO 28/2021)

To,

MAHA RERA,
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001.

LEGAL TITLE REPORT

SUB :

Title Clearance Certificate With respect to The Property Situated At
Mouza - Zingabai Takli, Kh. No. 66/2 & 82, Plot No. 60-61, Nagpur, including
all other easementary rights appurtenant belonging thereto, situated at Mz -
Zingabai Takli, Tah. & Dist. Nagpur.

(1) I have investigated the title of the immovable property hereby described on the request of **SIDDHIVINAYAK PROPERTIES, a Partnership Firm**, having its registered office at Zingabai Takli, Nagpur - 440030, acting through its Partners, (1) **SHRI SACHIN S/o. SHESHRAO URMAL**, R/o. Plot No. 59, Bhosle Vihar Colony, Tulshibagh Road, Mahal, Nagpur - 440002, & (2) **SHRI MANOJ DHURAD S/o. GUNWANTRAO DHURAD**, R/o. 601, Orbital Empire, Jaitala, Nagpur - 440016, and following documents i.e. :-

- i) ALL THAT PIECE & PARCEL OF LAND BEARING PLOT NO. 60-61, admeasuring about 851.46 Sq. Mtrs., or 9165.11 Sq. Fts., (Amalgamated area as per Amalgamation Letter dated 28.01.2021), being part & portion of entire land bearing Kh. No. 66/2 & 82, P. H. No. 11, Ward No. 61 bearing Sheet No. 26 & 27, City Survey No. 102 & 107 (as per Sale Deed), and City Survey No. 107 (as per City Survey Mutation), Mouza - Zingabai Takli, situated in the sanctioned layout scheme of Shree Housing Co. Op. Society Ltd., Nagpur, & which is within the limits of N.I.T. & N. M. C., Nagpur, Tah. & Dist. Nagpur.



- ii) The Documents of Ownership of Plot No. 60-61 out of Kh. No. 66/2 & 82,
- Copy of Sale Deed registered before the Sub-registrar Nagpur No.4, on dated 05.03.2021 at Sr. No. 2023 between Siddhivinayak Properties & Shri Milind P. Sambhe
 - Copy of Sale Deed registered before the Sub-registrar Nagpur No.4, on dated 05.03.2021 at Sr. No. 2024 between Siddhivinayak Properties & Shri Milind P. Sambhe
 - Copy of Amalgamation Order dated 28.01.2021 sanctioned by Deputy Engineer, N.M.C., Nagpur.
 - Copy of Sale Deed between Shri Avinash S. Dakhole and Shree Housing Co. Op. Society Ltd., Nagpur, registered on dated 06.09.2002 at Sr. No. 4401 before the Joint Sub-registrar No. 4, Nagpur.
 - Copy of Release Letter dated 14.12.2011 issued by Building Engineer, N.I.T., Nagpur, with respect to the Plot No. 60.
 - Copy of Sale deed between Shri Avinash S. Dakhole & Shri Milind P. Sambhe registered on dated 29.06.2019 at Sr. No. 3400 before the Sub-registrar No. 6, Nagpur.
 - Copy of Sale Deed between Sau Ranjana D. Sathe & Shree Housing Co. Op. Society Ltd., Nagpur, registered on dated 11.09.2015 at Sr. No. 3787 before the Joint Sub-registrar No. 6, Nagpur.
 - Copy of Release Letter dated 14.12.2011 issued by Building Engineer, N.I.T., Nagpur, with respect to the Plot No. 61.
 - Copy of Sale Deed between Sau Ranjana D. Sathe & Shri Milind P. Sambhe dated 11.09.2005 registered at Sr. No. 3787 before the Sub-registrar No. 6, Nagpur.
 - Copy of Building Permit & Sanctioned Map issued by Building Engineer (N), N.I.T., Nagpur, on dated 25.10.2021 bearing Building Permit No. BE(N)/Case No. BUL-G-300 / Tracking No. 2021071239 /135.
 - Copy of Digital Property Card issued by City Survey No. 3 Nagpur, dated 10.05.2021.
- (2) On perusal of the above mentioned documents and all other relevant documents related to the title of the said property I am of the opinion that, the title of owner i.e. Siddhivinayak Properties is except the present charge of Arvind Sahakari Bank Ltd., Nagpur, is clear, marketable and without any other encumbrances.

