

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II
265-A, South Ambazari Road,
Bajaj Nagar,
Nagpur - 440 010
Phone : +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : shastriassociates@gmail.com

FORMAT - A

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA

Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to building Known as "GAJANAN ENCLAVE", to be erected on ALL THAT piece and parcel of land bearing Plot No. 3 containing by admeasurement 1221.50 Sq. Mtrs. (13,148.22 Sq. Ft.) comprising Western Portion of the entire land bearing Kh. No. 28/2 of MOUZA - ZINGABAI TAKLI, P.S.K. 11 bearing Corporation House No. 521/A/3, City Survey No. 33 Sheet No. 30 of Mouza - Zingabai Takli, situated at Zingabai Takli, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District - NAGPUR (hereinafter referred as the said Project "GAJANAN ENCLAVE")

1} I/We have investigated the title of the said land on the request of M/s. SHREE GAJANAN BUILDERS & DEVELOPERS, having its Office at Plot No. 61A, "Shree Gajanan Apartments", Gokul Housing Society, Gorewada Road, Borgaon, Nagpur-440 013 and following documents i.e.:-

01. Description of the property.

ALL THAT piece and parcel of land bearing Plot No. 3 containing by admeasurement 1221.50 Sq. Mtrs. (13,148.22 Sq. Ft.) comprising Western Portion of the entire land bearing Kh. No. 28/2 of MOUZA -



ZINGABAI TAKLI, P.S.K. 11 bearing Corporation House No. 521/A/3, City Survey No. 33 Sheet No. 30 of Mouza - Zingabai Takli, situated at Zingabai Takli, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District - NAGPUR.

02. The Documents for allotment / acquiring of plot/land.

(i) Sale Deed dated 11-01-2008 executed by Shri. Laxman Daduji Raut in favour of Miss. Manisha Deorao Raut, which is registered at the Office of the Sub Registrar, Nagpur-2 in Book No. 1 at Serial No. 249 on 11-01-2008;

(ii) Sale Deed dated 31-12-2013 executed by Miss. Manisha Deorao Raut in favour of Shri. Vinod Govindrao Kakde and Mrs. Surekha Vinod Kakde, which is registered at the Office of the Sub Registrar, Nagpur-4 in Book No. 1 at Serial No. 2662 on 25-04-2014;

(iii) Regularisation Letter Dated 09-10-2015

(iv) Sale Deed dated 08-09-2016 executed by Shri. Vinod Govindrao Kakde and Mrs. Surekha Vinod Kakde in favour of M/s. Shree Gajanan Builders & Developers, which is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Serial No. 4835 on 08-09-2016;

03. Property Card issued by City Survey Department, Nagpur vide Mutation / Ferfar Entry No. 34054 dated 11-10-2017.

04. Search report for 30 years from 1992 till 2021.

2} On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of M/s. SHREE GAJANAN BUILDERS & DEVELOPERS, having its Office at Plot No. 61A, "Shree Gajanan Apartments", Gokul Housing Society, Gorewada Road, Borgaon, Nagpur-440 013 is clear, marketable and without any encumbrances.

Owner of the land :

ALL THAT piece and parcel of land bearing Plot No. 3 containing by admeasurement 1221.50 M/s. SHREE GAJANAN Sq. Mtrs. (13,148.22 Sq. Ft.) comprising BUILDERS & DEVELOPERS Western Portion of the entire land bearing Kh. No. 28/2 of MOUZA - ZINGABAI TAKLI, P.S.K. 11 bearing Corporation House No. 521/A/3, City Survey No. 33 Sheet No. 30 of Mouza -



Zingabai Takli, situated at Zingabai Takli,
Nagpur within the limits of the Nagpur
Municipal Corporation Ward No. 61 in Tahsil
and District - NAGPUR

Qualifying comments/ remarks if any

The Title of M/s. SHREE GAJANAN BUILDERS & DEVELOPERS on the
said land is good, valid marketable, clear and salable.

3} The report reflecting the flow of the title of the M/s. SHREE GAJANAN
BUILDERS & DEVELOPERS on the said land is enclosed herewith as Annexure.

Date: 27-12-2021

Encl : Annexure.



A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line and a small flourish.

Adv. Sandeep Shastri

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

- 1) Property Card issued by City Survey Department as on date of application for registration.

