Sahil M. Bhangde
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ADVOCATE
Plot No.167, Bajiprabhu Nagar, 5th Lane,
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FORMAT - A
(Circular - 28/2021)

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub : *Title Clearance Certificate with Respect to Amalgamated Plot No. 2, 3, 12 & 13 having total admeasuring 901.28 sq.mts. having Khasra No. 169/2 of Mouza-Dabha in Tahsil and District Nagpur (hereinafter refered as the said Plot)*

I have investigated the title of the said plot on the request of **M/s. Vardan Buildcon**, Partnership Firm through its Partners **1) Smt. Prerna w/o. Nilesh Mahajan,** R/o. Plot No. 212, Bajaj Nagar, Nagpur **2) Shri. Vijay s/o. Chintaman Chaphale** R/o. Plot No. 212, Bajaj Nagar, Nagpur and following documents i.e.

1) **Description Of The Property :**

All that piece and parcel of the land bearing **Amalgamated Plot No. 2, 3, 12 and 13** having total area admeasuring about 901.28 Sq. Mtrs. (9701.38 Sq. Ft.) being a portion of the entire land bearing **Kh. No. 169/2**, of **Mouza - Dabha**, P.H. No. 7, bearing its **City Survey No. 120** of **Sheet No. 77**, within the Limits of Nagpur Municipal Corporation **Ward No. 68**, bearing House No. 1150/2 and Nagpur Improvement Trust, Tahsil and District Nagpur and the same is bounded as under:-

East	:-	9 Mtrs wide Road
West	:-	18 Mtrs wide Road
North	:-	Plot No. 1 and 14
South	:-	9 Mtrs wide Road

2) **Documensts Of The Allotment Of Plots :-** As per List Annexured separatly
3) **Property Card Of The Schedule Of Properties** is issued by City Survey Officer No. 3, Nagpur Of Mouza-Dabha, dated 27/11/2021 as per the Mutation Entry No. 15762, Dated 27/11/2021:
4) **Search Report For 30 Years From 12/01/1992 Till 12/01/2022**

2/- On perusal of the abovementioned documents and all other relevant documents relating to the title of the said property, I am of the opinion, that the title of the **M/s. Vardan Buildcon through its partners 1) Smt. Prerna w/o. Nilesh Mahajan & 2) Shri. Vijay s/o. Chintaman Chaphale,** is clear, marketable, and without any encumbrances.

OWNERS OF THE LAND

1) **M/s. Vardan Buildcon through its partners**
   1) Smt. Prerna w/o. Nilesh Mahajan &
   2) Shri. Vijay s/o. Chintaman Chaphale
2) **Qulifying Comments/Remark (if any) : NA**

3/- The report reflecting the flow of the title of the present owners of the property **i.e. M/s. Vardan Buildcon through its partners 1) Smt. Prerna w/o. Nilesh Mahajan & 2) Shri. Vijay s/o. Chintaman Chaphale** on the said land is enclosed herewith as Annexure.

Encl. : Annexure : Flow of the title of the present owners of the property

NAGPUR
Date : 12/01/2022

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ANNEXURE

FORMAT - A

(Circular 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

a) That originally all that and piece and parcel of land bearing land bearing Kh. No. 169/2 of Mouza-Dabha, Th. & Dist. Nagpur was owned and possessed by Harsha Co-operative Housing Society Ltd., Nagpur a registered Co-operative Society bearing its registration No. NGP/CTY/HSG/(TO)494/86-87.

b) That the said society had laid an a layout upon the said land and sold out its various plots to its various members,

c) That Harsha Co-operative Housing Society Ltd., Nagpur acting through its Secretary Shri. Tarachand Chokhaji Warkar had sold out the schedule Plot No.2 out of the said layout to Ku. Namrata Nathhuji Ganvir by executing the registered Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur at Sr. No. 9423 (P) dated 09.08.1991.

d) That Harsha Co-operative Housing Society Ltd., Nagpur acting through its Secretary Shri. Tarachand Chokhaji Warkar had sold out the schedule Plot No. 13 out of the said layout to Shri. Purushottam Chokhaji Warkar by executing the registered Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur at Sr. No. 9424 (P) dated 09.08.1991.

e) That Harsha Co-operative Housing Society Ltd., Nagpur acting through its Secretary Shri. Tarachand Chokhaji Warkar had sold out the schedule Plot No. 12 out of the said layout to Sau. Pushpa Tarachand Warkar by executing the registered Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur at Sr. No. 9429 (P) dated 09.08.1991

f) That Harsha Co-operative Housing Society Ltd., Nagpur acting through its Secretary Shri. Tarachand Chokhaji Warkar had sold out the schedule Plot No. 3 out of the said layout to Ku. Harsha Tarachand Warkar by executing the registered Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur at Sr. No. 575 dated 07.04.1992.

g) That the plot No. 3 falls within the purview of Maharashtra Gunthewari Developments (Regulation, Upgradation and control) Act, 2001 and upon payment of necessary development charges by the owner, the Nagpur Improvement Trust, Nagpur had regularized the schedule plot by issuing the regularization letter bearing its permit No. BE(w)/1900(UL)/2734/Case No. 200302265049/Layout No. 1900/W/Dab/96, dated 29.07.2005.

h) That the plot No. 13 falls within the purview of Maharashtra Gunthewari Developments (Regulation, Upgradation and control) Act, 2001 and upon payment of necessary development charges by the owner, the Nagpur Improvement Trust, Nagpur had regularized the schedule plot by issuing the regularization letter bearing its permit No. BE(w)/1900(UL)/2737/81/Case No. 200302265059/Layout No. 1900/W/Dab/96, dated 17.01.2012.