Owner of the land :

<p>All That Piece & Parcel Of Land Bearing <u>Plot No. 60-61</u>, admeasuring about 851.46 Sq. Mtrs., or 9165.11 Sq. Fts., (Amalgamated area as per Amalgamation Letter dated 28.01.2021), being part & portion of entire land bearing <u>Kh. No. 66/2 & 82</u>, P. H. No. 11, Ward No. 61 bearing Sheet No. 26 & 27, City Survey No. 102 & 107 (as per Sale Deed), and City Survey No. 107 (as per City Survey Mutation), Mouza – Zingabai Takli, situated in the sanctioned layout scheme of Shree Housing Co. Op. Society Ltd., Nagpur, & which is within the limits of N.I.T. & N. M. C., Nagpur, Tah. & Dist. Nagpur</p>	<p>SIDDHIVINAYAK PROPERTIES</p>
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Qualifying comments / remarks if any

The title of Siddhivinayak Properties on the said land is good, valid, marketable, clear and salable except the present charge of Arvind Sahakari Bank Ltd., Nagpur.

- (3) The report reflecting the flow of the title of the said Siddhivinayak Properties with respect to the said plot of land/s is enclosed herewith as annexure.

Encl : Annexure

Date : 03.11.2021


(P. S. Dongaonkar)
Adv.

ANNEXTURE
FLOW OF THE TITLE OF THE SAID LAND

- 1) Property Card issued by City Survey No. 3 Nagpur, as on date of application for registration –

The name of Siddhivinayak Properties is not yet recorded in the Property Card issued by City Survey Office No. 3 Nagpur, in respect of the property comprising Plot No. 60-61, admeasuring about 851.46 Sq. Mtrs., or 9165.11 Sq. Fts., (Amalgamated area as per Amalgamation Letter dated 28.01.2021), being part & portion of entire land bearing Kh. No. 66/2 & 82, P. H. No. 11, Ward No. 61 bearing Sheet No. 26 & 27, City Survey No. 102 & 107 (as per Sale Deed), and City Survey No. 107 (as per City Survey Mutation), Mouza – Zingabai Takli, situated in the sanctioned layout scheme of Shree Housing Co. Op. Society Ltd., Nagpur, & which is within the limits of N.I.T. & N. M. C., Nagpur, Tah. & Dist. Nagpur.

- 2) Mutation Entry :-

The Property Card issued by City Survey No. 3 Nagpur reveal that the name of Siddhivinayak Properties is not yet recorded as Owner of the said land/s.

- 3) Search report for 30 years from 1992 to 2021 taken from Sub-registrar Nagpur Office, at Nagpur.

a) That, ALL THAT Piece and Parcel of Land bearing Plot No. 60, admeasuring about 443.4840 Sq. Mtrs., or 4773.66 Sq. Fts., (as per Release Letter of N.I.T.), being part & portion of entire land bearing Kh. No. 66/2 & 82, P. H. No. 11, Ward No. 61 bearing Sheet No. 26 & 27, City Survey No. 102 & 107, (as per City Survey Mutation Cts. No. 107), Mouza – Zingabai Takli, situated in the sanctioned layout scheme of Shree Housing Co. Op. Society Ltd., Nagpur, & which is within the limits of N.I.T. & N. M. C., Nagpur, Tah. & Dist. Nagpur, was originally purchased by Shri Avinash S. Dakhole from Shree Housing Co. Op. Society Ltd., Nagpur, vide registered sale deed dated 06.09.2002 registered at Sr. No. 4401 before the Joint Sub-registrar No. 4, Nagpur.

