

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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IS-2122-1802

FORMAT - A (Circular No: - 28 / 2021)

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 "SHIVANAND-II", to be erected on ALL THAT Piece and Parcel of Land bearing Amalgamated Plot No. 211-212 out of the layout of The Nagpur Vijay Co-Operative Housing Society Limited, Nagpur, containing by admeasurement 330.964 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 4/2, 4/5, 6/10, 6/12, 6/13, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 and 7/6 of MOUZA - SONEGAON, P.S.K. 44, bearing City Survey No. 3 and Sheet No. 299/13 of Mouza - Sonegaon, both situated in The Nagpur Vijay Society's Layout, Sonegaon, 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 Project "SHIVANAND-II")

1) I/We have investigated the title of the said land on the request of SHRI. ABHISHEKH SHYAM PADWAD, Proprietor of SHREE BHAGWATI CONSTRUCTION, having its registered Office at Plot No. 63, Vikas Nagar, Behind Sai Mandir, Nagpur-15 and following documents i.e. :-

01. Description of the property.

ALL THAT Piece and Parcel of Land bearing Amalgamated Plot No. 211-212 out of the layout of The Nagpur Vijay Co-Operative Housing Society Limited, Nagpur.



containing by admeasurement 330.964 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 4/2, 4/5, 6/10, 6/12, 6/13, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 and 7/6 of MOUZA – SONEGAON, P.S.K. 44, bearing City Survey No. 3 and Sheet No. 299/13 of Mouza – Sonegaon, both situated in The Nagpur Vijay Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR.

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

- (i) Sale Deed dated 15-09-1990 executed by The Nagpur Vijay Co-operative Housing Society Limited, Nagpur in favour of Mrs. Jayshree W/o Kajal Mitra, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City 1 in Addl. Book No. 1, Volume No. 1799 on Pages 79 & 80 at Sr. No. 11955(P) on 20-09-1990;
- (ii) Sale Deed dated 15-09-1990 executed by The Nagpur Vijay Co-operative Housing Society Limited, Nagpur in favour of Mrs. Jayshree W/o Kajal Mitra, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City 1 in Addl. Book No. 1, Volume No. 1799 on Pages 73 & 74 at Sr. No. 11952(P) on 20-09-1990;
- (iii) Regularisation Letters both Dated 09-06-2014 for Plot No. 211 & 212.
- (iv) N.A. Order Dated 29-11-2014 passed in Revenue Case No. 1117/NAP-34/2014-15 for Plot No. 211.
- (v) N.A. Order Dated 29-11-2014 passed in Revenue Case No. 1116/NAP-34/2014-15 for Plot No. 212.
- (vi) Sale Deed dated 16-12-2019 executed by Mrs. Jayshree W/o Kajal Mitra in favour of Shri. Abhishek Shyam Padwad, Proprietor of Shree Bhagwati Construction, which is duly registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 8539 on 16-12-2019.
- (vii) Amalgamated Letter No. NMC/TPD/23/Amalgamation Dated 08-07-2020

03. Property Card issued by City Survey Department, Nagpur vide Mutation / Ferfar Entry No. 5212 dated 20-01-2020

04. Search report for 30 years from 1993 till 2022.

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 SHRI. ABHISHEK SHYAM PADWAD, Proprietor of SHREE BHAGWATI CONSTRUCTION having its registered Office at Plot No. 63, Vikas Nagar, Behind Sai Mandir, Nagpur-15 is clear, marketable and without any encumbrances.



Owner of the land :

ALL THAT Piece and Parcel of Land bearing Amalgamated Plot No. 211-212 out of the layout of The Nagpur Vijay Co-Operative Housing Society Limited, Nagpur, containing by admeasurement 330.964 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 4/2, 4/5, 6/10, 6/12, 6/13, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 and 7/6 of MOUZA – SONEGAON, P.S.K. 44, bearing City Survey No. 3 and Sheet No. 299/13 of Mouza – Sonegaon, both situated in The Nagpur Vijay Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR

SHRI. ABHISHEK SHYAM PADWAD, Proprietor of SHREE BHAGWATI CONSTRUCTION

Qualifying comments/ remarks if any

The Title of SHRI. ABHISHEK SHYAM PADWAD, Proprietor of SHREE BHAGWATI CONSTRUCTION on the said land is good, valid marketable, clear and salable.

3} The report reflecting the flow of the title of the SHRI. ABHISHEK SHYAM PADWAD, Proprietor of SHREE BHAGWATI CONSTRUCTION on the said land is enclosed herewith as Annexure.

Encl : Annexure.

Date: 07-03-2022



ADV. SANDEEP SHASTRI