i) That the plot No. 12 falls within the purview of Maharashtra Gunthewari Developments (Regulation, Upgradation and control) Act, 2001 and upon payment of necessary development charges by the owner, the Nagpur Improvement Trust, Nagpur had regularized the schedule plot by issuing the regularization letter bearing its permit No. 442/Case No. 200302265058/Layout No. 1900/W/Dab/96, dated 16.07.2014.

j) That Harsha Co-operative Housing Society Ltd., Nagpur acting through its Secretary Shri. Tarachand Chokhaji Warkar had also executed the registered correction Deed to the aforesaid Sale Deed in favour of Shri. Purushottam Chokhaji Warkar, same was registered in the office of Sub registrar Nagpur-1, at Sr. No. 7475/2019, dated 05.12.2019, thereby carried out the necessary corrections in respect of the dimensions of the schedule Plot No. 13.

k) That Harsha Co-operative Housing Society Ltd., Nagpur acting through its Secretary Shri. Tarachand Chokhaji Warkar had also executed the registered correction Deed to the aforesaid Sale Deed in favour of Sau. Pushpa Tarachand Warkar, same was registered in the office of Sub registrar Nagpur-1, at Sr. No. 7479/2019, dated 05.12.2019, thereby carried out the necessary corrections in respect of the dimensions of the schedule Plot No. 12

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Advocate

l) That Harsha Co-operative Housing Society Ltd., Nagpur acting through its Secretary Shri. Tarachand Chokhaji Warkar had also executed the registered correction Deed to the aforesaid Sale Deed dated 09.08.1991 in favour of Ku. Namrata Nathhuji Ganvir, same was registered in the office of Sub registrar Nagpur-1, at Sr. No. 7481/2019, dated 05.12.2019, thereby carried out the necessary corrections in respect of the dimensions of the schedule Plot No. 2.

m) That the Plot No. 2 falls within the purview of Maharashtra Gunthewari Developments (Regulation, Upgradation and control) Act, 2001 and upon payment of necessary development charges by the owner, the Nagpur Municipal Corporation, Nagpur had regularized the schedule plot by issuing the regularization letter bearing its permit No. NMC/ADTP/RL/55/Case No. 200302265048/Layout No. 1900/W/Dab/96, dated 03.07.2020.

n) That aforesaid transactions were duly recorded in the Records of Rights i.e. in Akhivpatrika as well as Municipal Corporation Tax Receipt and the name of Ku. Namrata Nathhuji Ganvir, Harsha Tarachand Warkar, Sau. Pushpa Tarachand Warkar and Shri. Purushottam Chokhaji Warkar became the sole and absolute owners of their respective plots bearing No. 2, 3, 12 and 13 respectively.

o) That, the aforesaid four plots were amalgamated by the aforesaid owners, which amalgamation is approved by the Nagpur Municipal Corporation vide its letter and amalgamation Plan bearing No.152 dated 24.02.2021.

p) That Ku. Namrata Nathhuji Ganvir, Harsha Tarachand Warkar, Sau. Pushpa Tarachand Warkar and Shri. Purushottam Chokhaji Warkar had sold the said Plot No. 2, 3, 12 and 13 to M/s. Vardan Buildcon, a registered Partnership Firm, acting through its Partner (1) Smt. Prerna w/o. Nilesh Mahajan and (2) Shri. Vijay s/o. Chintaman Chaphale, by executing a registered Sale Deed and same was registered with the office of Sub-Registrar Nagpur No. 4, registered at Sr. No. 2672/2021 dated 23/03/2021.

q) That by virtue of the above mentioned Sale Deeds M/s. Vardan Buildcon, a registered Partnership Firm, acting through its Partner (1) Smt. Prerna w/o. Nilesh Mahajan and (2) Shri. Vijay s/o. Chintaman Chaphale, became the sole and absolute owner of the schedule property and its name is also duly mutated in Akhivpatrika as well as in Municipal Corporation Tax Records as an owners thereof.

r) That in order to construct a multistoried building upon the schedule Amalgamated Plot No. 2, 3, 12 and 13 M/s. Vardan Buildcon, had prepared building plan submitted the proposed building plan to the office of Nagpur Municipal Corporation, Nagpur and same was duly sanctioned by the said authority vide issuing sanctioned building Permit & Commencement Certificate vide its Permit No. ADTP (Dharampeth Zone) AB-W-D-2-3-12-13/Tracking No. 202103193/149 dated 28/04/2021 in the name of Shri. Purushottam Chokhaji Warkar, Sau. Pushpa Tarachand Warkar Harsha Tarachand Warkar, and Ku. Namrata Nathhuji Ganvir.

s) That M/s. Vardan Buildcon, had submitted the said scheme to be known and styled as **"PRERNA ICON"** to the provision of Maharashtra Apartment Ownership Act, 1970, u/s 20 by executing a registered Deed of Declaration, same was registered in the office of Sub-Registrar Nagpur No. 4, at Sr. No. 296/2022 dated 10/01/2022.

1) The Property Card of the respective Plots is in the name of present owners, i.e. 1 M/s. Vardan Buildcon, through its Partner (1) Smt. Prerna w/o. Nilesh Mahajan and (2) Shri. Vijay s/o. Chintaman Chaphale.

2) Mutation Entry Numbers 15762 dated 27/11/2021.

3) Search Report for 30 years from 12/01/1992 till 12/01/2022 taken from the Sub-Registrar office at Nagpur vide GRN No. **MH011564800202122E, dated 12/01/2022.**

4) Any other relevant Title : NA

5) Litigation if any : NA

NAGPUR
Date : 12/01/2022

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