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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 – Kachimet, Kh. No. 21/3, 24, 26-28, 29/2 & 30, CTS No. 21, Nagpur including all other easementary rights appurtenant belonging thereto, situated at Mz - Kachimet, Tah. & Dist. Nagpur.

(1) I have investigated the title of the immovable property hereby described on the request of **S.S. INFRASTRUCTURES, a Partnership Firm,** having its registered Office @ 401, Govindraj Heights, Gitanjali Square, C.A. Road, Nagpur – 440018, acting through its Partners, **(1) MRS SHIKHA W/o. AMIT AGRAWAL,** R/o. Plot No. 77, Near Mhalgi Nagar Squre, Gurudeo Nagar, Nagpur – 440024, **& (2) SHRI SUBHASH S/o. YUVRAJ MANMODE,** R/o. 53, 54, Doye Layout, Zingabai Takli, Nagpur – 440030, and following documents i.e. : -

i) **ALL THAT PIECE & PARCEL OF LAND BEARING PLOT NO. 8**, (Block–O) admeasuring 401.687 Sq. Mtrs., (as per RL Letter) being part & portion of entire land bearing **Kh. No. 21/3, 24, 26-28, 29/2 & 30,** P. H. No. 7, of **MOUZA – KACHIMET,** bearing City Survey No. 21, Ward No. 73 & is situated in the sanctioned layout of Mahadeo Nagar Gruha Nirman Co. Op. Housing Society Ltd., Nagpur, (Block – O) & is within the limits of N. I. T. & N. M. C., Nagpur, Tah. & Dist. Nagpur.

ii) The Documents of Ownership of Plot No. 8 out of Kh. No. 21/3, 24, 26-28, 29/2 & 30.

a) Copy of Sale Deed registered before the Sub-registrar Nagpur No. 3, on dated 23.08.1982 at Sr. No. 5642(P) between Mrs. N. N. Taori & One & Mahadeo Nagar Gruha Nirman Housing Co. Op. Society Ltd., Nagpur.

b) Copy of Sale Deed registered at Sr. No. 4226 on dated 13.07.2021 before the Sub-registrar No. 1, Nagpur, between Mrs. N. N. Taori & One and SS Infrastructures.

c) Copy of Power of Attorney registered at Sr. No. 55 on dated 08.07.2021 before the Sub-registrar Badshahpur.

d) Copy of Release Letter issued by N.I.T., Nagpur, on dated 20.10.2015.

e) Copy of Digital Property Card issued by City Survey No. 3 Nagpur, dated 29.10.2021

Dongaonkar

(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. S.S. INFRASTRUCTURES, a Partnership Firm, is except the present charge of Arvind Sahakari Bank Ltd., Nagpur, is clear, marketable and without any other encumbrances.

Owner of the land :

All That Piece & Parcel Of Land Bearing Plot No. 8, (Block–O) admeasuring 401.687 Sq. Mtrs., (as per RL Letter) being part & portion of entire land bearing Kh. No. 21/3, 24, 26-28, 29/2 & 30, P. H. No. 7, of Mouza – Kachimet, bearing City Survey No. 21, Ward No. 73 & is situated in the sanctioned layout of Mahadeo Nagar Gruha Nirman Co. Op. Housing Society Ltd., Nagpur, (Block – O) & is within the limits of N. I. T. & N. M. C., Nagpur, Tah. & Dist. Nagpur.	S.S. INFRASTRUCTURES

Qualifying comments / remarks if any

The title of S.S. INFRASTRUCTURES 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 S.S. INFRASTRUCTURES with respect to the said plot of land/s is enclosed herewith as annexure.

