RAM A. JOSHI
Advocate

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FORMAT – A
(Circular No. 28/2021)

To

MahaRERA
Nagpur

LEGAL TITLE REPORT

SUB : Title Clearance Certificate with respect to **Plot No. R-17,** out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement 8800 Sq. Ft. (OR 817.539 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9 bearing Corporation House No. 339, City Survey No. 331 and Sheet No. 34, situated at Scientific Society, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR (hereinafter referred as the said Plot " ").

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

1) The Description of the property is **Plot No. R-17,** out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement 8800 Sq. Ft. (OR 817.539 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9 bearing Corporation House No. 339, City Survey No. 331 and Sheet No. 34, situated at Scientific Society, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR.

2) The aforesaid property originally belonged to Originally belonged to Smt. Godawaribai W/o Ramchandra Kamble, being her self-acquired property, having purchased the same by her from the aforesaid The Scientific Co-operative Housing Society Limited, Nagpur by a Sale Deed Dated 27-05-1954, which is duly registered at the Office of the Sub Registrar, Nagpur in Addl. Book No. I, Volume No. 230 on Pages 20 to 25 at Sr. No. 429 on 28-05-1954. Later on the said Smt. Godawaribai Kamble sold the said property to Shri. Vishwanath S/o Sadashivrao Kamde, and after his demise the aforesaid owners succeeded to the said property by way of intestate succession.

3) 7/12 extract or property card issued by City Survey department shows the names of the present owners as being the only legal heirs of the deceased.

4) That the aforesaid owners lateron entered into an Agreement to Development dated 01/03/2021 which is duly registered at Sr. No. 1950 before the Sub registrar No. 4, Nagpur. And Accordingly the Owners also duly appointed the said Developer as their Power of Attorney holder vide registered document at Sr. No. 1951 before the Sub registrar No. 4 dated 01/03/2021 and now as such the aforesaid owners and developers have perfectly legal and valid title over the said property.

5) Search Report for 14 years from 2008 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 / developer / company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet).

Owners of the land

(1) **1) Smt. Sheela Wd/o Late Shri Vishwanath Kamde, 2) Shri. Sudhir S/o Late Shri Vishwanath Kamde, 3) Shri. Parag S/o Late Shri Vishwanath Kamde, 4) Shri. Adhir S/o Late Shri Vishwanath Kamde, 5) Mrs. Ragini W/o Anil Bhole,** (Maiden Name Miss. Ragini D/o Late Shri. Vishwanath Kamde), **6) Mrs. Meenal W/o Anil Tadas,** (Maiden name Miss. Bhagyashri D/o Late Shri. Vishwanath Kamde)

(2) Qualifying comments / remarks, if any Owners and the Developers have perfectly valid title over the said property.

3. The report reflecting the flow of the title of the (owner / promoter / developer / company) on the said land is enclosed herewith as Annexure.

Encl. : Annexure

Advocate

Date : 19/10/2021

(Stamp)

ADVOCATE BAR NAGPUR 2282000

RAM A. JOSHI
Advocate

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) 7/12 Extract / P.R. Card as on date of application for registration.
2) Mutation Entry No. 19228 dated 21/09/2020.
3) Search Report for 30 years from 2008 to 2021 taken from Sub Registrar Office at1, Nagpur.
4) Any other relevant title.
5) Litigations, if any.

Advocate

Date : 19/10/2021

(Stamp)

CHALLAN

MTR Form Number-6

GRN	MH007409296202122E	BARCODE		Date	12/10/2021-13:59:19	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	ADV RAM JOSHI
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	375.00	Amount In Words	Three Hundred Seventy Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	375.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332021101215438	2707402530
Cheque/DD No.		Bank Date	RBI Date	12/10/2021-14:00:45	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9422111235

Department ID :

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 कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 12-10-2021 02:00:58

RAM A. JOSHI
ADVOCATE
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Tel # 0712- 2956761, Cell # 9422111235
E-mail – advramjoshi@gmail.com

TITLE VERIFICATION & SEARCH REPORT

On the basis of relevant documents of title submitted by **Mr. Dev Jaiswal** and searches made by me for verifying the title of 14 Years of the below mentioned property, I am submitting my report as under:

THAT, 1) Smt. Sheela Wd/o Late Shri Vishwanath Kamde, 2) Shri. Sudhir S/o Late Shri Vishwanath Kamde, 3) Shri. Parag S/o Late Shri Vishwanath Kamde, 4) Shri. Adhir S/o Late Shri Vishwanath Kamde, 5) Mrs. Ragini W/o Anil Bhole, (Maiden Name Miss. Ragini D/o Late Shri. Vishwanath Kamde), **6) Mrs. Meenal W/o Anil Tadas,** (Maiden name Miss. Bhagyashri D/o Late Shri. Vishwanath Kamde), are the absolute joint owners of ALL THAT Piece and Parcel of land bearing Plot No. 17 in Block "R"(R-17), out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement 8800 Sq. Ft. (OR 817.539 Sq. Mtrs.) (i.e. admeasuring Length 110 Ft. and Breadth 80 Ft.), being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9 bearing Corporation House No. 339, City Survey No. 331 and Sheet No. 34, situated at Scientific Society, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR

THAT the Owners hereinabove named are Joint/Co-Owners and in possession of the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 17 in Block "R" (R-17), out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement 8800 Sq. Ft. (OR 817.539 Sq. Mtrs.) (i.e. admeasuring Length 110 Ft. and Breadth 80 Ft.), being a portion of the entire land bearing Kh.Nos.4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza AJNI, P.S.K. 9 bearing Corporation House No. 339, City Survey No.331 and Sheet No.34, situated at Scientific Society, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No.75, Circle No.20, Division No.8 in Tahsil and District Nagpur hereinafter referred as **"the said property"**; AND

THAT ALL THAT Piece and Parcel of land bearing Plot No. 17 in Block "R" (R-17), out of the sanctioned layout of THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, containing by admeasurement 8800 Sq. Ft. (OR 817.539 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9 bearing Corporation House No. 339, City Survey No. 331 and Sheet No. 34, situated at Scientific Society, Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR, Originally belonged to Smt. Godawaribai W/o Ramchandra Kamble, being her self-acquired property, having purchased the same by her from the aforesaid The Scientific Co-operative Housing Society Limited, Nagpur by a Sale Deed Dated 27-05-1954, which is duly registered at the Office of the Sub Registrar, Nagpur in Addl. Book No. I, Volume No. 230 on Pages 20 to 25 at Sr. No. 429 on 28-05-1954; AND

THAT the layout of the aforesaid Society is duly sanctioned and approved by the Nagpur Improvement Trust under an Agreement Dated 22-02-1952 made by and between the aforesaid The Scientific Co-operative Housing Society Limited, Nagpur and the Nagpur Improvement Trust, Nagpur; AND

THAT the aforesaid entire land comprising Kh. Nos. 4/1, 4/2, 7/2, 24, 25 and 26/1-4 is converted for Non-Agricultural (Residential) Use by the Sub-Divisional Officer, Nagpur vide his Order Dated 26-10-1976 passed in Revenue Case No. 104/A-2/66-67 of Mouza - AJNI; AND

THAT the aforesaid Smt. Godawaribai Ramchandra Kamble lateron in her turn transferred/sold the said Plot No. 17 in Block "R" (i.e. R-17), situated at Scientific Society, Laxminagar, Nagpur in Tahsil and District – Nagpur by way of sale to Shri. Vishwanath S/o Sadashivrao Kamde, husband of Owner No. 1 and father of Owner Nos. 2 to 6 abovenamed, by a Sale Deed Dated 04-04-1970, which is duly registered at the Office of the Sub Registrar, Nagpur in Book No. I at Sr. No. 2377 on even date and the said property was also accordingly mutated in his name in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 17713 Dated 15-12-2018; AND