b) That, during the course of time, the layout scheme of Shree Housing Co. Op. Society Ltd., Nagpur, of Kh. No. 66/2 & 82, of Mouza – Zingabai Takli, came within the purview of Regularization of Unauthorized Layout/Construction Scheme (1900 Layout Scheme) of N. I. T., Nagpur and after completing all the formalities the Regularization authority finally sanctioned the layout map of Kh. No. 66/2 & 82. In view of the above, the title holder of Plot No. 60 then applied to regularize her plot & after completing all the required formalities, Building Engineer (N), Nagpur Improvement Trust, Nagpur, regularized the said Plot No. 60 under aforesaid Maharashtra Gunthewari Developments Act, 2001 & issued its Release Letter on dated 14.12.2011 regularizing a total Plot area admeasuring 443.48 Sq. Mtrs., in the name of Shri Avinash S. Dakhole



- c) That, the aforesaid title holder Shri Avinash S. Dakhole then decided to sell the said plot of land and accordingly sold the same to Shri Milind P. Sambhe vide registered sale deed dated 29.06.2019 registered at Sr. No. 3400 before the Sub-registrar No. 6, Nagpur, as a result of which he became the absolute legal owner of the same.
- d) That, the immovable property bearing Plot No. 61, admeasuring about 407.98 Sq. Mtrs., or 4391.55 Sq. Fts., (as per Release Letter of N.I.T.), being part & portion of entire land bearing Kh. No. 66/2 & 82, P. H. No. 11, Ward No. 61 bearing Sheet No. 26 & 27, City Survey No. 102 & 107, (as per City Survey Mutation Cts. No. 107), Mouza – Zingabai Takli, situated in the sanctioned layout scheme of Shree Housing Co. Op. Society Ltd., Nagpur, & which is within the limits of N.I.T. & N. M. C., Nagpur, Tah. & Dist. Nagpur & which is within the limits of N.I.T. & N. M. C., Nagpur, Tah. & Dist. Nagpur, was originally purchased by Sau Ranjana D. Sathe from Shree Housing Co. Op. Society Ltd., Nagpur, vide registered sale deed dated 11.09.2015 registered at Sr. No. 3787 before the Joint Sub-registrar No. 6, Nagpur, who then became the absolute legal owner of the same.
- e) That, during the course of time, the layout scheme of Shree Housing Co. Op. Society Ltd., Nagpur, of Kh. No. 66/2 & 82, of Mouza – Zingabai Takli, came within the purview of Regularization of Unauthorized Layout/Construction Scheme (1900 Layout Scheme) of N. I. T., Nagpur and after completing all the formalities the Regularization authority finally sanctioned the layout map of Kh. No. 66/2 & 82. In view of the above, the title holder of Plot No. 61 then applied to regularize her plot & after completing all the required formalities, Building Engineer (N), Nagpur Improvement Trust, Nagpur, regularized the said Plot No. 61 under aforesaid Maharashtra Gunthewari Developments Act, 2001 & issued its Release Letter on dated 14.12.2011 regularizing a total Plot area admeasuring 407.98 Sq. Mtrs., or 4391.55 Sq. Fts., in the name of Shri Avinash S. Dakhole.
- f) That, the aforesaid title holder Sau Ranjana D. Sathe then decided to sell the said plot of land and accordingly sold the same to Shri Milind P. Sambhe vide registered sale deed dated 11.09.2005 registered at Sr. No. 3787 before the Sub-registrar No. 6, Nagpur, as a result of which he became the absolute legal owner of the same.
- g) That, accordingly as referred herein above, Shri Milind P. Sambhe became the absolute legal owner of the said Plot No. 60 admeasuring about 443.4840 Sq. Mtrs., or 4773.66 Sq. Fts., (as per Release Letter of N.I.T.) & Plot No. 61 admeasuring about 407.98 Sq. Mtrs., or 4391.55 Sq. Fts., (as per Release Letter of N.I.T.).
- h) That, the aforesaid title holder Shri Milind P. Sambhe then decided not to retain the said plots bearing No. 60 & 61 and accordingly sold the same to Siddhivinayak Properties, a Partnership Firm, by executing two separate sale deeds which were registered on dated 05.03.2021 at Sr. No. 2123 & 2124 before the Sub-registrar No. 4, Nagpur, as a result of which it became the absolute exclusive legal owner of the same.



