SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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Bajaj Nagar,
Nagpur - 440 010
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G7-2122-1371

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 "AMARA", to be erected on ALL THAT Piece and Parcel of land bearing Plot No. 79 out of the layout of Gokul/Joras Co-operative Housing Society Limited, Nagpur containing by admeasurement 419.5720 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82/1 of MOUZA – BORGAON P.S.K. 8A, including all other easementary rights appurtenants belonging thereto, bearing Corporation House No. 808/C/79, City Survey No. 11 and Sheet No. 14A & 23A of Mouza – Borgaon, situated at Gokul Housing Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR (hereinafter referred as the said Project "AMARA")

1} I/We have investigated the title of the said land on the request of SHRI. VIKRAM DHANRAJ BATRA, Resident of 52, Near Eastern Sports Club, East Wardhman Nagar, Nagpur, Tahsil and District – NAGPUR and following documents i.e. :-

01. Description of the property.

ALL THAT Piece and Parcel of land bearing Plot No. 79 out of the layout of Gokul/Joras Co-operative Housing Society Limited, Nagpur containing by admeasurement 419.5720 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82/1 of MOUZA – BORGAON P.S.K. 8A, bearing Corporation House No. 808/C/79, City Survey No. 11 and Sheet No. 14A & 23A of Mouza – Borgaon, situated at Gokul Housing Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR.

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

(i) Sale Deed dated 31-05-1990 executed by Gokul Joras Housing Society in favour of Mrs. Pratibha alias Pramila Uttamrao Patil, Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 5267 on even date
(ii) N.A. Order Dated 05-03-2020.
(iii) Regularisation Letter Dated 10-01-2013.
(iv) Gift Deed Dated 21-07-2012 executed by Mrs. Pratibha alias Pramila Uttamrao Patil in favour of Shri. Ajay Uttamrao Patil, Registered at the Office of the Sub- Registrar, Nagpur-6 in Book No. 1 at Sr. No. 3700 on 21-07-2012
(v) Corporation Tax Receipt.
(vi) Sale Deed dated 30-07-2021 executed by Shri. Ajay Uttamrao Patil in favour of Shri. Vikram Dhanraj Batra, Registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 5808 on 30-07-2021

03. Property Card issued by City Survey Department, Nagpur vide Mutation / Ferfar Entry No. 20816 dated 26-10-2021.

04. Search report for 30 years from 1992 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. Vikram Dhanraj Batra is clear, marketable and without any encumbrances.

Owner of the land:

ALL THAT Piece and Parcel of land bearing Plot No. 79 out of the layout of Gokul/Joras Co-operative Housing Society Limited, Nagpur containing by admeasurement 419.5720 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82/1 of MOUZA – BORGAON P.S.K. 8A, bearing Corporation House No. 808/C/79, City Survey No. 11 and Sheet No. 14A & 23A of Mouza – Borgaon, situated at Gokul Housing Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR.	Shri. Vikram Dhanraj Batra

Qualifying comments/ remarks if any

The Title of Shri. Vikram Dhanraj Batra on the said land is good, valid marketable, clear and salable.

3} The report reflecting the flow of the title of Shri. Vikram Dhanraj Batra on the said land is enclosed herewith as Annexure.

Date: 27-01-2022

Encl : Annexure.

Adv. Sandeep Shastri

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

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

The name of Shri. Vikram Dhanraj Batra 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 Plot No. 79 out of the layout of Gokul/Joras Co-operative Housing Society Limited, Nagpur containing by admeasurement 419.5720 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82/1 of MOUZA – BORGAON P.S.K. 8A, including all other easementary rights appurtenants belonging thereto, bearing Corporation House No. 808/C/79, City Survey No. 11 and Sheet No. 14A & 23A of Mouza – Borgaon, situated at Gokul Housing Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR.

2) Mutation Entry

The Property Card issued by City Survey Department, Nagpur reveal that vide Mutation / Ferfar Entry No. 21816 dated 26-10-2021 the name of Shri. Vikram Dhanraj Batra is recorded as Owner of the said property.

