SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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(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 "MANGALMURTI RESIDENCY", to be erected on ALL THAT Piece and Parcel of land bearing Plot No. 365/2 containing by admeasurement 5398.851 Sq. Mtrs. being a portion of the entire land bearing Khasra/Survey/Gut No. 94/2 (Old No. 94) of Mouza – PARSODI, P.S.K. 42, including all other easementary rights appurtenant and belonging thereto, situated at Village – Parsodi, within the limits of the Grampanchayat – Panjri, and Nagpur Metropolitan Region Development Authority in Tahsil – Nagpur (Rural) and District – NAGPUR (hereinafter referred as the said Project **"MANGALMURTI RESIDENCY"**).

1} I/We have investigated the title of the said land on the request of **M/S. DEVPRATH CONSTRUCTIONS LLP,** a Registered Partnership Firm, having its Registered Office at Plot No 32, Pande Layout Khamla Road Nagpur - 440025 (hereinafter referred to as "Promoter/Developer") and following documents i.e.:-

SANDEEP SHASTRI NAGPUR ADVOCATE

01. Description of the property.

ALL THAT Piece and Parcel of land bearing Plot No. 365/2 containing by admeasurement 5398.851 Sq. Mtrs. being a portion of the entire land bearing Khasra/Survey/Gut No. 94/2 (Old No. 94) of Mouza – PARSODI, P.S.K. 42, including all other easementary rights appurtenant and belonging thereto, situated at Village – Parsodi, within the limits of the Grampanchayat – Panjri, in Tahsil – Nagpur (Rural) and District – NAGPUR.

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

(i) Sale Deed Dated 12-03-1997 executed by Shri. Krishna Sadashiv Godghate in favour of Harikrupa Gruha Nimran Sahakari Sanstha Maryadit, Nagpur, which is registered in the Office of the Joint Sub-Registrar, Nagpur - 11 in Addl. Book No. 1, Volume No. 2224 on Pages 166 to 172 at Sr. No. 7829(P) on even date;

(ii) N.A Order Dated 24-10-1996 of Kh. No. 94 (New 94/2) of Mouza – Parsodi.

(iii) 42 Sale Deeds Dated 27-03-1997, 31-03-1997, 16-05-1997 09-06-1997, 09-07-1997 & 26-04-1998 executed by Harikrupa Gruha Nimran Sahakari Sanstha Maryadit in favour of its 42 share Holder Members;

(iv) Sale Deed Dated 14-03-2008 executed by Smt. Vrinda Dattatraya Kelkar in favour Mrs. Kirti Vijay Dube, which is Registered at the Office of the Sub-Registrar Nagpur-7, in Book No. 1 at Sr. No. 1523 on 14-03-2008.

(v) Sale Deed Dated 14-07-2015 executed by Atul Prabhakar Deshpande in favour Mrs. Vidya Ramesh Barahate and Shri. Chandrakant Danrajji Ganorkar, which is Registered at the Office of the Sub-Registrar Nagpur-Rural, in Book No. 1 at Sr. No. 5381 on 14-07-2015.

(vi) Sale Deed Dated 14-07-2015 executed by Atul Prabhakar Deshpande in favour Mrs. Sunanda Dnyaneshwar Godghate, which is Registered at the Office of the Sub-Registrar Nagpur-Rural, in Book No. 1 at Sr. No. 5382 on 14-07-2015.



(vii) Sale Deed Dated 26-05-2016 executed by Mrs. Vidya Ramesh Barahate and Shri. Chandrakant Dhanrajji Ganorkar in favour Smt. Devyani Haridas Komalkar, which is Registered at the Office of the Sub-Registrar Nagpur-10, in Book No. 1 at Sr. No. 2502 on 26-05-2016.

(viii) Sale Deed Dated 26-05-2016 executed by Mrs. Sunanda Dnyaneshwar Godghate in favour Shri. Haridas Mahadeo Komalkar, which is Registered at the Office of the Sub-Registrar Nagpur-10, in Book No. 1 at Sr. No. 2501 on 26-05-2016.

(ix) Sale Deed Dated 13-06-2019 executed by Miss. Indu Dashrath Golhar and 38 other Owners in favour of M/s Devprath Constructions LLP, which is Registered at the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 5785 on 13-06-2019.

(x) Agreement Dated 31-07-2020 between The Nagpur Metropolitan Region Development Authority and M/s. Devprath Constructions LLP.

(xi) N.A. Order Dated 10-03-2021 for Plot No. 365/2 admeasurement 6000 Sq. Mtrs. passed by the Collector, Nagpur in Revenue Case No. 162/NAP-34/Mouza –Parsodi/2020-21.

(xii) Sanctioned Building Plan Dated 25-03-2022.

03. Search report for 30 years from 1993 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 **M/S. DEVPRATH CONSTRUCTIONS LLP,** a Registered Partnership Firm, having its Registered Office at Plot no 32, Pande Layout Khamla Road Nagpur - 440025, is clear, marketable and without any encumbrances.

