K. M. KHUMKAR
ADVOCATE
Reg. No. MAH/8118/2010
F-25, Sai Regency, Ravi Nagar Square, Amravati Road, Nagpur-440033.
Mobile: 9422103894

FORMAT A
(Circular No. 28/2001)

FORMAT OF THE TITLE OF THE SAID LAND

Sr. No.	
1.	Property Card as on the date of application for registration.
2.	Mutation Entry No. 8186
3.	Search Report for 30 years from the year 1993 to 2022 taken from Sub Registrar Office at Nagpur.
4.	Any other relevant title – Not Applicable
5.	Litigations if any - No Litigation.

Dated: 22-02-2022



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FORMAT A
(Circular No. 28/2001)

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 25, 26, Survey No. 128/1, 129/2 and 130/2, P.H. No. 44, Mouza: Jaitala, City Survey No. 760 & 764, Sheet No. 583/53, situated at Jaitala, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur (hereinafter referred to as the said plot).

1. I have investigated the title of the said plot on the request of M/s. L K Constructions, Proprietor Shri Subhash Motiramji Kasulkar and following documents i.e.

1) Description of property
2) The documents of sale deed of Plot
3) Property Card issued by the City Survey Department, Nagpur on 15-07-2021.
4) Search report for 30 years from the year 1993 till year 2022.

2. On 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. L K Constructions is clear, marketable and without any encumbrances.

Owner of Land
M/s. L K Constructions, Proprietor Shri Subhash Motiramji Kasulkar – Plot No. 25, 26, Survey No. 128/1, 129/2 and 130/2, Mouza: Jaitala, Tahsil & District: Nagpur.

3. The name of owner is duly mutated in City Surtvey and in Nagpur Municipal Corporation records.

4. The report reflecting the flow of the title of the (owner/promoter/developer) on the said land is enclosed herewith as annexure.

Encls: Annexure

Dated: 22-02-2022

K. M. KHUMKAR
ADVOCATE

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ADVOCATE
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CLEAR TITLE / NON ENCUMBRANCE CERTIFICATE

From the records placed before me and from the inspection of registration records made available to me by the Sub Registrar Office for the years 1993 to 2022 i.e. for 30 years, I have to state:

1. THAT, M/s. L K Construction through its Proprietor Shri Subhash S/o Motiramji Kasulkar is owner and in possession of ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 25 and 26 admeasuring 973.695 Sqr. Mtrs. in the sanctioned layout, being a part and portion of the entire land beaning Khasra Nos. 128/1, 129/2 and 130/2, P.H. No. 44, Mouza: Jaitala, City Survey No. 760 & 764, Sheet No. 583/53, bearing Nagpur Municipal Corporation House No. 1006/A/25 and 1006/A/26, Ward No. 74, situated at Jaitala, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur.

2. THAT, originally All that piece and parcel of land Agricultural Lands bearing Khasra No. 129/2 and 130/2 having an area of 1.43 Hectors, Land Revenue Rs. 7.44/- yearly, Khasra No. 128/1 admeasuring 0.02 Hectors, Land Revenue Rs. 0.44/- yearly of Mouza: Jaitala, P. H. No. 44, City Survey No. 760 and 764, Sheet No. 583/53, situated within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur originally belonged to Shri Shamrao S/o Anandrao Nitnawre and others.

3. THAT, the aforesaid Agricultural Land bearing Khasra No. 129/2 and 130/2 having an area of 1.43 Hectors, Land Revenue Rs. 7.44/- yearly, Khasra No. 128/1 admeasuring 0.02 Hectors, Land Revenue Rs. 0.44/- yearly and Khasra No. 142/1 having an area of 0.16 Hectors, Land Revenue Rs. 0.64/- yearly of Mouza: Jaitala having total area of 1.61 Hectors is converted to Non Agriculture Residential Use by the Additional Collector, Nagpur vide Order dated 30-11-2009 in Revenue Case No. 11/NAP-34/2009-2010.

4. THAT, Shri Shamrao S/o Anandrao Nitnawre and others lateron transferred Land bearing Khasra No. 129/2 and 130/2 having an area of 1.43 Hectors, Land Revenue Rs. 7.44/- yearly and Khasra No. 128/1 admeasuring 0.02 Hectors, Land Revenue Rs. 0.44/- yearly of Mouza: Jaitala, total land admeasuring 1.45 Hectors (14,500 Sqr. Mtrs.) to the Vendors hereinabove named M/s. Rahi Realtors Pvt. Ltd. through its Director Shri Vijay S/o Chirkutrao Raut vide Sale Deed dated 20-12-2009 registered at Sr. No. 6117/2009 in Book No. 1 on 20-12-2009 with Sub Registrar Nagpur No. 4.

5. THAT, M/s. Rahi Realtors Pvt. Ltd. through its Director Shri Vijay S/o Chirkutrao Raut lateron decided to develop a layout on the said land and they applied in the office of Nagpur Improvement Trust for approval of layout plan and thereby the Assistant Director Town Planning, Nagpur Improvement Trust, Nagpur approved the layout plan as subject to the conditions of agreement between the Vendors/Party No. 1 and Nagpur Improvement Trust duly executed on dated 19-10-2011.

