SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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19-2223-0065

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 **"HIMALAYA SUNSHINE LOTUS APARTMENTS"**, to be erected on ALL THAT piece and parcel of land bearing Plot No. 66 out of the sanctioned layout containing by admeasurement 2504.481 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 38 of MOUZA – DABHA, P.S.K. 7 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 270/66 and Sheet No. 64 of Mouza – Dabha, situated at Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR (hereinafter referred as the said Project **"HIMALAYA SUNSHINE LOTUS APARTMENTS"**)

1} I/We have investigated the title of the said land on the request of (1) SHRI. SUNIL RAMKRISHNA DUDDALWAR, (2) MRS. SONAL SUNIL DUDDALWAR AND (3) SHRI. KUNAL SUNIL DUDDALWAR, All Residents of Plot No. 98, Shivaji Nagar, Nagpur-440010, Tahsil and District – NAGPUR and following documents i.e.:-

01. Description of the property.

ALL THAT piece and parcel of land bearing Plot No. 66 out of the sanctioned layout containing by admeasurement 2504.481 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 38 of MOUZA – DABHA, P.S.K. 7 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 270/66 and Sheet No. 64 of Mouza – Dabha, situated at Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR.

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

(i) Sale Deed Dated 28-05-2013 for Kh. No. 38 executed by Smt. Sudha Shrikrushnakumar Pandit and others in favour of Shri. Sunil Ramkrishna Duddalwar and others, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3295 on 28-05-2013;
(ii) N.A. Order Dated 01-03-2017 for Kh. No. 38
(iii) Release Letter Dated 19-07-2017 for Plot No. 66 by the Nagpur Improvement Trust
(iv) Sanctioned Building Plan Dated 11-03-2022 Permit No. B.E.(WEST)/Case No. BUL-G-124/Tracking No. 20210706112/407 by the Building Engineerr (W) Nagpur Improvement Trust, Nagpur
(v) Mortgage Deed Dated 28-07-2017 executed by Andhara Bank in favour of Shri. Sunil Ramkrishna Duddalwar and others alongwith M/s. Himalaya Infraprojects, which is Registered at the Office of the Joint Sub Registrar, Nagpur - 5 in Book No. 1 at Sr. No. 2601 on 28-07-2017.
(vi) Property Card issued by City Survey Department, Nagpur vide Mutation / Ferfar Entry No. 141 dated 25-06-2019.

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 (1) SHRI. SUNIL RAMKRISHNA DUDDALWAR, (2) MRS. SONAL SUNIL DUDDALWAR AND (3) SHRI. KUNAL SUNIL DUDDALWAR, all Residents of Plot No. 98, Shivaji Nagar, Nagpur-440010, Tahsil and District – NAGPUR are owners of said plot of land and presently the same is mortgaged with Andhara Bank.

Owner of the land :

ALL THAT piece and parcel of land bearing Plot No. 66 out of the sanctioned layout containing by admeasurement 2504.481 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 38 of MOUZA – DABHA, P.S.K. 7 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 270/66 and Sheet No. 64 of Mouza – Dabha, situated at Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR	**(1) SHRI. SUNIL RAMKRISHNA DUDDALWAR, (2) MRS. SONAL SUNIL DUDDALWAR AND (3) SHRI. KUNAL SUNIL DUDDALWAR**
Mortgaged with	**Union Bank of India (formerly known as Andhra Bank) Dhrampeth Branch, Nagpur**

Qualifying comments/ remarks if any

The Title of (1) SHRI. SUNIL RAMKRISHNA DUDDALWAR, (2) MRS. SONAL SUNIL DUDDALWAR AND (3) SHRI. KUNAL SUNIL DUDDALWAR, All Residents of Plot No. 98, Shivaji Nagar, Nagpur-440010, Tahsil and District – NAGPUR on the said land is good, valid marketable, clear and salable, subject to redumption of the loan of

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Union Bank of India (formerly known as Andhra Bank), Dharampeth Branch, Nagpur

3} The report reflecting the flow of the title of the (1) SHRI. SUNIL RAMKRISHNA DUDDALWAR, (2) MRS. SONAL SUNIL DUDDALWAR AND (3) SHRI. KUNAL SUNIL DUDDALWAR, on the said land is enclosed herewith as Annexure.

