SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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FORMAT – A
(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 "ANAYA ASCENT", to be erected on ALL THAT Piece and Parcel of land bearing Plot No. 11 (ELEVEN), out of the sanctioned layout of THE C.T.O. STAFF CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring Length 100 Ft. and Breadth 50 Ft. equal to 5000 Sq. Ft. (OR 464.50 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 40 and 42/5-8 of Mouza – AJNI (KHURD), P.S.K. 9, bearing Corporation House No. 1086, City Survey No. 1232 and Sheet No. 224/59 of Mouza – Ajni, situated at C.T.O. Housing Society's Layoutt Vivekanand Nagar, Khamla Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR (hereinafter referred as the said Project "ANAYA ASCENT")

1} I/We have investigated the title of the said land on the request of DR. PANKAJ VIJAYKUMAR HARKUT, Resident of Plot No. 401, "Janardan Apartments", 8 Rasta Chowk, Laxminagar, Nagpur, Tahsil and District – NAGPUR and following documents i.e. :-

SANDEEP SHASTRI NAGPUR ADVOCATE

01. Description of the property.

ALL THAT Piece and Parcel of land bearing Plot No. 11 (ELEVEN), out of the sanctioned layout of THE C.T.O. STAFF CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring Length 100 Ft. and Breadth 50 Ft. equal to 5000 Sq. Ft. (OR 464.50 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 40 and 42/5-8 of Mouza – AJNI (KHURD), P.S.K. 9, bearing Corporation House No. 1086, City Survey No. 1232 and Sheet No. 224/59 of Mouza – Ajni, situated at C.T.O. Housing Society's Layoutt Vivekanand Nagar, Khamla Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

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

(i) Sale Deed dated 09-06-1967 executed by The C.T.O. Staff Co-operative Housing Society Limited, Nagpur in favour of Shri. Narayan Awachitrao Deshmukh, which is registered at the Office of the Sub Registrar, Nagpur in Book No. 1 at Serial No. 2886 on 09-06-1967;

(ii) Deed of Reconveyance dated 15-10-1988, executed by The President of India in favour of Shri. Narayan Awachitrao Deshmukh, which is registered in the Office of the Joint Sub-Registrar, Nagpur-4 in Addl. Book No. 1, at Sr. No. 5258(P) on 07-04-1989;

(iii) Death Certificate Dated 28-07-2014 of Late Shri. Narayan Awachitrao Deshmukh;

(iv) Sale Deed Dated 06-07-2017, executed by Shri. Sanjiv Narayan Deshmukh and 3 others in favour of Dr. Pankaj Vijaykumar Harkut, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3544 on 06-07-2017.

03. Property Card issued by City Survey Department, Nagpur vide Mutation / Ferfar Entry No. 16320 dated 19-08-2017

04. Search report for 30 years from 1992 till 2021.

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 DR. PANKAJ VIJAYKUMAR HARKUT, Resident of Plot No. 401, "Janardan Apartments", 8 Rasta Chowk, Laxminagar, Nagpur, Tahsil and District – NAGPUR is clear, marketable and without any encumbrances.

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Owner of the land :

ALL THAT Piece and Parcel of land bearing Plot No. 11 (ELEVEN), out of the sanctioned layout of THE C.T.O. STAFF CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring Length 100 Ft. and Breadth 50 Ft. equal to 5000 Sq. Ft. (OR 464.50 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 40 and 42/5-8 of Mouza – AJNI (KHURD), P.S.K. 9, bearing Corporation House No. 1086, City Survey No. 1232 and Sheet No. 224/59 of Mouza – Ajni, situated at C.T.O. Housing Society's Layoutt Vivekanand Nagar, Khamla Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.	DR. PANKAJ VIJAYKUMAR HARKUT

Qualifying comments/ remarks if any

The Title of DR. PANKAJ VIJAYKUMAR HARKUT on the said land is good, valid marketable, clear and salable.

3} The report reflecting the flow of the title of the DR. PANKAJ VIJAYKUMAR HARKUT on the said land is enclosed herewith as Annexure.

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Date: 27-12-2021

Encl : Annexure.

Adv. Sandeep Shastri

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

(Circular No: - 28 / 2021)

1) Property Card issued by City Survey Department as on date of application for registration.