3) Search report for 30 years from 1992 Taken from Sub-Registrar' office at Nagpur.

(i) THAT, ALL THAT Piece and Parcel of land bearing Plot No. 79 out of the layout of Gokul/Joras Co-operative Housing Society Limited, Nagpur containing by admeasurement 445.9309 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82/1 of MOUZA – BORGAON P.S.K. 8A, bearing City Survey No. 11 and Sheet No. 14A & 23A of Mouza – Borgaon, situated at Gokul Housing Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, Originally belonged to Mrs. Pratibha alias Pramila Uttamrao Patil, having purchased the same by her from Gokul/Joras Co-operative Housing Society Limited, Nagpur, A Society registered under the Maharashtra Co-operative Societies Act, 1960 (Act No. XXIV of 1961), bearing Registration No. 818/1989, having its Registered Office at Gittikhadan, Katol Road, Nagpur, by a Sale Deed Dated 31-05-1990, which is Registered at the Office of the Joint Sub-Registrar, Nagpur in Book No. 1, at Sr. No. 5267 on even date.

(ii) THAT, the aforesaid Plot No. 79 out of Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82/1 of MOUZA – BORGAON P.S.K. 8A is converted for Non-Agricultural (Residential) Use by the Additional Tahsildar, Nagpur

vide his Order Dated 05-03-2020 passed in Revenue Case No. 3739/NAP-34/2019-20.

(iii) THAT, the aforesaid Plot No. 79 is covered under the scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur.

(iv) THAT, consideration the application of the said Mrs. Pratibha alias Pramila Uttamrao Patil and also on receipt of the Development charges as demanded by it from her, the Nagpur Improvement Trust, Nagpur lateron regularised the said Plot No. 79 and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer, (WEST), Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)/1900(U/L)21 Dated 10-01-2013 in Case No. 200303274884 and Layout No. 1900/N/BG/1208 in favour of Mrs. Pratibha alias Pramila Uttamrao Patil. As per the regularisation Letter Dated 10-01-2013 the area of the said Plot No. 79 is shown and declared as 419.5720 Sq. Mtrs.

(v) THAT, the aforesaid Mrs. Pratibha alias Pramila Uttamrao Patil lateron gifted the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Plot No. 79 out of the layout of Gokul/Joras Co-operative Housing Society Limited, Nagpur containing by admeasurement 419.5720 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82/1 of MOUZA – BORGAON P.S.K. 8A, including all other easementary rights appurtenants belonging thereto, bearing Corporation House No. 808/C/79, City Survey No. 11 and Sheet No. 14A & 23A of Mouza – Borgaon, situated at Gokul Housing Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, by way of gift to her son Shri. Ajay Uttamrao Patil, by a Gift Deed Dated 21-07-2012, which is registered at the Office of the Sub-Registrar, Nagpur-6 in Book No. 1 at Sr. No. 3700 on even date.

(vi) THAT, the aforesaid Shri. Ajay Uttamrao Patil lateron transferred/sold the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Plot No. 79 out of the layout of Gokul/Joras Co-operative Housing Society Limited, Nagpur containing by admeasurement 419.5720 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 and 82/1 of MOUZA – BORGAON P.S.K. 8A, bearing Corporation House No. 808/C/79, City Survey No. 11 and Sheet No. 14A & 23A of Mouza – Borgaon, situated at Gokul Housing Society's Layout, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, by way of Sale to Shri. Vikram Dhanraj Batra, by a Sale Deed Dated 30-07-2021, which is registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 5808 on even date.

(vii) THAT, Shri. Vikram Dhanraj Batra later on decided to develop the Project Land into a **"RESIDENTIAL ESTATE"** by constructing Multistoried Buildings thereon consisting of various self contained separate Apartments therein on even date.

