

FORMAT-A

(Circular No. 28/2021)

To,
MahaRERA
NAGPUR

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect of ALL THAT piece and parcel of land admeasuring 9500.00 Sq. Ft. (9316.242 Sq. Ft. as per City Survey Records) identified as Plot No. 92 from and out of the sanctioned layout popularly known as Pande Layout carved in the land comprising Khasra Nos. 72 and 73 of Mouza-Khamla, having City Survey No. 2098/125, situated at Pande layout, within the limits of Nagpur Municipal Corporation Ward No. 75, in Tahsil and District Nagpur (hereinafter referred as the said plot / property).

I have investigated the title of the said plot / property on the request of M & T Buildcon Engineers & Builders, a registered firm and following documents i.e. :-

- 1) **Description of the property:-** ALL THAT piece and parcel of land admeasuring 9500.00 Sq. Ft. (9316.242 Sq. Ft. as per City Survey Records) identified as Plot No. 92 from and out of the sanctioned layout popularly known as Pande Layout carved in the land comprising Khasra Nos. 72 and 73 of Mouza-Khamla, having City Survey No. 2098/125, situated at Pande layout, within the limits of Nagpur Municipal Corporation Ward No. 75, in Tahsil and District Nagpur.
- 2) **The documents of allotment / ownership of Plot :-**
 - (a) Deed dated 12.11.1962 for Plot No. 92, duly registered in the Office of the Joint Sub-Registrar, Nagpur in Book No. 1, Volume 31, at Serial No. 612, Pages 34 to 39.
 - (b) Sale Deed dated 28.06.1983 for Plot No. 92, duly registered in the Joint Office of the Sub-Registrar-III, Nagpur in Additional Book No. I, Volume 583, at Serial No. 5322 (P), Pages 119 to 120.
 - (c) Sale Deed dated 22.11.1985 for Apartment No. 14, duly registered in the Office of the Joint Sub-Registrar, Nagpur-2, in Additional Book No. 1, Volume 504, at Serial No. 3161 (Chh), Pages 144 to 148.
 - (d) Sale Deed dated 22.11.1985 for Apartment No. 15, duly registered in the Office of the Joint Sub-Registrar, Nagpur-2, in Additional Book No. 1, Volume 504, at Serial No. 3162 (Chh), Pages 149 to 153.
 - (e) Sale Deed dated 22.11.1985 for Apartment No. 6, duly registered in the Office of the Joint Sub-Registrar, Nagpur-2, in Additional Book No. 1, Volume 504, at Serial No. 3163 (Chh), Pages 154 to 158.
 - (f) Sale Deed dated 22.11.1985 for Apartment No. 8, duly registered in the Office of the Joint Sub-Registrar, Nagpur-2, in Additional Book No. 1, Volume 504, at Serial No. 3164 (Chh), Pages 159 to 163.



- (g) Sale Deed dated 10.06.2004 for Apartment No. 8, duly registered in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 3282, in Book No. 1.
- (h) Deed of Relinquishment dated 29.06.2021 for Apartment No. 8, duly registered in the Office of the Sub-Registrar, Nagpur-8, at Serial No. 3655, in Book No. 1.
- (i) Sale Deed dated 22.11.1985 for Apartment No. 7, duly registered in the Office of the Joint Sub-Registrar, Nagpur-2, in Additional Book No. 1, Volume 505, at Serial No. 3177 (Chh), Pages 39 to 40.
- (j) Deed of Relinquishment dated 28.07.2006 for Apartment No. 7, duly registered in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 4390, in Book No. 1.
- (k) Sale Deed dated 22.11.1985 for Apartment No. 11, duly registered in the Office of the Joint Sub-Registrar, Nagpur-2, in Additional Book No. 1, Volume 505, at Serial No. 3178 (Chh), Pages 41 to 42.
- (l) Sale Deed dated 22.11.1985 for Apartment No. 12, duly registered in the Office of the Joint Sub-Registrar, Nagpur-2, in Additional Book No. 1, Volume 505, at Serial No. 3178 (Chh), Pages 41 to 42.
- (m) Will and Testament dated 21.02.2010 executed by Mr. Govind Gajanan Deshmukh for Apartment No. 12.
- (n) Sale Deed dated 28.05.2011 for Apartment No. 12, duly registered in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 3635, in Book No. 1.
- (o) Sale Deed dated 22.04.2014 for Apartment No. 12, duly registered in the Office of the Sub-Registrar, Nagpur-1, at Serial No. 3113, in Book No. 1.
- (p) Sale Deed dated 05.02.1986 for Apartment No. 13, duly registered in the Office of the Joint Sub-Registrar, Nagpur-2, in Additional Book No. 1, Volume 513, at Serial No. 242 (Chh), Pages 56 to 57.
- (q) Sale Deed dated 02.04.2013 for Apartment No. 13, duly registered in the Office of the Sub-Registrar, Nagpur -5, at Serial No. 1629, in Book No. 1.
- (r) Agreement for Sale dated 26.11.1985 for Apartment No. 4, duly registered in the Office of the Joint Sub-Registrar, Nagpur-2, at Serial No. 1761, in Book No. 1.
- (s) Sale Deed dated 05.02.1986 for Apartment No. 4, duly registered in the Office of the Joint Sub-Registrar, Nagpur-2, in Additional Book No. 1, Volume 513, at Serial No. 243 (Chh), Pages 58 to 59.
- (t) Agreement To Sell dated 07.04.2000 for Apartment No. 4, duly registered in the Office of the Sub-Registrar, Nagpur City-1, in Additional Book No. 1, Volume 27, at Serial No. 600 (Chh), Pages 66 to 71.
- (u) Sale Deed dated 30.09.2000 for Apartment No. 4, duly registered in the Office of the Sub-Registrar, Nagpur City-1, at Serial No. 3108.



