

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

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ADVOCATE

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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 land bearing Plot No. 34 out of the layout of the Friends Co-operative Housing Society Ltd., Nagpur, containing by total admeasurements 573.37 Sq. Mtrs. (i.e. 6172 Sq. Ft.) being a portion of the entire land bearing Khasra No. 1 of Mouza – KHAMLA, Patwari Halka No. 9, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "PARK VIEW-18", bearing Corporation House No. 2271/34, City Survey No. 1/34, Sheet No. 1 situated at Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR (hereinafter referred as the said plot").

I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) ALL THAT Piece and Parcel of land bearing Plot No. 34 out of the layout of the Friends Co-operative Housing Society Ltd., Nagpur, containing by total admeasurements 573.37 Sq. Mtrs. (i.e. 6172 Sq. Ft.) being a portion of the entire land bearing Khasra No. 1 of Mouza – KHAMLA, Patwari Halka No. 9, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "PARK VIEW-18", bearing Corporation House No. 2271/34, City Survey No. 1/34, Sheet No. 1 situated at Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and the said entire layout is bounded as under :-

ON THE EAST	-	PLOT NO. 18
ON THE WEST	-	9.00 MTRS. ROAD AND PLOT NO. 31-32 AND 33
ON THE NORTH	-	PLOT NO. 15 AND 16
ON THE SOUTH	-	OPEN SPACE AND PLOT NO. 23


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(2) Document of Ownership of Present Owner :-

(i) Sale Deed Dated 31-03-2021 for Plot No. 34 executed by (1) Smt Sumati Prabhakar Deshpande, (2) Mr. Abhay Prabhakar Deshpande, (3) Mrs. Sumangala Arvind Lokhande, (4) Smt. Chitra Sudhir Deshpande, (5) Mr. Chaitannya Sudhir Deshpande, (6) Mr. Ajinkya Sudhir Deshpande (7) Mrs. Rohini Chandrakant Ghadgay in favour of M/s. Space Associates through its Authorized Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mrs. Pranjali Amit Choudhary, Registered on 22-06-2021.

(3) City Survey Property Card issued by Competent Authority dated 07-10-2021 Mutation Entry No. 18011.

(4) Search report for 30 years from 1992 to 2021 from Records of Registrar's office. 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 (following owner) is clear, marketable and without any encumbrances.

Owners of the Plot No. 34 of Mouza – KHAMLA is M/s Space Associates.

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

THAT, ALL THAT Piece and Parcel of land bearing Plot No. 34 out of the layout of the Friends Co-operative Housing Society Ltd., Nagpur, containing by **total admeasurements 573.37 Sq. Mtrs. (i.e. 6172 Sq. Ft.)** being a portion of the entire land bearing Khasra No. 1 of Mouza – KHAMLA, Patwari Halka No. 9, including all easementary rights appurtenant and belonging thereto, bearing **Corporation House No. 2271/34, City Survey No. 1/34, Sheet No. 1** situated at Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Mr. Prabhakar Keshavrao Deshpande, having purchased the same by him from the Friends Co-operative Housing Society Ltd., Nagpur, by a Sale Deed Dated 26-06-1972, which is duly Registered in the office of the Joint Sub-Registrar, Nagpur-I in Addl. Book No. 1 Volume No. 122 on Pages 126 to 128 at Registered Serial No. 799(P) on 26-06-1972.

THAT, Mr. Prabhakar Keshavrao Deshpande lateron constructed a Residential House on the said Plot No. 34 in accordance with the Building Permit/Map duly sanctioned and approved by Building Engineer of Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/11108/9331 Dated 02-08-1983.


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THAT,, Mr. Prabhakar Keshavrao Deshpande left for heavenly abode on 16-06-2011 and consequent upon his death/demise his aforesaid property devolved upon his Widow Smt Sumati Prabhakar Deshpande, Two Sons namely (1) Mr. Abhay Prabhakar Deshpande, (2) Mr. Sudhir Prabhakar Deshpande and two married daughters namely (1) Mrs. Sumangala Arvind Lokhande, (2) Mrs. Rohini Chandrakant Ghadgay, by way intestate succession being the legal heirs of the deceased.

THAT, Mr. Sudhir Prabhakar Deshpande left for heavenly abode on 20-08-2018 and consequent upon his death/demise his share in the aforesaid property devolved upon his Widow Smt. Chitra Sudhir Deshpande, Two Sons namely (1) Mr. Chaitannya Sudhir Deshpande, (2) Mr. Ajinkya Sudhir Deshpande, by way intestate succession being the legal heirs of the deceased. As a result therefore (1) Smt Sumati Prabhakar Deshpande, (2) Mr. Abhay Prabhakar Deshpande, (3) Mrs. Sumangala Arvind Lokhande, (4) Smt. Chitra Sudhir Deshpande, (5) Mr. Chaitannya Sudhir Deshpande, (6) Mr. Ajinkya Sudhir Deshpande (7) Mrs. Rohini Chandrakant Ghadgay, became full Joint Owners of the aforesaid property with heritable and transferable rights therein.

THAT, (1) Smt Sumati Prabhakar Deshpande, (2) Mr. Abhay Prabhakar Deshpande, (3) Mrs. Sumangala Arvind Lokhande, (4) Smt. Chitra Sudhir Deshpande, (5) Mr. Chaitannya Sudhir Deshpande, (6) Mr. Ajinkya Sudhir Deshpande (7) Mrs. Rohini Chandrakant Ghadgay lateron jointly transferred/sold the aforesaid property by way of sale to M/s. Space Associates through its Authorized Partners (1) Mr. Amit Sahebrao Choudhary, (2) Mrs. Pranjali Amit Choudhary, by a Sale Deed Dated 31-03-2021, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 4494/2021 on 22-06-2021.

THAT, in pursuance of the said agreement for the purpose of construction of additional Built-up spaces on the said Plot of land the M/s. Space Associates has purchased Transferable Development Rights (TDR) of 194.00 Sq. Mtrs. from M/s. Miraco Prestressing (Pvt.) Ltd out of the TDR Certificate No. 006, by a Transfer Deed dated 24-08-2021 and the same is duly registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 6556/2021 on even date.

THAT, M/s. Space Associates lateron decided to develop the said Plot No. 34 into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

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THAT, accordingly it has prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Plot No. 34 and the said Multistoreyed Building to be known and styled as "PARK VIEW-18" and the same is also duly sanctioned and approved by the Assistance Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 800/BP/Khamla/TP/NMC/1392 Dated 25/2/2022.

THAT, the aforesaid entire property is also submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 of the said Act and the said Deed of Declaration dated 28-02-2022 relating to the property comprising Plot No. 34, which is duly registered in the office of the Sub Registrar Nagpur-4 in Book No.1 at Sr. No. 1987/2022 on 28-02-2022.

Nagpur.

Dated : 16-03-2022

Ashwin Patil

Advocate

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FLOW OF THE TITLE OF THE SAID LAND.

- 1) City Survey Property Card as on date of application for registration - available.
- 2) Mutation Entry No. 18011 dated 07-10-2021.
- 3) Search report for 30 years from Taken from Sub-Registrar' office at Nagpur
- 4) Any other relevant title. - No
- 5) Litigations if any. - No

Nagpur.

Dated : 16-03-2022

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Advocate

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