- i) That, from verification of documents and records I also found that, the then title holder also decided to clubbed both the said plots and applied to the concerned department for clubbing of the same and acting on the same the Deputy Engineer, N.M.C., Nagpur, had approved amalgamation of the said plots vide its Order dated 28.01.2021 wherein an area admeasuring 851.46 Sq. Mtrs., was declared / sanctioned as amalgamated area.
- j) That, the title holder now has decided to develop the said property into a residential apartment / flat / unit by Constructing a Building Complex / Multi Family Building there on consisting of separate independent Apartment(s) / Flat(s) on each floor & accordingly prepared a building plan to be sanctioned to the building plan sanctioned by Building Engineer (N), N.I.T., Nagpur, on dated 25.10.2021 bearing Building Permit No. BE(N)/Case No. BUL-G-300 / Tracking No. 2021071239 / 135.
- k) From verification of records I found that the immovable property hereby described is mortgaged with Arvind Sahakari Bank Ltd., Nagpur, vide registered mortgaged dated 04th day of March 2021.
- l) That, for the purpose of verification of title, the following documents relating to said property are provided to me,
- a. Copy of Sale Deed registered before the Sub-registrar Nagpur No.4, on dated 05.03.2021 at Sr. No. 2023 between Siddhivinayak Properties & Shri Milind P. Sambhe
 - b. Copy of Sale Deed registered before the Sub-registrar Nagpur No.4, on dated 05.03.2021 at Sr. No. 2024 between Siddhivinayak Properties & Shri Milind P. Sambhe
 - c. Copy of Amalgamation Order dated 28.01.2021 sanctioned by Deputy Engineer, N.M.C., Nagpur.
 - d. Copy of Sale Deed between Shri Avinash S. Dakhole and Shree Housing Co. Op. Society Ltd., Nagpur, registered on dated 06.09.2002 at Sr. No. 4401 before the Joint Sub-registrar No. 4, Nagpur.
 - e. Copy of Release Letter dated 14.12.2011 issued by Building Engineer, N.I.T., Nagpur, with respect to the Plot No. 60.
 - f. Copy of Sale deed between Shri Avinash S. Dakhole & Shri Milind P. Sambhe registered on dated 29.06.2019 at Sr. No. 3400 before the Sub-registrar No. 6, Nagpur.
 - g. Copy of Sale Deed between Sau Ranjana D. Sathe & Shree Housing Co. Op. Society Ltd., Nagpur, registered on dated 11.09.2015 at Sr. No. 3787 before the Joint Sub-registrar No. 6, Nagpur.
 - h. Copy of Release Letter dated 14.12.2011 issued by Building Engineer, N.I.T., Nagpur, with respect to the Plot No. 61.
 - i. Copy of Sale Deed between Sau Ranjana D. Sathe & Shri Milind P. Sambhe dated 11.09.2005 registered at Sr. No. 3787 before the Sub-registrar No. 6, Nagpur.
 - j. Copy of Building Permit & Sanctioned Map issued by Building Engineer (N), N.I.T., Nagpur, on dated 25.10.2021 bearing Building Permit No. BE(N)/Case No. BUL-G-300 / Tracking No. 2021071239 / 135.



- k. Copy of Digital Property Card issued by City Survey No. 3 Nagpur, dated 10.05.2021.

THAT, all the aforesaid documents produce before me by Siddhivinayak Properties to me for examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owner. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that they have not executed any unregistered deed or document whereby their ownership rights are affected, diluted or third party interest is created except the present charge of Arvind Sahakari Bank Ltd., Nagpur.

- l) That, I have taken online search in respect of the said property from the web portal www.igrmaharashtra.gov.in by giving inputs of Plot No. 60-61 of Mouza-Zingabai Takli, for the period of 30 years from 1992 to 2021 in Sub-Registrar Nagpur, by paying necessary Search fee online with the department of Registration vide receipt GRN No. MH008415606202122E on dated 03.11.2021. (Original enclosed herewith).

- m) That, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

- 4) Any other relevant Title :-

We observed that the said land is Freehold property.

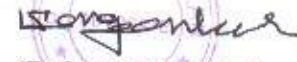
- 5) Litigations if any :-

During our online search we did not come across any entry of lispendence recorded relating to aforesaid property.

Nagpur

Dated : 03.11.2021

Yours Faithfully,


(P. S. Dongaonkar)
Adv.