VISHAL KHANDAR
ADVOCATE

Off : - 36, MataNagar,
Godhani Road,
ZingabaiTakli,Nagpur.
MOBILE NO. 9763956860
Email :khandarv@gmail.com

DATE: - 27/01/2022

FORMAT – A
(Circular No. 28/2021)

To,
MahaRERA,
Nagpur,
Maharashtra.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to **Plot No. 14** total admeasuring **1266.43 Sq. Mtrs**., Khasra/Survey No. **118-120/1** and **121/1,** P. H. No. **11**bearing City Survey No. **180 & 182,** Sheet No. **668/7, 6, 5** inWard No. **61** situated at Mouza **- ZingabaiTakli**, within the limits of Nagpur Municipal Corporation, , Tahsil **– Nagpur (Urban)** and District **– NAGPUR,** (hereinafter referred as the said plot).

1). I have investigated the title of the said plot on the request of **M/s. Greenstone Infrastructure**, a Partrtnership Firm, having its office at, 64, Shrikrushna Nagar, ZingabaiTakli Nagpur-440030, through its Partners **1). Mr. NEMCHAND WASUDEORAO CHORE &,2) Mr. GOPAL ANNAJI KOHALE**and following documents i.e. : -

i). **Description of the property :-**all that piece and parcel of land bearing Plot No. **14**, total admeasuring **1266.43 Sq. Mtrs,** being a portion of the entire land bearing Khasra/Survey No. **118-120/1** and **121/1,** P.H. No. **11,** bearing City Survey No. **180 & 182,** Sheet No. **668/7,6,5,** Ward No. **61** situated at Mouza-**ZingabaiTakli**, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsiland District**– Nagpur,** and same is bounded as under:-

East: Layout of Kh. No. 121/2
West: 9.00 Mtr wide Road
North: 18.00 Mtr wide Road
South: Plot No. 13

ii).The Documents of allotment of plot:-

a). Reg. Sale-Deed dated 20/06/2014 in favour of Mr. Jagdish Ambadasji Kohale, registered before Sub-Registrar, No. 3, Nagpur City at Serial No. 3839/2014.

b). Reg. Sale-Deed dated 20/06/2014 in favour of Madhura Developers and Builders & Robin Construction, registered before Sub-Registrar, No. 3, Nagpur City at Serial No. 3840/2014.

c). Reg. Partion-Deed dated 17/01/2018 between Mr. Jagdish Ambadasji Kohale and Madhura Developers and Builders & Robin Construction, registered before Sub-Registrar, No. 2, Nagpur City at Serial No. 521/2018.

d). Regularization Letter (R.L) for Plot No. 14 dated 17/03/2018 vide Permit No. BE(N)/1383 in Case No. 200304091371.

e). Reg. Sale-Deed dated 21/12/2020 in favour of M/S. GREENSTONE INFRASTRUCTURE, registered before Sub-Registrar, No. 1, Nagpur City at Serial No. 8439/2020.

f). Building Permit No. B.E (NORTH)/Case No. BUL-G-591/Tracking No. 2021072088/343, dated 12/01/2022.

g). Sanctioned Map.

h) Reg. Deed of Declaration dated 25/01/2022, registered before Sub-Registrar, No. 1, Nagpur City at Serial No. 686/2022.

iii). Property Card issued by C.T.O. No. 3, Nagpur, dated 22/03/2021, vide mutation entry no. 43061.

iv). Search Report for 30 years from 1992 till 2022.

2). On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of **M/s. Greenstone Infrastructure**is clear, marketable and without any encumbrances.

Owner of the land
M/s. Greenstone InfrastructureCTS / C.S. No. **182**

3). The report reflecting the flow of the title of **M/s. Greenstone Infrastructure**on the said land is enclosed herewith as Annexure.

Encl : Annexure

Date :27/01/2022

VISHAL KHANDAR
ADVOCATE

ADV. VISHAL B. KHANDAR
B. Com., LL.B
36, Mata Nagar Godhani Road,
Zingabai Takli, Nagpur-30

VISHAL KHANDAR
ADVOCATE

Off : - 36, MataNagar,
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To,
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Nagpur,
Maharashtra.

FLOW OF THE TITLE OF THE SAID LAND

1). The flow of the title of the said land is as follows : -

a). Reg. Sale-Deed dated 20/06/2014 in favour of Mr. Jagdish Ambadasji Kohale, registered before Sub-Registrar, No. 3, Nagpur City at Serial No. 3839/2014.

b). Reg. Sale-Deed dated 20/06/2014 in favour of Madhura Developers and Builders & Robin Construction, registered before Sub-Registrar, No. 3, Nagpur City at Serial No. 3840/2014.

c). Reg. Partion-Deed dated 17/01/2018 between Mr. Jagdish Ambadasji Kohale and Madhura Developers and Builders & Robin Construction, registered before Sub-Registrar, No. 2, Nagpur City at Serial No. 521/2018.

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f). Building Permit No. B.E (NORTH)/Case No. BUL-G-591/Tracking No. 2021072088/343, dated 12/01/2022.

g). Sanctioned Map.

h) Reg. Deed of Declaration dated 25/01/2022, registered before Sub-Registrar, No. 1, Nagpur City at Serial No. 686/2022.

2). Property Card issued by C.T.O. No. 3, Nagpur, dated 22/03/2021, vide mutation entry no. 43061.

3). Mutation Entry No. 43061

4). Search report for 30 years from 1992 till 2022 taken from Sub-Registrar Office at Nagpur.

5). Any other relevant title. **NO**

6). Litigation if any. **NO**

Date : 27/01/2022

VISHAL KHANDAR
ADVOCATE

ADV. VISHAL B. KHANDAR
B. Com., LL.B
36, Mata Nagar Godhani Road,
Zingabai Takli, Nagpur-30

CHALLAN
MTR Form Number-6

GRN	MH012178488202122E	BARCODE		Date	25/01/2022-20:31:14	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	NPJ1_JT DISTRICT REGI NAGPUR URBAN	**Full Name**	Adv Vishal B Khandar
Location	NAGPUR		
Year	2021-2022 From 25/01/1992 To 24/01/2022	**Flat/Block No. Premises/Building**	Zingabai Takali
Account Head Details	**Amount In Rs.**	**Road/Street**	ZIngabai Takali
0030072201 SEARCH FEE	750.00	**Area/Locality**	Nagpur
		Town/City/District	
		PIN	4 4 0 0 3 0
		Remarks (If Any)	Mouza Zingabai Takali CTS no 180 and 182 Plot no 14 Sheet No. 668/7 6 5
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022012610178	2726094094
Cheque/DD No.		Bank Date	RBI Date	25/01/2022-20:44:34	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. : 9763956860

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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 25-01-2022 08:48:39