Hemant A.Tambat

ADVOCATE

Res. / Off. : 167, Vivekanand Nagar, Wardha Road, Nagpur - 440 015.
Court : Room No. 624, 6th Floor, Nyaya Mandir, Nagpur.
Mob. No. 9881717947; 9822572947
E-mail : htambat.adv@gmail.com

- (v) Sale Deed dated 05.02.1986 for Apartment No. 3, duly registered in the Office of the Joint Sub-Registrar, Nagpur-2, in Additional Book No. 1, Volume 513, at Serial No. 244 (Chh), Pages 60 to 61.
- (w) Sale Deed dated 30.10.2014 for Apartment No. 3, duly registered in the Office of the Sub-Registrar, Nagpur-8, at Serial No. 3746, in Book No. 1.
- (x) Deed of Modification / Amendment dated 16.11.2019 for Apartment No. 3, duly registered in the Office of the Sub-Registrar, Nagpur-8, at Serial No. 3437, in Book No. 1.
- (y) Sale Deed dated 05.02.1986 for Apartment No. 2, duly registered in the Office of the Joint Sub-Registrar, Nagpur-2, in Additional Book No. 1, Volume 513, at Serial No. 245 (Chh), Pages 62 to 63.
- (z) Sale Deed dated 05.02.1986 for Apartment No. 10, duly registered in the Office of the Joint Sub-Registrar, Nagpur-2, in Additional Book No. 1, Volume 513, at Serial No. 246 (Chh), Pages 64 to 65.
- (aa) Sale Deed dated 05.02.1986 for Apartment No. 9, duly registered in the Office of the Joint Sub-Registrar, Nagpur-2, in Additional Book No. 1, Volume 513, at Serial No. 247 (Chh), Pages 66 to 67.
- (bb) Sale Deed dated 17.10.1994 for Apartment No. 9, duly registered in the Office of the Sub-Registrar, Nagpur -8, in Additional Book No. 1, Volume 321, at Serial No. 3170, Pages 179 to 189.
- (cc) Sale Deed dated 05.02.1986 for Apartment No. 5, duly registered in the Office of the Joint Sub-Registrar, Nagpur-2, in Additional Book No. 1, Volume 513, at Serial No. 248 (Chh), Pages 68 to 69.
- (dd) Sale Deed dated 31.05.1993 for Apartment No. 5, duly registered in the Office of the Sub-Registrar, Nagpur-8, in Additional Book No. 1, Volume 155, at Serial No. 1784, Pages 104 to 108.
- (ee) Supplementary Deed dated 03.09.1993 for Apartment No. 5, duly registered in the Office of the Sub-Registrar, Nagpur-8, at Serial No. 2821.
- (ff) Deed of Correction (Rectification) dated 04.12.1993 for Apartment No. 5, duly registered in the Office of the Sub-Registrar, Nagpur-8, in Additional Book No. 1, Volume 205, at Serial No. 3834, Pages 194 to 197.
- (gg) Sale Deed dated 24.09.1996 for Apartment No. 5, duly registered in the Office of the Sub-Registrar, Nagpur-8, in Additional Book No. 1, Volume 612, at Serial No. 2385, Pages 1 to 14.
- (hh) Sale Deed dated 05.02.1986 for Apartment No. 1, duly registered in the Office of the Joint Sub-Registrar, Nagpur-2, in Additional Book No. 1, Volume 513, at Serial No. 249 (Chh), Pages 70 to 71.