(viii) THAT, the plans of a Multistoried building proposed to be constructed on the said Plot No. 79 and to be known and styled as "AMARA" as sanctioned and approved Building Engineer, Nagpur Improvement, Nagpur, vide its Building Permit No. B.E.(WEST) Case No. BUL-G-632895/Tracking No. 20211029110/225 Dated 03-01-2022.

(ix) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us:-

a. Sale Deed Dated 31-05-1990.
b. Gift Deed dated 27-07-2012.
c. Regularization dated 10-01-2013.
d. N.A. order dated 05-03-2020.
e. Sale deed dated 30-07-2021.
f. Corporation Tax receipt.
g. Sanctioned Building Plan Dated 03-01-2022.
h. City Survey Property Card.

(x) 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.

(xi) 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. 11 of MOUZA – BORGAON for the period of 30 (Thirty) Years (i.e. from 1992 to 2022) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH011670572202122E Dated 14-01-2022 i.e. for a period of 1992 to 2003 and GRN No. MH011667024202122E Dated 14-01-2022 i.e. for a period of 2004 to 2022 vide Receipt No. 1112272592 Dated 14-01-2022. The Receipts of the same is enclosed herewith.

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

NOTE : The registration of the properties is made centralized for all the properties is made centralized for all the properties after 2002 however the search is not centrally

available hence I could not conduct search in that regards. This search and title report is entirely based upon and relied on the documents supplied to me and index registers made available to me in the Sub-Registrar's Office, Nagpur.

(5) On relying upon the aforesaid documents made available by **SHRI. VIKRAM DHANRAJ BATRA** to me for security and examination and the registers available with the concern Sub-Registrar Offices, I am in the opinion that **SHRI. VIKRAM DHANRAJ BATRA** has acquired development rights in respect of the said land and have good, clear and marketable title in respect of the said land or property which is under non-agricultural use for residential purpose and further the schedule property or lands are free from all encumbrances, charges or claims of whatsoever nature and have absolute authority to develop, sell/assign the said property or otherwise deal with said property or land in any manner.

Therefore in my opinion there is/are no any hurdle or impediment restrictive clause/clauses which will be obstructing the present developer **SHRI. VIKRAM DHANRAJ BATRA** for development of the said property or land and to sell/transfer the said land with or without construction to any prospective buyers, allottee, mortgagee, lessee etc. and which is free from all encumbrances, charges or claims of whatsoever nature.

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 the aforesaid property

Nagpur

Date: 27-01-2022

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

Adv. Sandeep Shastri

ceipt

264/0

इतर पावती

Original/Duplic

Monday,17 January 2022 6:37 PM

नोंदणी क्रं. :3

Regn.:3

पावती क्रं.: 867 दिनांक: 17/01/2(

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन1-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ॲड. संदिप शास्त्री

वर्णन शोध अर्ज क्र. 350/2022, मौजा - बोरगाव, प.ह.नं.11,

शोध व निरीक्षणे रु. 300

एकूण: रु. 300

NG

1); देयकाचा प्रकार: eChallan रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011670572202122E दिनांक: 17/01/2022

बँकेचे नाव व पत्ता:

सह-दुय्यम निबंधक, वर्ग-
नागपूर शहर क्र.१

CHALLAN
MTR Form Number-6

GRN	MH011667024202122E	BARCODE		Date	14/01/2022-14:54:57	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	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2021-2022 One Time	Flat/Block No.	
		Premises/Building	
Road/Street			
Area/Locality			
Town/City/District			
PIN			
Remarks (If Any)			

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	450.00
Total	450.00

Amount In Words	Four Hundred Fifty Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022011415202	2724152504
Cheque/DD No.		Bank Date	RBI Date	14/01/2022-14:57:03	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 960419672 Mobile No. : 9850361454

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 14-01-2022 02:57:15

MH011667024202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
14 Jan 2022	Receipt	Receipt no.: 1112272592
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Borgaon S.No/CTS No/G.No. : 11
	Period of search :	From :2004 To :2021
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH011667024202122E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		