The name of DR. PANKAJ VIJAYKUMAR HARKUT is recorded in the Property Card issued by City Survey Department, Nagpur in respect of the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 11 (ELEVEN), out of the sanctioned layout of THE C.T.O. STAFF CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring Length 100 Ft. and Breadth 50 Ft. equal to 5000 Sq. Ft. (OR 464.50 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 40 and 42/5-8 of Mouza – AJNI (KHURD), P.S.K. 9, bearing Corporation House No. 1086, City Survey No. 1232 and Sheet No. 224/59 of Mouza – Ajni, situated at C.T.O. Housing Society's Layoutt Vivekanand Nagar, Khamla Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

2) Mutation Entry

The Property Card issued by City Survey Department, Nagpur reveal that vide Mutation / Ferfar Entry No. 16302 dated 19-08-2017 the name of DR. PANKAJ VIJAYKUMAR HARKUT is recorded as Owner / Lessee of the said property.

3) Search report for 30 years from 1992 Taken from Sub-Registrar' office at Nagpur.

(i) THAT, ALL THAT Piece and Parcel of land bearing Plot No. 11 (ELEVEN), out of the sanctioned layout of THE C.T.O. STAFF CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring Length 100 Ft. and Breadth 50 Ft. equal to 5000 Sq. Ft. (OR 464.50 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 40 and 42/5-8 of Mouza – AJNI (KHURD), P.S.K. 9 bearing Corporation House No. 1086, City Survey No. 1232 and Sheet No. 224/59 of Mouza – Ajni, situate at C.T.O. Hsg. Society's Layout, Vivekanand Nagar, Khamla Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Shri Narayan S/o Awachitrao Deshmukh, being his self acquired property, having purchased the same by him from the

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aforesaid The C.T.O. Staff Co-operative Housing Society Limited, Nagpur by a Sale Deed Dated 09-06-1967, which is duly registered at the Office of the Joint Sub Registrar, Nagpur in Addl. Book No. 1, Volume No. 34 on Pages 8 to 10 at Sr. No. 2886 on even date.

(ii) THAT, the aforesaid entire land comprising Khasra Nos. 40 and 42/5-8 is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 19-01-1963 of Mouza – Ajni.

(iii) THAT, the layout of the aforesaid Society is duly sanctioned and approved by the Nagpur Improvement Trust under an Agreement Dated 13-06-1964 made between the aforesaid Society and the Nagpur Improvement Trust, Nagpur.

(iv) THAT, the aforesaid Shri Narayan Awachitrao Deshmukh lateron constructed a Residential House on the said Plot No. 11 (Eleven) covering a total Built-up area of 2000 Sq. Ft. (OR 185.80 Sq. Mtrs.), bearing Corporation House No. 1086, City Survey No. 1232 and Sheet No. 224/59 of Mouza – Ajni, in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/9349/7392 Dated 16-12-1968.

(v) THAT, for constructing the said Residential House, the aforesaid Shri Narayan Awachitrao Deshmukh had sought the Housing Loan from his employer i.e. President of India and by a Deed of Mortgage Dated 06-12-1969 mortgaged the aforesaid property to it by way of security for the repayment of loan.

(vi) THAT, during the course of time the aforesaid Shri Narayan Awachitrao Deshmukh repaid the entire Loan amount Togetherwith an interest accrued thereon to the aforesaid Mortgagee i.e. President of India and got his property freed and discharged from its mortgage. The President of India also executed a Deed of Reconveyance in respect of the said property in favour of Shri Narayan Awachitrao Deshmukh on 15-10-1988 and the same is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Addl. Book No. 1, Volume No. 1318 on Pages 13 and 14 at Sr. No. 5258(P) on 07-04-1989. As a result therefore the aforesaid property is now free from encumbrances of all kinds whatsoever

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and the present Owners thereof hold a good, valid and marketable title in respect of the said property.

(vii) THAT, the aforesaid Shri Narayan Awachitrao Deshmukh left for heavenly abode on 28-07-2014 and his wife namely Mrs. Leela Narayan Deshmukh also left for heavenly abode on 28-09-2016 and consequent upon his death/demise, his aforesaid entire property devolved upon his only son Shri Sanjiv Narayan Deshmukh and 3 married daughters namely (i) Mrs. Anjali Madhukarrao Deshmukh, (ii) Mrs. Manisha Arvindrao Bansod and (iii) Mrs. Amita Rajiv Deoras, jointly by way of intestate succession, being the only legal heirs of the deceased.