- (ii) Deed of Declaration dated 11.04.1988 in respect of "MANDAR APARTMENTS" on Plot No. 92, duly registered in the Office of the Joint Sub-Registrar, Nagpur-2, at Serial No. 2648 (Chh).
 - (jj) Agreement of Re-Development And Sale dated 18.10.2021, duly registered in the Office of the Sub-Registrar, Nagpur-2, at Serial No. 6037/2021, in Book No. 1.
 - (kk) Power of Attorney dated 18.10.2021, duly registered in the Office of the Sub-Registrar, Nagpur-2, at Serial No. 6038/2021, in Book No. 4.
 - (ll) City Survey Property Card in respect of City Survey No. 2098/125 of Mouza-Khamla.
 - (mm) Building Permit & Commencement Certificate dated 10.02.2022 along with sanctioned Building Maps issued by Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide Permit No. 742/BP/Khamla/TP/NMC/347 in respect of Plot No. 92 out of Khasra Nos. 72 and 73, having City Survey No. 2098/125 of Mouza-Khamla, Tahsil and District Nagpur.
- 3) **City Survey Property Card** issued by City Survey Office No. 3, Nagpur in respect of land admeasuring 865.50 Sq. Mtrs. having City Survey No. 2098/125, identified as Plot No. 92 admeasuring 882.572 Sq. Mtrs. (as per Sale Deed), out of Sheet No. 40 of Mouza-Khamla, out of the sanctioned layout popularly known as Pande Layout carved in the land comprising Khasra Nos. 72 and 73 of Mouza-Khamla, situated at Pande layout, within the limits of Nagpur Municipal Corporation Ward No. 75, in Tahsil and District Nagpur in the joint names of (a) Mr. Vandankumar Natwarlal Shah, (b) Mr. Mohan Wasudeo Shukla, (c) Mr. Dilip Rambhau Barge, (d-1) Mrs. Jaya Chandrakant Jalgaonkar & (d-2) Mr. Bhupesh Chandrakant Jalgaonkar, (e-1) Smt. Anuradha Arunrao Deshmukh & (e-2) Mr. Yogesh Arunrao Deshmukh, (f) Mr. Shripad Pandurang Desai, (g) Mr. Amit Ashok Poharkar, (h) Mr. Bhupesh Chandrakant Jalgaonkar, (i) Mr. Vivek Dattatraya Hiwarkhedkar, (j) Mrs. Mrudula Pramod Hedau, (k) Mr. Arun Narayan Athawale, (l) Mr. Ashok Shrikrishna Bhalerao, (m) Mr. Pralhad Wamanrao Bhose, (n) Mr. Deepak Vitthalrao Dethe and (o-1) Mr. Shirish Anant Panditrao & (o-2) Mr. Shrikant Anant Panditrao.
- 4) **Search report for 30 years from 1993 till 05.02.2022.**

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 (a) Mr. Vandankumar Natwarlal Shah, (b) Mr. Mohan Wasudeo Shukla, (c) Mr. Dilip Rambhau Barge, (d-1) Mrs. Jaya Chandrakant Jalgaonkar & (d-2) Mr. Bhupesh Chandrakant Jalgaonkar, (e-1) Smt. Anuradha Arunrao Deshmukh & (e-2) Mr. Yogesh Arunrao Deshmukh, (f) Mr. Shripad Pandurang Desai, (g) Mr. Amit Ashok Poharkar, (h) Mr. Bhupesh Chandrakant Jalgaonkar, (i) Mr. Vivek Dattatraya Hiwarkhedkar, (j) Mrs. Mrudula Pramod Hedau, (k) Mr. Arun Narayan Athawale, (l) Mr. Ashok Shrikrishna Bhalerao, (m) Mr. Pralhad Wamanrao Bhose, (n) Mr. Deepak Vitthalrao Dethe and (o-1) Mr. Shirish Anant Panditrao & (o-2) Mr. Shrikant Anant Panditrao **is clear, marketable and without any encumbrance.**



Hemant A.Tambat

ADVOCATE

Res. / Off. : 167, Vivekanand Nagar, Wardha Road, Nagpur - 440 015.
Court : Room No. 624, 6th Floor, Nyaya Mandir, Nagpur.
Mob. No. 9881717947; 9822572947
E-mail : htambat.adv@gmail.com

Owners of land :

- (1) (a) Mr. Vandankumar Natwarlal Shah, (b) Mr. Mohan Wasudeo Shukla, (c) Mr. Dilip Rambhau Barge, (d-1) Mrs. Jaya Chandrakant Jalgaonkar & (d-2) Mr. Bhupesh Chandrakant Jalgaonkar, (e-1) Smt. Anuradha Arunrao Deshmukh & (e-2) Mr. Yogesh Arunrao Deshmukh, (f) Mr. Shripad Pandurang Desai, (g) Mr. Amit Ashok Poharkar, (h) Mr. Bhupesh Chandrakant Jalgaonkar, (i) Mr. Vivek Dattatraya Hiwarkhedkar, (j) Mrs. Mrudula Pramod Hedau, (k) Mr. Arun Narayan Athawale, (l) Mr. Ashok Shrikrishna Bhalerao, (m) Mr. Pralhad Wamanrao Bhose, (n) Mr. Deepak Vitthalrao Dethe and (o-1) Mr. Shirish Anant Panditrao & (o-2) Mr. Shrikant Anant Panditrao **City Survey No. 2098/125 of Khamla.**

- (2) Qualifying comments / remarks if any : _____

3/- The report reflecting the flow of title of **Mr. Vandankumar Natwarlal Shah & others** is enclosed herewith as annexure.

Encl: Annexures:

- 1) Annexure-1:- Flow of Title of the Land
- 2) Annexure-2:- Challan towards payment of Search Fees.

Date: 12.02.2022

Place: Nagpur

(Hemant Anil Tambat)
ADVOCATE