The name of M/s. SHREE GAJANAN BUILDERS & DEVELOPERS is recorded in the Property Card issued by City Survey Department, Nagpur in respect of the property comprising ALL THAT piece and parcel of land bearing Plot No. 3 containing by admeasurement 1221.50 Sq. Mtrs. (13,148.22 Sq. Ft.) comprising Western Portion of the entire land bearing Kh. No. 28/2 of MOUZA - ZINGABAI TAKLI, P.S.K. 11 bearing Corporation House No. 521/A/3, City Survey No. 33 Sheet No. 30 of Mouza - Zingabai Takli, situated at Zingabai Takli, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District - NAGPUR.

- 2) Mutation Entry

The Property Card issued by City Survey Department, Nagpur reveal that vide Mutation / Ferfar Entry No. 34054 dated 11-10-2017 the name of M/s. SHREE GAJANAN BUILDERS & DEVELOPERS is recorded as Owner / Lessee of the said property.

- 3) Search report for 30 years from 1992 Taken from Sub-Registrar' office at Nagpur.

(i) THAT, ALL THAT piece and parcel of land having an area of 2.00 Acres being the Western Portion of Kh. No. 28/2 of MOUZA - ZINGABAI TAKLI, P.S.K. 11 having a total area of 1.65.50 Hectors, Rental Rs. 12.00 held in Occupancy Class-1 Rights, bearing City Survey No. 33, Sheet No. 30 of Mouza - Zingabai Takli, situated at Zingabai Takli, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District - NAGPUR, Originally belonged to Shri. Laxman Damduji Raut, being his separate property.

(ii) THAT, the aforesaid land is carved out various different sizes Plots therein.

(iii) THAT, the said Shri. Laxman Damduji Raut later on transferred the said Plot No. 3 containing by admeasurement 1221.50 Sq. Mtrs. (13,148.22 Sq. Ft.) by way of Sale to Miss. Manisha Deorao Raut, by a Sale Deed dated 11-01-2008, which is registered at the Office of the Sub-Registrar, Nagpur-2 in Book No. 1 at Sr. No. 249 on even date.



(iv) THAT, the aforesaid Miss. Manisha Deorao Raut later on transferred the aforesaid property by way of Sale to Shri. Vinod Govindrao Kakde and Mrs. Surekha Vinod Kakde, by a Sale Deed Dated 31-12-2013, which is registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2662 on 25-04-2014. The said Sale Deed is duly Consented by Shri. Govind Developers and Rachana Construction Company (Nagpur) Private Limited, in the capacity of Consentor.

(v) THAT, the aforesaid Plot No. 3 is covered under the scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur.

(vi) THAT, for Regularisation and Development of the said Plot No. 3 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the aforesaid Shri. Vinod Govindrao Kakde and Mrs. Surekha Vinod Kakde had applied to the Nagpur Improvement Trust, Nagpur for the same. They also paid/deposited the Development Charges for Regularisation and Development of the said Plot of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it.

(vii) THAT considering the application of the aforesaid Shri. Vinod Govindrao Kakde and Mrs. Surekha Vinod Kakde and also on receipt of the Development charges as demanded by it from them, the Nagpur Improvement Trust, Nagpur later on regularised the said Plot No. 3 and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (NORTH), Nagpur Improvement Trust, Nagpur vide his Permit No. BE(N)/305 Dated 09-10-2015 in Case No. 2007113075 and Layout No. 1900/2007113026 in favour of Miss. Manisha Deorao Raut. As per the regularisation Letter Dated 09-10-2015 the area of the said Plot No. 3 (THREE) is shown and declared as 1221.50 Sq. Mtrs.

(viii) THAT, the aforesaid Shri. Vinod Govindrao Kakde and Mrs. Surekha Vinod Kakde lateron transferred the aforesaid property comprising ALL THAT piece and parcel of land bearing Plot No. 3 containing by admeasurement 1221.50 Sq. Mtrs. (13,148.22 Sq. Ft.) comprising Western Portion of the entire land bearing Kh. No. 28/2 of MOUZA - ZINGABAI TAKLI, P.S.K. 11 bearing City Survey No. 33 Sheet No. 30 of Mouza - Zingabai Takli, situated at Zingabai Takli, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.



61 in Tahsil and District – NAGPUR by way of sale to Shri Gajanan Builders and Developers, by a Sale Deed Dated 08-09-2018, which is registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4835 on even date. As a result therefore the said M/s. Shri Gajanan Builders and Developers, has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein and the same is duly mutated in the name of the said M/s. Shri Gajanan Builders and Developers in the Property Card of City and other relevant records.

