

KISHOR S. GAUTAM
ADVOCATE

Resi: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.

Court : 214, II Floor, Nyaya Mandir, Nagpur.

MOBILE NO. - 09422119476

Email : gautamcourt9@gmail.com

To,

Maha RERA,

LEGAL TITLE REPORT

1) Sub: Title Clearance Certificate with respect to all that piece and parcel of Amalgamated Plot bearing Nos. 13, 14, 15, 16, 17, 18, 19 & 20, total admeasuring 1243.28 Sq. Mtrs., of Khasara No. 32, P. H. No. 38 A, Mouza - Besa, in the layout of Manohar Gruha Nirman Sahakari Sanstha, Maryadit, Besa, Nagpur, within the limits of Nagpur Improvement Trust, Nagpur, & Grampanchayat Besa, Tah. Nagpur (Rural) and Dist. NAGPUR and bounded as under :-



On the East by	:	7.50 Mtrs. wide Road
On the West by	:	9.00 Mtrs. wide Road
On the North by	:	7.50 Mtrs. wide Road
On the South by	:	Plot Nos. 12 & 21

(hereinafter referred as the said Property)

I have investigated the title of the said Property on the request of M/S VIJAY CONSTRUCTION & DEVELOPERS, NAGPUR and following documents

i) Description of Property

All that piece and parcel of Amalgamated Plot bearing Nos. 13, 14, 15, 16, 17, 18, 19 & 20, total admeasuring 1243.28 Sq. Mtrs., of Khasara No. 32, P. H. No. 38 A, Mouza - Besa, in the layout of Manohar Gruha Nirman Sahakari Sanstha, Maryadit, Besa, Nagpur, within the limits of Nagpur Improvement Trust, Nagpur, & Grampanchayat Besa, Tah. Nagpur (Rural) and Dist. NAGPUR and bounded as under :-

On the East by : 7.50 Mtrs. wide Road
On the West by : 9.00 Mtrs. wide Road
On the North by : 7.50 Mtrs. wide Road
On the South by : Plot Nos. 12 & 21

ii) The Documents (Sale Deeds) of the aforesaid property :

Plot No.	Date	S.R.O. No.	Registration No.
17, 18 & 19	18/09/2002	10	5110
13, 14, 15 & 16	18/09/2002	10	5111
20	06/05/2004	10	2761
13 TO 20	16/08/2019	7	7193

iii) 7/12 Extract issued by Revenue Department (Patwari) dated 02/02/2022.

Plot No.	Mutation No.	Mutation Date
13 TO 20	4381	27/01/2022

iv) Search Report of 30 Years from 01/01/1993 to 31/05/2022.

2) 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 the owner (1) Shri Vijay S/o Jagannathrao Kantode & 2) Shri Amish S/o Gopal Patel) is clear, marketable and without any encumbrances.

Owner of the Land : 1) Shri Vijay S/o Jagannathrao Kantode & 2) Shri Amish S/o Gopal Patel.

3) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl : Annexure

Dated - 02/06/2022

(ADV. K. S. GAUTAM)



KISHOR S. GAUTAM
ADVOCATE

Resi: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.

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FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 Extract issued by Revenue Department (Patwari) dated 02/02/2022.

2)

Plot No.	Mutation No.	Mutation Date
13 TO 20	4381	27/01/2022

3) I have taken the search of records of Registrar office Nagpur for last 30 years, i.e. from 1993 to 2022 vide MTR No. MH002686679202223E dated 31/05/2022 and have inspected the relevant records of the said property.

i) That, 1) Shri Vijay S/o Jagannathrao Kantode & 2) Shri Amish S/o Gopal Patel are the absolute owners of all that piece and parcel of Amalgamated Plot bearing Nos. 13, 14, 15, 16, 17, 18, 19 & 20, total admeasuring 1243.28 Sq. Mtrs., of Khasara No. 32, P. H. No. 38 A, Mouza – Besa, in the layout of Manohar Gruha Nirman Sahakari Sanstha, Maryadit, Besa, Nagpur, within the limits of Nagpur Improvement Trust, Nagpur, & Grampanchayat Besa, Tah. Nagpur (Rural) and Dist. NAGPUR.

ii) That, originally the entire said land bearing Khasara No. 32 was belonged to Manohar Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur. After purchase the aforesaid land Manohar Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur prepared a layout plan of the aforesaid property and submitted to Town Planning Authority and the same is duly approved and final sanctioned by the Assistant Director, Town Planning, Nagpur vide Order No. Mouza-Besa/Khasara No.32/N.A./SSNAG/3162 dated 06/12/2002.

