

Adv. UJWAL V. RAUT

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FORMAT – A

(Circular No. :- 28/2021)

To,
MahaRERA

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to All THAT piece and parcel of the INTRA MUNICIPAL MALIK MAKBUJA LAND FOR BUILDING PURPOSES admeasuring 7670.257 Square feet or 712.586 Square Meters, bearing City Survey No. 2592 Sheet No. 39, Municipal Corporation House No. 595/E, Ward No. 60, situated at Chitnavis Layout, Chindwara Road Nagpur within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District Nagpur

I have investigated the title of the said City Survey No.2592 on the request of M/s. Associate Builders through its Proprietor Mr. Santdas Chawla, and the following documents i.e

- 1) Original Sale Deed dated:- 02/06/1990
- 2) Original Correction Sale Deed dated:- 05/04/1995
- 3) Original Sale Deed dated:- 19/07/2018
- 4) Original Sale Deed dated:- 28/12/2018
- 5) Amalgamation Order issued By Nagpur Municipal Corporation dated 03/09/2019
- 6) Duly mutated latest Property Card (Aakhiv Patrika) on the name of present owner
- 7) Original Tax receipt 2020-2022
- 8) Search Report for 30 Years from 1992 to 2022

On the perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s Associate Builders through its proprietor Mr. Santdas Chawla office address Sadoday Nest, Nelson square Chindwara Road Nagpur 440013 is clear, marketable and without any encumbrances.

Owner of Land:-

M/s Associate Builders through its Proprietor Mr. Santdas Chawla office address Sadoday Nest, Nelson square Chindwara Road Nagpur 440013


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Schedule of the property:

All THAT piece and parcel of the INTRA MUNICIPAL MALIK MAKHUJA LAND FOR BUILDING PURPOSES admeasuring 7670.257 Square feet or 712.586 Square Meters, bearing City Survey No. 2592 Sheet No. 39, Municipal Corporation House No. 595/E, Ward No. 60, situated at Chitnavis Layout, Chindwara Road Nagpur within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District Nagpur.

To the East	:	Road
To the West	:	Magra House
To the North	:	NMC Ground
To the South	:	Kher Bunglow

The report reflecting the flow of the title of M/s Associate Builders through its Proprietor Mr Santdas Chawla office address Sadoday Nest, Nelson square Chindwara Road Nagpur 440013 on the said land is enclosed herewith as annexure.

Enclosed : Annexure

Date : 01/03/2022



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Annexure

TO WHOM SO EVER IT MAY CONCERN

That having been engaged by M/s Associate Builders through its Proprietor Mr.Santdas Chawla office address Sadoday Nest, Nelson square Chindwara Road Nagpur 440013, for the purpose of search and verification of title in respect of the property mention below. I, the undersigned Advocate do hereby submit of verification report and option about the title in respect of the same as under.

That i have taken the search in respect of the below mentioned property (Mouza Jaripatka, Tah/District-Nagpur) by inspecting the record concerned Sub-registrar No.1 Nagpur, 30 years from 1992 to 2022.

Schedule of the property:

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To the East	:	Road
To the West	:	Magra House
To the North	:	NMC Ground
To the South	:	Kher Bunglow

That the chain of transaction over the said Schedule of Property as under:-

- (1) All THAT piece and parcel of the INTRA MUNICIPAL MALIK MAKHUJA LAND FOR BUILDING PURPOSES admeasuring 7670.257 Square feet or 712.586 Square Meters, bearing City Survey No. 2592 Sheet No. 39, Municipal Corporation House No. 595/E, Ward No. 60, situated at Chitnavis Layout, Chindwara Road Nagpur within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District Nagpur, was originally owned by Smt.Padmavatibai Krishnarao Chitnavis who sold the said same to the M/s Associate Builders., Nagpur by a vide Sale Deed Dated 20/06/1990 Registered with Sub Registrar Nagpur - 1, in Addl. Book No.1, in Vol. No. 1714, at pages 15 to 32 at S.R. No 8266ch, dt. 20/06/1990.