Owner of the land :

ALL THAT Piece and Parcel of land bearing Plot No. 365/2 containing by admeasurement 5398.851 Sq. Mtrs.being a portion of the entire land	**M/S. DEVPRATH CONSTRUCTIONS LLP**

SANDEEP SHASTRI NAGPUR

bearing Khasra/Survey/Gut No. 94/2 (Old No. 94) of Mouza – PARSODI, P.S.K. 42, including all other easementary rights appurtenant and belonging thereto, situated at Village – Parsodi, within the limits of the Grampanchayat – Panjri, in Tahsil – Nagpur (Rural) and District – NAGPUR	

Qualifying comments/ remarks if any The Title of **M/S. DEVPRATH CONSTRUCTIONS LLP** on the said land is good, valid marketable, clear and salable.

3} The report reflecting the flow of the title of the **M/S. DEVPRATH CONSTRUCTIONS LLP**, and right of development on the said land is enclosed herewith as Annexure.

Date: 13-05-2022

Encl : Annexure.

Adv. Sandeep Shastri

SANDEEP SHASTRI ★ ADVOCATE ★ NAGPUR

FORMAT – A

(Circular No: - 28 / 2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

1) Property Card/(7/12 Extract) issued by City Survey Department/ issued by Talathi, Nagpur-Rural as on date of application for registration.

It is under process

2) Mutation Entry

(i) The Property Card/ (7/12 Extract) No. 94/2 Plot having an area of 5398.851 Sq. Mtrs. issued by Talathi, Nagpur-Rural that the Mutation / Ferfar No. 1539 dated 15-03-2022 in the name of **M/S. DEVPRATH CONSTRUCTIONS LLP** is recorded as owners of the said land.

3) Search report for 30 years from 1993 to 2022 taken from Sub-Registrar' office at Nagpur.

(i) THAT, ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 94 (New No. 94/2), of Mouza – PARSODI, having an area of 1.00 Hectare (OR 10000.00 Sq. Mtrs.), P.S.K. 42, situated at Village – Parsodi, within the limits of the Grampanchayat – Panjri, in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to the HARIKRUPA GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, being its separate property, having purchased the same by it from Shri. Krishna Sadashiv Godghate by a Sale Deed Dated 12-03-1997, which is registered at the Office of the Sub Registrar, Nagpur No. 11 in Addl. Book No. 1, Volume No. 2224 on Pages 166 to 172 at Sr. No. 7829 (P) on even date.

(ii) THAT the aforesaid the Harikrupa Gruha Nirman Sahakari Sanstha Maryadit, Nagpur lateron prepared a Residential Layout on the said Khasra No. 94 of Mouza – Parsodi, Tahsil – Nagpur (Rural) and District - Nagpur by carving out various Plots of different sizes therein for the allotment to its Share Holder Members.

(iii) THAT the aforesaid entire land is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 24-10-1996 passed in Revenue Case No. 93/NAP-34/1995-96 of Mouza – Parsodi in Tahsil – Nagpur (Rural) and District – Nagpur.

SANDEEP SHASTRI NAGPUR

(iv) THAT the aforesaid the Harikrupa Gruha Nirman Sahakari Sanstha Maryadit, Nagpur lateron in its turn transferred/sold Plot Nos. 1 to 42 out of the aforesaid layout to its Share Holder Members by various registered Sale Deeds and the remaining open land which was to be used as Road/Passage/amenities for the 42 Plot owners belongs to the Harikrupa Housing Society, the Vendors No. 39 abovenamed. The details of the same are more specifically described in the following chart :-