THAT the aforesaid Shri. Vishwanath Sadashivrao Kamde left for heavenly abode on 25-05-2019 and consequent upon his death/demise, his aforesaid entire property comprising Plot No. R-17 situated at Scientific Society, Laxminagar, Nagpur in Tahsil and District – Nagpur devolved upon his Widow Smt. Sheela Vishwanath Kamde, three sons namely (i) Shri. Sudhir Vishwanath Kamde, (ii) Shri. Parag Vishwanath Kamde and (iii) Shri. Adhir Vishwanath Kamde and two married daughters namely (i) Mrs. Ragini W/o Anil Bhole (maiden name Miss. Ragini Vishwanath Kamde) and (ii) Mrs. Meenal W/o Anil Tadas (maiden name Miss. Bhagyashri Vishwanath Kamde), the Owners hereinabovenamed jointly by way of intestate succession, being the only legal heirs of the deceased. As a result therefore the said Smt. Sheela Vishwanath Kamde and five others have now become the Joint/Co-Owners of the said entire property with heritable and transferable rights therein. The said property is mutated in their joint names in all relevant records and also in the Property Card of City Survey Office; AND

THAT the Owners hereinabove named then jointly decided to develop the said property comprising **Plot No. R-17,** situated at Scientific Society, Laxminagar, Nagpur in Tahsil and District - Nagpur into a **RESIDENTIAL ESTATE** by constructing a Multistoried Building thereon consisting of various self-contained separate Apartments therein; AND accordingly they have entrusted the entire work of Development of the said property to **M/s. DEV ASSOCIATES**, A Proprietorship Firm, having its Office at Plot No. 53, Madhav Nagar, Nagpur upon the several terms and conditions contained therein vide registered Agreement to Development dated 01/03/2021 which is duly registered at Sr. No. 1950 before the Sub registrar No. 4, Nagpur. And Accordingly the Owners also duly appointed the said Developer as their Power of Attorney holder vide registered document at Sr. No. 1951 before the Sub registrar No. 4 dated 01/03/2021

THAT in pursuance of the said Agreement the said M/s. DEV ASSOCIATES accordingly prepared a Plan of a Multistoried Building then proposed to be constructed on the said Plot of land and to be known and styled as **"R 17 DEV HEIGHTS"** and the same is duly sanctioned and

approved by the Town Planner, Town Planning Department, Nagpur Municipal Corporation vide its Building Permit No. 383/BP/AJNI/TP/NMC/1120 dated 06/09/2021 **AND**

THAT by the same Agreement They had also further specifically agreed to execute various Agreements to Sell and Sale Deeds each relating to the Undivided Proportionate share and interest in the said **Plot No. R-17** in favour of each such individual buyer as may be nominated by M/s. DEV ASSOCIATES; **AND**

THAT the Owners/ Developer accordingly submitted the said Scheme to the provisions of Maharashtra Apartment Ownership Act, 1970 and Deed of Declaration is registered at Sr. No. 7606 before the Sub registrar No. 4, Nagpur on 28/09/2021.

After verifying the records of the said authorities, I found that the said property, which is more specifically described in the schedule, is jointly in the name of **OWNERS** the documents produced before me and searches made by me clearly indicates that the present owners of the said property are the same and there is no further sale or transfer of the same in favour of any third person. And also the said **OWNERS** entrusted the entire work of development and sell to the developer i.e. **M/s. DEV ASSOCIATES** and had also executed a Power of Attorney in his favour hence he can deal with the aforesaid property in his own way and he need not obtain consent/noc from anybody.

As per my search there is no further charge on the said property after this till date as per the online searches however physical records could not be verified at the Sub registrar offices concerned due to COVID restrictions.

On the basis of the search taken by me for last 14 years vide GRN No. MH007409296202122E dated 12/10/2021 from the year 2007 to 2021. I certify that the property referred in the schedule is free from all the encumbrances, charges, Liens and mortgages or any other claim affecting the clear title as on date.

I found that the said Developer has good, valid and marketable and transferable title over the property referred in the schedule. Consequent upon his selling it wholly or partly to a prospective buyer, or mortgaging with a bank or any financial institution, leasing out the said property they will also acquire equally good, valid and marketable title in respect thereof.

Documents Verified:

1) Original Akhiv patrika
2) Original Agreement for Development and sell and Power of Attorney.
3) Original D.O.D. in the name of the present owners and Sanction building plan.

NAGPUR
DATE: 12/10/2021

Ram Joshi
Advocate