- iii) That, the entire said land bearing Khasara No. 32 duly converted for non-agricultural /residential purpose vide order of Hon'ble Collector, Nagpur in N.A. Case No. 173/NAP-34/2002-2003 Dt. 12/05/2003.
- iv) That, Shri Shrikant S/o Govindrao Duchakke purchased the Plot Nos. 17, 18 & 19 total admeasuring 461.25 Sq. Mtrs. from Manohar Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur by virtue of registered Sale Deed Dt. 18/09/2002 which is registered on the same date in the Sub Registrar, Nagpur No. 10 having Registration No. 5110.
- v) That, Smt. Shrutika W/o Shrikant Duchakke purchased the Plot Nos. 13, 14, 15 & 16 total admeasuring 632.25 Sq. Mtrs. from Manohar Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur by virtue of registered Sale Deed Dt. 18/09/2002 which is registered on the same date in the Sub Registrar, Nagpur No. 10 having Registration No. 5111.
- vi) That, Smt. Sushila Wd/o Govindrao Duchakke purchased the Plot No. 20 admeasuring 150.00 Sq. Mtrs. from Manohar Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur by virtue of registered Sale Deed Dt. 05/05/2004 which is registered on 06/05/2004 in the Sub Registrar, Nagpur No. 10 having Registration No. 2761.
- vii) That, thereafter 1) Shri Shrikant S/o Govindrao Duchakke, 2) Smt. Shrutika W/o Shrikant Duchakke & 3) Smt. Sushila Wd/o Govindrao Duchakke applied to Nagpur Improvement Trust for regularization the aforesaid Plot Nos. 13,14,15,16,17,18,19 & 20 and Nagpur Improvement Trust conceded the request and demanded the total of Rs. 6,21,685/- to regularize their plots. And they have paid such total demand of Rs. 6,21,685/- to Nagpur Improvement Trust on 16/09/2016.
- viii) That, thereafter the Nagpur Improvement Trust has issued Release Letter of the aforesaid plots in the name of the 1) Shri Shrikant S/o Govindrao Duchakke, 2) Smt. Shrutika W/o Shrikant Duchakke & 3) Smt. Sushila Wd/o Govindrao Duchakke vide Release Letter Nos. AE(M-1)/1133 (A) for Plot No. 13, AE(M-1)/1133 (B) for Plot No. 14, AE(M-1)/1133 (C) for Plot No. 15, AE(M-1)/1133 (D) for Plot No. 16, AE(M-1)/1135 (A) for Plot No. 17, AE(M-1)/1135 (B) for Plot No. 18, AE(M-1)/1135 (C) for Plot No. 19 and AE(M-1)/1134 for Plot No. 20 all dated 28/09/2016.

- ix) That, thereafter 1) Shri Shrikant S/o Govindrao Duchakke, 2) Smt. Shrutika W/o Shrikant Duchakke & 3) Smt. Sushila Wd/o Govindrao Duchakke jointly applied for the amalgamation of their respective plots and hence the Nagpur Improvement Trust issued demand of Rs. 3,00,874/- to them for the same and they have jointly paid the amount demanded of Rs. 3,00,684/- for the amalgamation of the said Plot Nos. 13,14,15,16,17,18,19 & 20 on 06/02/2007.
- x) That, after receipt of the demanded amount for amalgamation of the said Plot Nos. 13,14,15,16,17,18,19 & 20, the Nagpur Improvement Trust has issued Amalgamation Letter vide its Letter No. AE(M-1)/1209 dated 03/03/2007.
- xi) That, the Owners (1) Shri Vijay S/o Jagannathrao Kantode & 2) Shri Amish S/o Gopal Patel) purchased the said Plot Nos. 13,14,15,16,17,18,19 & 20 total admeasuring 1243.28 Sq. Mtrs. from 1) Shri Shrikant S/o Govindrao Duchakke, 2) Smt. Shrutika W/o Shrikant Duchakke & 3) Smt. Sushila Wd/o Govindrao Duchakke, Nagpur by virtue of registered Sale Deed Dt. 14/08/2019 which is registered on 16/08/2019 in the Sub Registrar, Nagpur No. 7 having Registration No. 7193 - 2019 and from that date they are in possession and have the ownership right thereon.
- xii) The owners have duly sanctioned the building plan vide building permit No. B.E.(NMRDA)/South/Nagpur(Rural)/No. 091120212/2021111026/2546 Dt. 31/03/2022 issued by the Nagpur Metropolitan Region Development Authority, Nagpur.
- xiii) That, the Owners entered into an Agreement Of Development with the M/s Vijay Construction & Developers, in respect of the said Property on 31/05/2022 & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 7 having Registration No. 4514 - 2022.
- xiv) That, the Owners also executed Irrevocable General Power of Attorney in favour of the M/s Vijay Construction & Developers in respect of the said Property on 31/05/2022 & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 7 having Registration No. 4518 - 2022.

- xv) That, the Owners have to construct a multi-storied building known & styled as "PARIJAT ENCLAVE" consisting of various self contained apartments therein over the said plot of land through M/s Vijay Construction & Developers.
- xvi) That, the Property has been submitted to the Provisions of the MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970, by executing and Registering a DEED OF DECLARATION under section 2 in the form-A in the said Act and same is registered in the office of the Joint Sub-Registrar Nagpur No. 7 at document Registration No. 4515 On 31/05/2022.
- 4) Any other relevant title --- That, the present owner 1) Shri Vijay S/o Jagannathrao Kantode & 2) Shri Amish S/o Gopal Patel, Nagpur issued encumbrance certificate of the aforesaid property and declare that the owner did not create any charge, encumbrance, lien or mortgage in respect of the above property which may affect the title of the said property adversely.
- 5) Litigation , if any --- No

Dated - 02/06/2022

(ADV. K. S. GAUTAM)





CHALLAN
MTR Form Number-6



MH002686679202223E		BARCODE		Date 31/05/2022-18:30:57		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 NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		ADV KISHOR SHIVLALJI GAUTAM	
Location NAGPUR							
Year 2022-2023 One Time				Flat/Block No.		ADITYA PLOT NO R 267	
Account Head Details		Amount In Rs.		Premises/Building			
00072201 SEARCH FEE		750.00		Road/Street		RESHIMBAGH	
				Area/Locality		NAGPUR	
				Town/City/District			
				PIN		4 4 0 0 0 9	
				Remarks (If Any)			
				SEARCH FEE FOR PLOT NOS. 13 to 20 OF MOUZA BESA KH. NO. 32			
				FOR THE YEAR 1993 TO 2022			
				Amount In		Seven Hundred Fifty Rupees Only	
		750.00		Words			
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02202292022053106937		132918093	
Cheque/DD No.				Bank Date		RBI Date	
				31/05/2022-18:30:57		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Payment ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
र चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.



Mobile No. : 9422119476