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- (2) That mistakenly the area of the said land was wrongly mentioned as 1295.06 Sq. Mtrs. in sale deed dt. 20/06/1990 and the same was corrected as 1608.192 Sq. Mtrs. by Vide Correction Deed dated 05/04/1995, registered with Sub Registrar, Nagpur-6 in Book No. Addl 1, in Vol no. 106, at Pages 50-55 bearing Sr. No.358ch, dt. 05/04/1995.
- (3) That the M/s Associate Builders., Nagpur time to time sold the portions of the said land to the various buyers and finally the area admeasuring about 276.350 Square Meters. Remains in the possession of the M/s Associate Builders., Nagpur.
- (4) That the M/s Associate Builders., Nagpur purchased adjacent land to the above said property being All that piece and parcel of land admeasurement 58.06 Square Meters or 624.95 Square Feet bearing Corporation House No.594/0+3(old) 594/M(New), City Survey No.2066/6, Sheet No.39 of Mouza Jaripatka, situate at Chitnavis Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No.60, in Tahsil and District Nagpur, from Shri. Anil S/o Ramnarayan Kher vide Sale Deed Dated 19/07/2018 registered with Sub Registrar Nagpur- 3, at Sr. No.3050 dt. 19/07/2018.
- (5) That subsequently, the M/s Associate Builders., Nagpur purchased one more adjacent land to the above said property being All that piece and parcel of land admeasurement 378.576 Square Meters or 4074.99 Square Feet bearing Corporation House No.594/E, City Survey No.2066/9, Sheet No.39 of Mouza Jaripatka, situate at Chitnavis Layout, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No.60, in Tahsil and District Nagpur from Shri.Sudhir S/o Ramnarayan Kher vide Sale Deed Dated 28/12/2018 bearing registration No.3 Registered at Serial No.5577.
- (6) That the M/s Associate Builders., Nagpur amalgamated the above said piece and parcel of lands purchased from different owners by vide order bearing No. 29, dated 03/09/2019.


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- (7) That after the amalgamation of the above said land has got the new CTS number bearing 2592 in all admeasuring about 712.586 Sq. Mtrs. i.e. 7670.27 Sq. Ft. and the same is recorded in all revenue records in the name of the abovesaid M/s Associate Builders., Nagpur.
- (8) That the M/s Associate Builders., Nagpur got the amalgamation of the above said land sanctioned by Nagpur municipal corporation office vide its sanction letter dated 03/9/2019 bearing No.29 AND;
- (9) That the M/s Associate Builders., Nagpur purchased T.D.R (Transferable Development Rights) admeasuring about 985 Square Meters from M/s Hindusthan Builders vide Transfer Deed dt 04/08/2020, registered with Sub Registrar Nagpur- 6, in Book No. 1 at Serial No. 2061, dt 04/08/2020.
- (10) That thereafter the M/s Associate Builders., Nagpur got the sanction of the Residential Building Plan for the Said PROPERTY from Nagpur Municipal Corporation vide Building Permit 197/BP/JARIPATKA/TP/NMC/155 Dated 21/06/21.

MUTATION

That having acquired the said property, the present owner M/s Associate Builders., having its office at Sadoday Nest, Nelson Sq. Chindwada Road Nagpur-13, has mutated its name on all the revenue records having its mutation entry No. 7950, Dt. 21/08/2019

I hereby say that

- A) I have inspected the records of Sub Registrar Offices wherein the links of the schedule of property is established
- B) That the said property is observed and mutated in all the land and revenue records on the name of present owner


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C) All the relevant documents of schedule of property alongwith the sale deed, Amalgamation order issued by NMC and Building Sanction Plan has been placed before me and after pursuing the same it is shown that it is free from all types of encumbrances and the title of the owner is clear and marketable.

D) The present owner M/s Associate Builders., through its proprietor Shri Santdas S. Chawla has mutated there in the record of revenue department i.e Akhiv patrika (Property Card)

Thus i am in the opinion that the owner M/s Associate Builders., through its proprietor Shri Santdas S. Chawla bears a perfect marketable right, title and interest over the said property and the same is free from all encumbrance and also in view of personal verification. I did not come across any entry of charge recorded against the said property.

Search Report

I have taken a search in the registrar offices and inspected the day books from 1992 to 2022, and further verified the below mentioned documents.

- 1) Original Sale Deed dated:- 02/06/1990
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