6. THAT, out of the aforesaid Layout, the Plot Nos. 25 and 26 are Released by the Executive Engineer (West), Nagpur Improvement Trust, Nagpur vide his Letter No. E.E.(WEST)/740 Dated 29-10-2015.

7. THAT, M/s. Rahi Realtors Pvt. Ltd. have applied to the Assistant Director Town Planning, Nagpur Improvement Trust, Nagpur for Amalgamation of Plot No. 25 admeasuring 485.85 Sqr. Mtrs. and Plot No. 26 admeasuring 487.845 Sqr. Mtrs., which is duly approved vide their Letter No. SaSannara/Rachana/2940 Dated 20-04-2017 and as per Amalgamation area of Plot No. 25 and 26 is 973.695 Sqr. Mtrs.

8. THAT, the Owner has purchased the abovesaid property from M/s. Rahi Realtors Pvt. Ltd. through its Director Shri Vijay S/o Chirkutrao Raut vide Sale Deed dated 01-02-2021 registered at Sr. No. 1027/2021 in Book No. 1 on 03-02-2021 with Sub Registrar Nagpur No. 4 and prior to that Agreement to Sell dated 09-11-2020 was duly registered atr Sr. No. 6098/2020 in Book No. 1 on 10-11-2020 with Sub Registrar Nagpur No. 4 by paying requisite Stamp Duty and Registration Fee thereon.

9. THAT, the link of transaction is established.

10. THAT, the name of Owner is mutated in City Survey Records.

11. THAT, the name of Owner is mutated in Nagpur Municipal Corporation Records and the Taxes are paid for the year 2021-22.

12. THAT, the Owner has decided to develop the aforesaid Plots into a RESIDENTIAL ESTATE by constructing One Multistoried Building thereon consisting of various self contained separate Apartments therein.

13. THAT, the Building Engineer (W), Nagpur Improvement Trust, Nagpur has sanctioned Building Plan for construction of Multistory Building on the abovesaid Plots vide Building Permit No. B.E. (WEST)/Case No. bui-g531/Tracking No. 20210715104/288 dated 03-02-2022,

14. THAT, the the Owner has placed the abovesaid Plots alongwith Multistory Building thereon titled "MANJUSHA BLISS" under the Apartment Ownership Scheme and executed a Deed of Declaration under Maharashtra Apartment Ownership Act, 1970 registered at Sr. No. 1351/2022 in Book No. 1 on 10-02-2022 with Sub Registrar Nagpur No. 4.

15. THAT, the Owner has not transferred the said Plot by way of Gift, Mortgage, Sale etc. and an Affidavit to that effect has been obtained from him by me.

16. THAT, there are no any pending cases in the Court of Law or with any Statutory Authority in respect of the said plot of land.

17. THAT, it is also hereby certified that the above-mentioned land is not hit by any restriction of Urban Land (Ceiling and Regulation) Act, 1976.

18. THAT, the Owner is entitle to construct building, book Apartments in the building, receive the consideration and execute the relevant documents of transfer in favour of prospective purchasers in respect of the abovesaid property.

Thus on inspection of registration records and verification of documents, I, K. M. Khumkar, Advocate do hereby certify that the title of M/s. L K Constructions through its Proprietor Shri Subhash S/o Motiramji Kasulkar to the abovesaid property is clear, marketable and unencumbered.

The receipt of the relevant searche is enclosed herewith.

K. M. KHUMKAR
ADVOCATE

SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 25 and 26 admeasuring 973.695 Sqr. Mtrs. in the sanctioned layout, being a part and portion of the entire land bearing Khasra Nos. 128/1, 129/2 and 130/2, P.H. No. 44, Mouza: Jaitala, City Survey No. 760 & 764, Sheet No. 583/53, bearing Nagpur Municipal Corporation House No. 1006/A/25 and 1006/A/26, Ward No. 74, situated at Jaitala, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur and bounded as under:

TOWARDS EAST	: 9.00 Meter Wide Road
TOWARDS WEST	: Land of Khasra No. 763
TOWARDS NORTH	: 9.00 Meter Wide Road
TOWARDS SOUTH	: Plot No. 24

Hence this Certificate,

Nagpur
Dated: 22-02-2022

(K.M. Khumkar)
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH013486815202122E	BARCODE	Date	22/02/2022-13:42:34	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	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	Adv K M Khumkar
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	F 25 Sai Regency
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	Ravi Nagar Square
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 3 3
		Remarks (If Any)	Plot No. 25,26 Survey No 128 1 129 2 and 130 2 Mouza Jaitala Tahsil and District Nagpur
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022022225067	IK0BNWLIQ9
Cheque/DD No.		Bank Date	RBI Date	22/02/2022-13:24:43	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9890233876

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न केलेल्या दस्तासाठी लागू नाही.

Print Date 22-02-2022 01:43:40