Encl : Annexure

Date : 13.12.2021

(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 S.S. INFRASTRUCTURES is recorded in the Property Card issued by City Survey Office No. 3 Nagpur, in respect of the property comprising Plot No. 8, (Block–O) admeasuring 401.687 Sq. Mtrs., (as per RL Letter) being part & portion of entire land bearing Kh. No. 21/3, 24, 26-28, 29/2 & 30, P. H. No. 7, of Mouza – Kachimet, bearing City Survey No. 21, Ward No. 73 & is situated in the sanctioned layout of Mahadeo Nagar Gruha Nirman Co. Op. Housing Society Ltd., Nagpur, (Block – O) & 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 S.S. INFRASTRUCTURES is 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. 8, (Block–O) admeasuring 401.687 Sq. Mtrs., (as per RL Letter) being part & portion of entire land bearing Kh. No. 21/3, 24, 26-28, 29/2 & 30, P. H. No. 7, of Mouza – Kachimet, bearing City Survey No. 21, Ward No. 73 & is situated in the sanctioned layout of Mahadeo Nagar Gruha Nirman Co. Op. Housing Society Ltd., Nagpur, (Block – O) & is within the limits of N. I. T. & N. M. C., Nagpur, Tah. & Dist. Nagpur, was originally purchased by Mrs. N. N. Taori & Shri Kamalkishore J. Taori from Mahadeo Nagar Gruha Nirman Co. Op. Housing Society Nagpur, vide registered sale deed registered at Sr. No. 5642 (P) on dated 23.08.1982 before the Sub-registrar No. 3, Nagpur.

b) Whereas, during the course of time, the layout scheme of Mahadeo Nagar Gruha Nirman Co. Op. Housing Society Nagpur, of Kh. No. 21/3, 24, 26-28, 29/2 & 30 , of Mouza – Kachimet, was then came within the purview of Regularization of Unauthorized Layout/Construction Scheme (1900 Layout Scheme) of N. I. T., Nagpur. In view of the above, the title holder of Plot No. 10 then applied to regularize his plot & after completing all the required formalities, Nagpur Improvement Trust regularized the said Plot No. 8 under aforesaid Maharashtra Gunthewari Developments Act, 2001 & issued its Release Letter, on dated 20.10.2015 regularizing a total Plot area admeasuring 401.687 Sq. Mtrs.

c) That, Mrs. Nirupama N. Taori then executed registered power of attorney in favor of Shri Nandkishore J. Taori with respect to the immovable property hereby described registered at Sr. No. 55 on dated 08.07.2021 before the Sub-registrar Badshahpur.

d) That, Mrs Nirupama N. Taori through her power of attorney holder & Shri Kamalkishore J. Taori then sold the said Plot No. 8 to S. S. Infrastructures, a Partnership Firm, vide registered sale deed registered at Sr. No. 4226 on dated 13.07.2021 before the Sub-registrar No. 1, Nagpur, as a result of which S. S. Infrastructures, a Partnership Firm, now became the absolute legal owner of the same.

e) 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 (W), N.I.T., Nagpur, on dated 09.12.2021 bearing Building Permit No. BE(W)/Case No. BUL-G-2203223556 / Tracking No. 20211102102 / 143.

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 26th day of August 2021.

l) That, for the purpose of verification of title, the following documents relating to said property are provided to me,

a) Copy of Digital Property Card issued by City Survey No. 3 Nagpur, dated 29.10.2021

b) Copy of Sale Deed registered before the Sub-registrar Nagpur No. 3, on dated 23.08.1982 at Sr. No. 5642(P) between Mrs. N. N. Taori & One & Mahadeo Nagar Gruha Nirman Housing Co. Op. Society Ltd., Nagpur.

c) Copy of Sale Deed registered at Sr. No. 4226 on dated 13.07.2021 before the Sub-registrar No. 1, Nagpur, between Mrs. N. N. Taori & One and SS Infrastructures.

d) Copy of Power of Attorney registered at Sr. No. 55 on dated 08.07.2021 before the Sub-registrar Badshahpur.

e) Copy of Release Letter issued by N.I.T., Nagpur, on dated 20.10.2015.

f) Copy of Property Card issued by City Survey No. 3 Nagpur.

THAT, all the aforesaid documents produce before me by SS Infrastructures 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. 8 of Mouza - Kachimet, 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 13.12.2021.

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 came across any entry of lispendence recorded relating to aforesaid property.

Nagpur

Dated : 13.12.2021

Yours Faithfully,

(P. S. Dongaonkar)
Adv.