Date: 23-05-2022
Encl : Annexure.

Adv. Sandeep Shastri

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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

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

The name of Land Owners (1) SHRI. SUNIL RAMKRISHNA DUDDALWAR, (2) MRS. SONAL SUNIL DUDDALWAR AND (3) SHRI. KUNAL SUNIL DUDDALWAR are 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. 66 out of the sanctioned layout containing by admeasurement 2504.481 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 38 of MOUZA – DABHA, P.S.K. 7 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 270/66 and Sheet No. 64 of Mouza – Dabha, situated at Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR.

2) Mutation Entry

The Property Card issued by City Survey Department, Nagpur reveal that vide Mutation / Ferfar Entry No. 141 dated 25-06-2019 the names of (1) SHRI. SUNIL RAMKRISHNA DUDDALWAR, (2) MRS. SONAL SUNIL DUDDALWAR AND (3) SHRI. KUNAL SUNIL DUDDALWAR are recorded as Owners of the said property.

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

(i) THAT, ALL THAT Piece and Parcel of Agricultural land bearing Kh. No. 38 of MOUZA – DABHA, P.S.K. 7 having an area of 3.29 Hectares, Rental Rs. 13.00 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Way, Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto alongwith a Well with Electric meter, bearing City Survey No. 270 and Sheet No. 64 of Mouza – Dabha, situated at Dabha, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR, Originally belonged to Shri. Shrikrushnakumar Vishwanathrao Pandit, being his separate property, having acquired the same by him from by virtue of Family Partition.

(ii) THAT, during the course of time the aforesaid Shri. Shrikrishnakumar Vishwanathrao Pandit left for heavenly abode on 16-08-2010 and consequent upon his death/demise, his aforesaid property comprising Kh. No. 38 situated at Dabha, Nagpur in Tahsil and District – NAGPUR devolved upon his Widow Smt. Sudha Shrikrishnakumar Pandit, only son Shri. Shashank Shrikrishnakumar Pandit and only daughter namely Mrs. Savita Vishwajit Karandikar jointly, by way of intestate succession, being the only legal heirs of the deceased.

(iii) THAT, the aforesaid (i) Smt. Sudha Shrikrishnakumar Pandit, (ii) Shri. Shashank Shrikrishnakumar Pandit and (iii) Mrs. Savita Vishwajit Karandikar lateron in their turn jointly transferred the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Kh./Survey/Gut No. 38 of MOUZA – DABHA, P.S.K. 7 having an area of 3.29 Hectares, Rental Rs. 13.00 held in Occupancy Class-1 Rights, bearing City Survey No. 270 and

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Sheet No. 64 of Mouza – Dabha, situated at Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR by way of Sale to (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar jointly, by a Sale Deed Dated 28-05-2013, which is registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3295 on even date. As a result therefore the said (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar have now become the Joint/Co-owners of the aforesaid property comprising Kh./Survey/Gut No. 38 situated at Dabha, Nagpur in Tahsil and District - NAGPUR with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records as also on 7/12.

(iv) THAT, the Government of Maharashtra vide its Notification No. TPS-2413/103/CR-174/2014/UD-9 Dated 24/06/2015 changed the user of the aforesaid lands bearing Kh./Survey/Gut No. 38 having a total area of 3.29 Hectares of Mouza – DABHA, from Agriculture Zone and included the said lands in Residential Zone in the Development Plan of Nagpur City. Thus aforesaid land is now declared as Residential zone.

(v) THAT, the aforesaid entire land of Kh. No. 38 of MOUZA – DABHA, P.S.K. 7 is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide its Order Dated 01-03-2017 passed in Revenue Case No. 219/NAP-34/2016-17.

(vi) THAT, the said (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein.

(vii) THAT, For demarcation of the said layout on the said Piece of land, the Nagpur Improvement Trust, Nagpur accorded its permission vide its Letter Dated 22/10/2016.