(ix) THAT the said M/s. Shri Gajanan Builders and Developers has proposed to construct on the said Plot No. 3 a Multistoreyed Building to be known and styled as "**GAJANAN ENCLAVE**", having Ground Floor and Five Upper Floors consisting of various Apartments therein in accordance with the plans which is sanctioned and approved by the Building Engineer(N), Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE(NORTH)/Case No. BUL-G-018/Tracking No. 2021070117/257 Dated 15-12-2021.

i) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us:-

- a. Sale Deed Dated 11-01-2008
- b. Sale Deed Dated 31-12-2013
- c. Regularisation Letter Dated 09-10-2015
- d. Sale Deed Dated 08-09-2016
- e. Sanctioned Building Plan Dated 15-12-2021
- f. City Survey Property Card

ii) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owner. In the Like manner It is further necessary to obtain an Affidavit from the aforesaid Owner that he has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or a third party interest is created.

iii) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 33 of MOUZA – ZINGABAI TAKLI for the period of 12 (Twelve) Years (i.e. from 1992 to 2003) by depositing



necessary Search Fees online with the Department of Registration vide GRN No. MH010646533202122E Dated 24-12-2021 and 18 (Eighteen) Years (i.e. from 2004 to 2021) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH010638061202122E Dated 24-12-2021 Receipt No. 1112247729. The Receipt of the same is enclosed herewith.

iv) THAT, during our online search we did not came 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 came across any entry of Lispendence recorded relating to the aforesaid property

Nagpur

Date: 27-12-2021



A handwritten signature in black ink, consisting of stylized loops and a long horizontal stroke.

Adv. Sandeep Shastri



GRN	MH010638061202122E	BARCODE								Date	24/12/2021-15:04:07			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 PND1_JT DISTT REGISTRAR PUNE URBAN									Full Name -		SANDEEP ANANT SHASTRI					
Location PUNE																
Year 2021-2022 One Time									Flat/Block No.							
Account Head Details							Amount In Rs.		Premises/BUILDING							
0030072201 SEARCH FEE							450.00		Road/Street							
									Area/Locality							
									Town/City/District							
									PIN							
									Remarks (If Any)							
									Amount In		Four Hundred Fifty Rupees Only					
Total							450.00		Words							
Payment Details IDBI BANK									FOR USE IN RECEIVING BANK							
Cheque-DD Details									Bank CIN		Ref. No.		69103332021122416780		2720293460	
Cheque/DD No.									Bank Date		RBI Date		24/12/2021-15:08:11		Not Verified with RBI	
Name of Bank									Bank-Branch		IDBI BANK					
Name of Branch									Scroll No. , Date		Not Verified with Scroll					

Mobile No. : 9850361454

Department ID : 536897424 Mobile No. : 9850361454
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चतान "ट्रिप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करायच्या दस्तांसाठी लागू नाही.

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



MH010638061202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
24 Dec 2021	Receipt	Receipt no.: 1112247729
Name of the Applicant : SANDEEP ANANT SHASTRI		
Details of property of which document has to be searched :		Dist : Nagpur Village : Takali (Jhingabai) S.No/CTS No/G.No. : 33
Period of search :		From : 2004 To : 2021
Received Fee :		450
The above mentioned Search fee has been credited to government vide GRN no : MH010638061202122E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frnSearchChallanWithOutReg.php'.		





SRN	MH010646533202122E	BARCODE	24/12/2021-16:24:47		Date	24/12/2021-16:24:47	Form ID
Department			Inspector General Of Registration				
Search Fee			Payer Details				
Type of Payment			Other Items		TAX ID / TAN (If Any)		
					PAN No.(If Applicable)		
Office Name			NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name		SANDEEP ANANT SHASTRI
Location			NAGPUR				
Year			2021-2022 One Time		Flat/Block No.		
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			300.00		Road/Street		MOUZA ZINGABAI TAKLI
					Area/Locality		NAGPUR
					Town/City/District		
					PIN		4 4 0 0 3 0
					Remarks (If Any)		
					SEARCH FEES FOR 12 YEARS 1992 TO 2003 CITY SURVEY NO 33		
Total			300.00		Amount In Words		Three Hundred Rupees Only
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details					Bank CIN		69103332021122418194
					Ref. No.		2720314708
Cheque/DD No.					Bank Date		24/12/2021-16:33:49
					RBI Date		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. : 9850361454
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चतान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावाच्या दस्तावेजाची लागू नाही.

