

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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19-2122-1817

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.

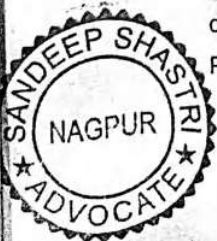
LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to building Known as "THE PARK VIEW", to be erected on ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 1 (ONE) in Pachpaoli Housing Accommodation Scheme, containing by admeasurement 553.426 Sq. Mtrs. (OR 5957 Sq. Ft.) (As per 'K' Prat the area is 703.20 Sq. Mtrs.), including all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 760, City Survey No. 62 and Sheet No. (320)6/I of MOUZA - BHANKHEDA, situated at Lashkaribag Basti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 53 (Old No.8) in Tahsil and District - NAGPUR (hereinafter referred as the said Project "THE PARK VIEW")

1} I/We have investigated the title of the said land on the request of **M/S. NAVNIRMAN BUILDERS AND LAND DEVELOPERS**, A Partnership Firm, having its Office at Nagpur and following documents i.e. :-

01. Description of the property.

ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 1 (ONE) in Pachpaoli Housing Accommodation Scheme, containing by admeasurement 553.426 Sq. Mtrs. (OR 5957 Sq. Ft.) (As per 'K' Prat the area is 703.20 Sq. Mtrs.), including all other easementary rights



appurtenant belonging thereto, bearing Corporation House No. 760, City Survey No. 62 and Sheet No. (320)6/I of MOUZA – BHANKHEDA, situated at Lashkaribag Basti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 53 (Old No.8) in Tahsil and District – NAGPUR.

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

(i) Indenture of Lease Deed dated 13-09-1972 executed by Nagpur Improvement Trust, Nagpur in favour of Mrs. Shakuntalabai Bhaurao alias Bhikaji Lade, which is duly registered at the Office of the Sub-Registrar, Nagpur-I in Book No. 1, at Sr. No. 1379(P) on 13-09-1972;

(ii) Renewal Indenture of Lease Dated 15-10-1990 executed by Nagpur Improvement Trust in favour of Mrs. Shakuntalabai Bhaurao alias Bhikaji Lade, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-6 in Addl. Book No. 1, Volume No. 109 on Pages 83 to 86 at Sr. No. 766(P) on 15-10-1990;

(iii) Sale Deed Dated 04-11-2019 executed by Shri. Bhaskar Bhaurao alias Bhikaji Lade and Mrs. Rekha Harshwardhan Wankhede in favour of M/S. Navnirman Builders and Land Developers, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 7510 on even date.

03. Property Card issued by City Survey Department, Nagpur vide Mutation / Ferfar Entry No. 2254 dated 12-12-2019

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 **M/S. NAVNIRMAN BUILDERS AND LAND DEVELOPERS**, A Partnership Firm, having its Office at Nagpur is clear, marketable and without any encumbrances.

Owner of the land :

ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 1 (ONE) in Pachpaoli Housing Accommodation Scheme, containing by admeasurement 553.426 Sq. Mtrs. (OR 5957.00 Sq. Ft.) (As per 'K' Prat the area is 703.20 Sq. Mtrs.), including all other easementary rights appurtenant belonging thereto, bearing Corporation

**M/S. NAVNIRMAN BUILDERS
AND LAND DEVELOPERS**



House No. 760, City Survey No. 62 and Sheet No. (320)6/I of MOUZA – BHANKHEDA, situated at Lashkaribag Basti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 53 (Old No.8) in Tahsil and District – NAGPUR

Qualifying comments/ remarks if any

The Title of M/S. NAVNIRMAN BUILDERS AND LAND DEVELOPERS, A Partnership Firm, having its Office at Nagpur on the said land is good, valid marketable, clear and salable.

3} The report reflecting the flow of the title of the M/S. NAVNIRMAN BUILDERS AND LAND DEVELOPERS, A Partnership Firm, having its Office at Nagpur on the said land is enclosed herewith as Annexure.

Encl : Annexure.

Date: 14-03-2022



A handwritten signature in black ink, consisting of a stylized 'S' followed by a few loops and a horizontal line.

ADV. SANDEEP SHASTRI

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.
(Circular No: - 28 / 2021)

- 1) Property Card issued by City Survey Department as on date of application for registration.

The name of M/S. NAVNIRMAN BUILDERS AND LAND DEVELOPERS is recorded in the Property Card issued by City Survey Department, Nagpur in respect of the property comprising ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 1 (ONE) in Pachpaoli Housing Accommodation Scheme, containing by admeasurement 553.426 Sq. Mtrs. (OR 5957.00 Sq. Ft.) (As per 'K' Prat the area is 703.20 Sq. Mtrs.), including all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 760, City Survey No. 62 and Sheet No. (320)6/I of MOUZA – BHANKHEDA, situated at Lashkaribag Basti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 53 (Old No.8) in Tahsil and District – NAGPUR.

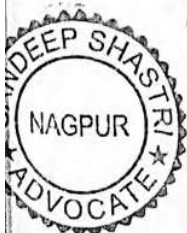
- 2) Mutation Entry

The Property Card issued by City Survey Department, Nagpur reveal that vide Mutation / Ferfar Entry No. 2254 on 12-12-2019 the name of M/S. NAVNIRMAN BUILDERS AND LAND DEVELOPERS is recorded as Owner / Lessee of the said property.

- 3) Search report for 30 years from 1993 Taken from Sub-Registrar' office at Nagpur.