(viii) THAT, the Plots of land out of the layout of Kh. No. 38 are Released by the Executive Engineer (West), Nagpur Improvement Trust, Nagpur vide his Letter No. E.E.(West)/5017 Dated 19-07-2017 and further some plots of land out of the layout of Kh. No. 38 are Released by the Executive Engineer (West), Nagpur Improvement Trust, Nagpur vide his Letter No. E.E.(West)/488 Dated 06-06-2019. As Per Release Letter Dated 19-07-2017 the said Plot No. 66 admeasures 2504.481 Sq. Mtrs.

(ix) THAT, the aforesaid (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar has Mortgaged the said property towards the loan availed by Himalaya Infraprojects from Union Bank of India, (formerly known as Andhra Bank) Nagpur by a Mortgage Deed Dated 28-07-2017, which is Registered at the Office of the Joint Sub Registrar, Nagpur - 5 in Book No. 1 at Sr. No. 2601 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon towards security for the repayment of said Loan. As a result therefore the aforesaid property is presently mortgaged with Union Bank of India, (formerly known as Andhra Bank).

(x) THAT, the aforesaid (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar decided to DEVELOP the same into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

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(xv) THAT, the said (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar have accordingly prepared a plan of a Multistoried building consists of Basement Floor and Ten Upper Floor proposed to be constructed on the said Plot No. 66 and known and styled as "**HIMALAYA SUNSHINE LOTUS APARTMENTS**" and the same is duly sanctioned by the Building Engineer(W), Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE(WEST)/Case No. BUL-G-124/Tracking No. 20210706112/407 Dated 11-03-2022.

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

   a. Sale Deed Dated 28-05-2013
   b. N.A. Order Dated 01-03-2017
   c. Release Letter Dated 19-07-2017 Plot No. 66
   c. Sanctioned Building Plan Dated 11-03-2022
   d. Mortgage Deed Dated 28-07-2017
   e. Property Card issued by City Survey Department, Nagpur vide Mutation / Ferfar Entry Nos. 181 dated 25-06-2019.

ii) THAT, all the aforesaid documents are produced before us are photocopies.

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 Survey No. No. 270/66 of MOUZA – DABHA for the period of 12 (Twelve) Years (i.e. from 1993 to 2004) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH001296556202223E Dated 30-04-2022 and 18 (Eighteen) Years (i.e. from 2005 to 2022) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH001295324202223E Dated 30-04-2022 Receipt No. 1112391812. The Receipt of the same is enclosed herewith.

iv) THAT, during our online search it is observed that the aforesaid property is presently mortgaged with Union Bank of India, (formerly known as Andhra Bank), Dharampeth Branch, Nagpur on 28-07-2017, which is Registered at the Office of the Joint Sub Registrar, Nagpur - 5 in Book No. 1 at Sr. No. 2601 on even date.

4) Any other relevant title.
   N. A.

5) Litigations if any.
   N. A.

Nagpur
Date: 23-05-2022

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Adv. Sandeep Shastri

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CHALLAN

MTR Form Number-6

GRN	MH001295324202223E	BARCODE		Date	30/04/2022-18:07:38	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	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	450.00	Amount In Words	Four Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	450.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	91033320220430161 24	2743590692
		Bank Date	RBI Date	30/04/2022-18:08:52	Not Verified with RBI
Cheque/DD No.		Bank-Branch		IDBI BANK	
Name of Bank		Scroll No. , Date		Not Verified with Scroll	
Name of Branch					

Mobile No. : 9850361454

Department ID : 216779912

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

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

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 30-04-2022 08:11:44

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MH001295324202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
30 Apr 2022	Receipt	Receipt no.: 1112391812
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Dabha S.No/CTS No/G.No. : 270
	Period of search :	From :2005 To :2022
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH001295324202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



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CHALLAN
MTR Form Number-6

GRN MH001296556202223E	BARCODE	Date 30/04/2022-18:28:13	Form ID

Department Inspector General Of Registration		Payer Details	
Search Fee Type of Payment Other Items		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name	SANDEEP ANANT SHASTRI
Location NAGPUR			
Year 2022-2023 One Time		Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	300.00	Road/Street	MOUZA DABHA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1993 TO 2004 CITY SURVEY NO 270
Total	300.00	Amount In Words	Three Hundred Rupees Only

Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022043016340	2743595850
Cheque/DD No.		Bank Date	RBI Date	30/04/2022-18:28:58	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9850361454

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

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Print Date 30-04-2022 06:29:11

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