(viii) THAT, the aforesaid Shri Sanjiv Narayan Deshmukh, Mrs. Anjali Madhukarrao Deshmukh, Mrs. Manisha Arvindrao Bansod and Mrs. Amita Rajiv Deoras lateron transferred the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Plot No. 11 (ELEVEN), out of the sanctioned layout of THE C.T.O. STAFF CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR, admeasuring Length 100 Ft. and Breadth 50 Ft. equal to 5000 Sq. Ft. (OR 464.50 Sq. Mtrs.), being a portion of the entire land bearing Kh. Nos. 40 and 42/5-8 of Mouza - AJNI (KHURD), P.S.K. 9 TOGETHERWITH the existing more than 45 Years old Residential House standing thereon covering a total Built-up area of 2000 Sq. Ft. (OR 185.80 Sq. Mtrs.), bearing Corporation House No. 1086, City Survey No. 1232 and Sheet No. 224/59 of Mouza - Ajni, situated at C.T.O. Housing Society's Layoutt Vivekanand Nagar, Khamla Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR by way of Sale to Dr. Pankaj Vijaykumar Harkut, by a Sale Deed Dated 06-07-2017, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3544 on even date. As a result therefore the said Dr. Pankaj Vijaykumar Harkut has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein and the same is duly mutated in the name of the said Dr. Pankaj Vijaykumar Harkut in the Property Card of City and other relevant records.

(ix) THAT the said Dr. Pankaj Vijaykumar Harkut has proposed to construct on the said Plot No. 11 a Multistoreyed Building to be known

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and styled as "ANAYA ASCENT", having Ground Floor and Sixth Upper Floors consisting of various Shops therein in accordance with the plans which is sanctioned and approved by the Deputy Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide its Permit No. 403/BP/Ajni/TP/NMC/2847 Dated 09-09-2021.

i) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us:-

a. Sale Deed Dated 09-06-1967
b. Reconeyance Deed Dated 15-10-1988
c. Death Certificate Dated 28-07-2014 Late Shri. Narayan Awachitrao Deshmukh
d. Sale Deed Dated 06-07-2017
e. Sanctioned Building Plan Dated 09-09-2021
f. City Survey Property Card

ii) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owner. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owner that he has not executed any unregistered Deed or document whereby his ownership rights are affected, diluted or a third party interest is created.

iii) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 1232 of MOUZA – AJNI for the period of 12 (Twelve) Years (i.e. from 1992 to 2003) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH010629122202122E Dated 24-12-2021 and 18 (Eighteen) Years (i.e. from 2004 to 2021) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH010626101202122E Dated 24-12-2021 Receipt No. 1112247463. The Receipt of the same is enclosed herewith.

iv) THAT, during our online search we did not came across any adverse entry recorded relating to the aforesaid property.

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4) Any other relevant title.

We observed that the said land is Freehold property.

5) Litigations if any.

During our online search we did not came across any entry of Lispendence recorded relating to the aforesaid property

Nagpur

Date: 27-12-2021

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Adv. Sandeep Shastri

ceipt

इतर पावती

264/0
Monday,27 December 2021 5:26 PM

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 15845 दिनांक: 27/12/2021

ाबाचे नाव:
स्तऐवजाचा अनुक्रमांक: नगन1-0-2021
स्तऐवजाचा प्रकार :
ादर करणाऱ्याचे नाव: ॲड. संदिप शास्त्री
र्णन शोध अर्ज क्र. 6402/2021, मौजा - अजनी, सिटी सर्व्हे क्र. 1232/1992, शोध सन 1992 ते 2003

शोध व निरीक्षणे	रु. 300.00
एकूण:	रु. 300.00

NGP1

ी: देयकाचा प्रकार: eChallan रक्कम: रु.300/-
डी/धनादेश/पे ऑर्डर क्रमांक: MH010629122202122E दिनांक: 27/12/2021
केचे नाव व पत्ता:

सह-दुय्यम निबंधक, वर्ग-२
नागपर शहर क्र.१

1/1

CHALLAN
MTR Form Number-6

MH010526101202122E	BARCODE	Date 24/12/2021-13:08:45	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee	TAX ID / TAN (If Any)	
	Other Items	PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI
Location	PUNE	Flat/Block No, Premises/Building	
	2021-2022 One Time	Road/Street	
Account Head Details	Amount In Rs.	Area/Locality Town/City/District	
0072201 SEARCH FEE	450.00	PIN	
		Remarks (If Any)	
	450.00	Amount In Words	Four Hundred Fifty Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN / Ref. No.	691033202112241463 2	2720263380
Cheque/DD No.		Bank Date / RBI Date	24/12/2021-13:10:05	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK	
Name of Branch		Scroll No. , Date	Not Verified with Scroll	

Payment ID : 951371107
This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
Mobile No. : 9850361454
वरील 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

SANDEEP S. NAGPUR ADVOCAT

Print Date 24-12-2021 01:13:47