SR. NO.	PLOT NO.	AREA IN SQ. FT.	NAME OF OWNER	REG. NO.	REGN. DATE
(1)	1	2287	KU. INDU DASHRATH GOLAR	1912	27/03/1997
(2)	2	1500	KU. INDU DASHRATH GOLAR	1913	27/03/1997
(3)	3	1500	SHRI. HEMANT YASHWANT ABHYANKAR	1914	27/03/1997
(4)	4	2140	SHRI. MEGHNAD YADNESHWAR BODHANKAR	1926	27/03/1997
(5)	5	1500	MRS. VEENA MOHAN ADIGE	1916	27/03/1997
(6)	6	1500	SHRI. NANDKISHOR DEENDAYAL PUROHIT	1917	27/03/1997
(7)	7	1500	SHRI. SURJEET DALIP VIRDI	1918	27/03/1997
(8)	8	1500	SHRI. VIVEK MADHUKAR PURADBHAT	1919	27/03/1997
(9)	9	1500	SHRI. MOHAN MADHUKAR PURADBHAT	1920	27/03/1997
(10)	10	1500	SHRI. SUNIL NARAYAN DESHPANDE	1921	27/03/1997
(11)	11	1500	MRS. VRUNDA DATTATRAYA KELKAR	1922	27/03/1997
(12)	12	1500	SHRI. JAGDISH VINAY PAONASKAR	1923	27/03/1997
(13)	13	1500	SHRI. JAGDISH VINAY PAONASKAR	1924	27/03/1997
(14)	14	2037	SHRI. SUSHEEM SUNIL KOLAY	1925	27/03/1997
(15)	15	2140	SHRI. MEGHNAD YADNESHWAR BODHANKAR	1926	27/03/1997
(16)	16	1837	MR. IRFAN MOHAMMED QURESHI	2000	31/03/1997
(17)	17	1802	MRS. SUHASINI PRABHAKAR DESHPANDE	2001	31/03/1997
(18)	18	2171	MRS. SUHASINI PRABHAKAR DESHPANDE	2002	31/03/1997
(19)	19	2150	MRS. SHARDA PRASAD VANKA	2003	31/03/1997
(20)	20	1750	MRS. ANJU SANJEEV KISHINCHANDANI	2004	31/03/1997
(21)	21	1750	MRS. ANJU SANJEEV KISHINCHANDANI	2005	31/03/1997
(22)	22	2000	SHRI.MOHANJEETSING AVTAR SING ARORA	2006	31/03/1997
(23)	23	2000	MRS. BARKHA SUNIL MATHUR	2007	31/03/1997
(24)	24	1500	MRS. PUSHPA alias URMILA LAXMANRAO JOSHI	2008	31/03/1997
(25)	25	1500	SHRI. ARUN NANDKISHOR PANDE	2009	31/03/1997
(26)	26	2075	SHRI. SANDEEP MANMOHAN BHARGANWAR	2010	31/03/1997

SANDEEP SHASTRI NAGPUR

(27)	27	1562	MS. USHASHI RASHBEHARI GUHA	2011	31/03/1997
(28)	28	1500	SHRI. SANJAY UDDHAVRAO CHIMALWAR	2012	31/03/1997
(29)	29	1500	(1) SHRI. KIRAN UDDHAVRAO CHIMALWAR, (2) SHRI. SATISH UDDHAVRAO CHIMALWAR (3)SHRI.PRAVEENUDDHAVRAO CHIMALWAR (3) SHRI. SANJAY UDDHAVRAO CHIMALWAR	2013	31/03/1997
(30)	30	2000	SHRI. PRADEEP MADHUKAR BAGADDE	2014	31/03/1997
(31)	31	2000	SHRI. VINAY BANWARILAL SHRIVASTAVA	2015	31/03/1997
(32)	32	1500	MRS. SUDHA VINAY SHRIVASTAVA	2016	31/03/1997
(33)	33	1500	SHRI. RAJENDRA KUMAR SWAMIDAS SINGH	2017	31/03/1997
(34)	34	1725	SHRI.SANJAY SADASHIVRAO SURYAVANSHI	4392	09/06/1997
(35)	35	1850	SHRI. ASHISH SHRIKANT TIWARI	2282	26/03/1998
(36)	36*	1500	SHRI. RAJESH TIWARI	4395	09/06/1997
(37)	37	1500	SHRI.OMPRAKASH KANHAIYALAL SHRIVASTAVA	4396	09/06/1997
(38)	38	2000	MRS. SUPRIYA SANDEEP PODDAR	3523	16/05/1997
(39)	39	2320	MRS. ASAWARI ALHAD SHENOLIKAR	2018	31/03/1997
(40)	40	1710	MRS. ASAWARI ALHAD SHENOLIKAR	4397	09/07/1997
(41)	41	1680	MRS. ASAWARI ALHAD SHENOLIKAR	4398	09/07/1997
(42)	42	2350	MISS. RAJESHWARI PRASAD KAWLEKAR	2019	31/03/1997
(43)	Remaining Land		THE HARIKRUPA GRUHA NIRMAN SAHAKARI SANSTHA MARYADIT, PARSODI.		-

(v) THAT subsequently some of the Members further transferred/sold their respective Plot(s) to the existing Members. The details of the same are given below.

(vi) THAT the aforesaid Smt. Vrinda Dattatraya Kelkar lateron in her turn transferred/sold Plot No. 11 (Eleven) out of the aforesaid layout, situated at Village – Parsodi in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to Mrs. Kirti W/o Vijay Dube, by a Sale Deed Dated 14/03/2008, which is registered at the Office of the Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 1523 on even date; AND

(vii) THAT consequent upon the death of Smt. Suhasini Prabhakar Deshpande, which occurred on 06/02/2005 and also consequent upon the death of Shri. Prabhakar Nilkanth Deshpande, which occurred on 26/10/2004 the aforesaid property comprising Plot No. 17 devolved upon their son Shri. Atul Prabhakar Deshpande absolutely forever with heritable and transferable rights therein. The said Shri. Atul Prabhakar Deshpande later on in his turn

SANDEEP SHASTRI NAGPUR