(i) THAT, ALL THAT Piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 1 (ONE) in Pachpaoli Housing Accommodation Scheme, containing by admeasurement 553.426 Sq. Mtrs. (OR 5957 Sq. Ft.) (As per 'K' Prat the area is 703.20 Sq. Mtrs.), including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 62 and Sheet No. (320)6/I of MOUZA – BHANKHEDA, situated at Lashkaribag Basti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 8 in Tahsil and District - NAGPUR, Originally belonged to Mrs. Shakuntalabai Bhaurao alias Bhikaji Lade, having acquired the same by her from the Nagpur Improvement Trust on Leasehold Rights for a term/period commencing from 20-05-1966 and ending on 31-03-1997 by an Indenture of Lease Dated 22-08-1972, which is duly registered at the Office of the Sub-Registrar, Nagpur-I in Book No. 1, at Sr. No. 1379(P) on 13-09-1972.

(ii) THAT, the aforesaid Mrs. Shakuntalabai Bhaurao alias Bhikaji Lade lateron constructed a Residential House the then standing on the said Nagpur Improvement Trust Leasehold Plot No. 1 (ONE) covering a total Built-up area of



119.72 Sq. Mtrs. in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. 2389/PH/4032/1/BA Dated 25-10-1966 bearing Corporation House No. 760, City Survey No. 62 and Sheet No. (320)6/I of MOUZA – BHANKHEDA.

(iii) THAT, on expiration of the Original term of Lease, the Nagpur Improvement Trust, Nagpur later on extended the same for a further term/period commencing from 01-04-1997 and ending on 31-03-2027 by executing a Renewed Indenture of Lease regarding the said property in favour of the said Mrs. Shakuntalabai Bhaurao alias Bhikaji Lade on 06-10-1997 and the same is Registered at the Office of the Joint Sub-Registrar, Nagpur-6 in Addl. Book No. 1, Volume No. 109 on Pages 83 to 86 at Sr. No. 766(P) on 15-10-1990.

(iv) THAT, the aforesaid Mrs. Shakuntalabai Bhaurao alias Bhikaji Lade left for heavenly abode on 02-12-2006 (her husband Shri. Bhaurao alias Bhikaji Mahadev Lade having predeceased her on 25-10-1999) and consequent upon her death/demise the said property devolved upon her son Shri. Bhaskar Bhaurao alias Bhikaji Lade and daughter namely Mrs. Rekha Harshwardhan Wankhede jointly, by way of intestate succession, being the only legal heirs of the deceased and the said property was also accordingly mutated in their joint names in all relevant records as also in the Property Card of City Survey.

(v) THAT, the aforesaid Shri. Bhaskar Bhaurao alias Bhikaji Lade and Mrs. Rekha Harshwardhan Wankhede lateron in their turn jointly transferred/sold the aforesaid property bearing Nagpur Improvement Trust Leasehold Plot No. 1 (ONE) in Pachpaoli Housing Accommodation Scheme containing by admeasurement 553.426 Sq. Mtrs. (OR 5957 Sq. Ft.) (As per 'K' Prat the area is 703.20 Sq. Mtrs.), bearing City Survey No. 62 and Sheet No. (320)6/I of MOUZA – BHANKHEDA, situated at Lashkaribag Basti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 8 in Tahsil and District – NAGPUR by way of sale to M/S. Navnirman Builders and Land Developers, by a Sale Deed Dated 04-11-2019, which is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 7510 on even date. The said Sale Deed is duly signed by (i) Mrs. Vishakha Bhaskar Lade, (ii) Shri. Animesh Bhaskar Lade, (iii) Miss. Yashashree Bhaskar Lade, (iv) Shri. Harshwardan Shyamrao Wankhede, (v) Shri. Shashank Harshwardhan Wankhede and (vi) Shri. Siddhant Harshwardhan Wankhede, in the capacity of Consentors. As a result therefore the said M/S. Navnirman Builders and Land Developers has now become an exclusive, absolute and full Owner of the said property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 2254 on 12-12-2019.



- (vi) THAT the said **M/S. NAVNIRMAN BUILDERS AND LAND DEVELOPERS** has proposed to construct on the said plot of land of a Multistoreyed Building to be known and styled as "**THE PARK VIEW**", having Ground Floor and Ten Upper Floors consisting of various self-contained separate Apartments therein in accordance with the plans which is sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 113/BP/Bhankheda/TP/NMC/1024 Dated 27-07-2020 and Revised Building Permit No. 785/BP/Bhankheda/TP/NMC/2376 Dated 22-02-2022.
- (vii) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us:-
- Indenture of Lease Deed Dated 13-09-1972
 - Renewal Indenture of Lease Deed 15-10-1990
 - Sale Deed Dated 04-11-2019
 - Sanctioned Building Plan Dated 22-02-2022
 - City Survey Property Card
- (viii) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owner. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owner that he has not executed any unregistered Deed or document whereby his ownership rights are affected, diluted or a third party interest is created.
- (ix) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov. in by giving inputs of City Survey No. 62 of MOUZA – BHANKHEDA for the period of 13 (Thirteen) years from 1993 to 2005 by depositing necessary Search Fees online with the depart of Registration vide for the period of 17 (Seventeen) Years (i.e. from 2006 to 2022) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH014313601202122E Dated 09-03-2022 and vide GRN No. MH014308739202122E Dated 09-03-2022. The Challan of the same is enclosed herewith.



(x) THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant title. N. A.

5) Litigations if any. N. A.

Nagpur

Date: 14-03-2022



A handwritten signature in black ink, appearing to be "Sandeep Shastri".

ADV. SANDEEP SHASTRI