

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 "TATHASTU", to be erected on ALL THAT piece and parcel of land bearing Plot No. 20 out of the layout of Buty Layout containing by admeasurement 801.288 Sq. Mtrs. (i.e 8625 Sq. Ft.) being a portion of the entire land bearing Kh. No. 58 of MOUZA - LENDHRA, bearing Corporation House Nos. 410 & 411, City Survey No. 172, Sheet No. 25 of Mouza - Lendhra, situated at Khare Town, Dharampeth, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District - NAGPUR (hereinafter referred as the said Project "TATHASTU").

1) I/We have investigated the title of the said land on the request of **M/S. KIRAN CONSTRUCTION**, A Partnership Firm, having its Office at Khare Town, Dharampeth, Nagpur-440010 (hereinafter referred to as "Promoter/Developer") and following documents i.e.:-

01. Description of the property.

ALL THAT piece and parcel of land bearing Plot No. 20 out of the layout of Buty Layout containing by admeasurement 801.288 Sq. Mtrs. (i.e 8625 Sq. Ft.) being a portion of the entire land bearing Kh. No. 58 of MOUZA - LENDHRA, bearing Corporation House Nos. 410 & 411, City Survey No. 172, Sheet No. 25 of Mouza - Lendhra, situated at Khare Town, Dharampeth, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District - NAGPUR.



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

- (i) Sale Deed Dated 06-04-1960 executed by Shri. Vinayak Kumarswami Mudliyar in favour of Shri. Keshav Balkrishna Deshmukh and Shri. Dinkar Madhavrao Tikekar, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1 at Sr. No. 733 on 06-04-1960;
- (ii) Partition Deed on 23-09-1960 executed by Shri. Keshav Balkrishna Deshmukh and Shri. Dinkar Madhavrao Tikekar;
- (iii) Sale Deed Dated 2-2-1981 executed by Shri. Keshav S/o Balkrishna Deshmukh in favour of Shri. Ramchandra S/o Balkrishna Wagh, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-II in Book No. 1 at Sr. No. 180 on 2-2-1981;
- (iv) WILL Dated 16-03-1989 by Shri. Dinkar Madhavrao Tikekar
- (v) Agreement of Development dated 10-08-2021, executed by Shri. Ramchandra Balkrishna Wagh in favour of M/s. Kiran Construction, Registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6137 on 10-08-2021.
- (vi) Agreement of Development dated 10-08-2021, executed by Shri. Ashok Dinkar Tikekar and Shri. Sudhir Dinkar Tikekar in favour of M/s. Kiran Construction, Registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6139 on 10-08-2021.
- (vii) General Power of Attorney dated 10-08-2021, executed by Shri. Ramchandra Balkrishna Wagh in favour of M/s. Kiran Construction, Registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 4 at Sr. No. 6138 on 10-08-2021.
- (viii) General Power of Attorney dated 10-08-2021, executed by Shri. Ashok Dinkar Tikekar and Shri. Sudhir Dinkar Tikekar in favour of M/s. Kiran Construction, Registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 4 at Sr. No. 6140 on 10-08-2021.
- (ix) Sanctioned Building Plan Dated 21-02-2022

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 **(1) SHRI. SUDHIR DINKAR TIKEKAR, (2) SHRI. ASHOK DINKAR TIKEKAR AND (3) SHRI. RAMCHANDRA BALKRISHNA WAGH** is clear, marketable and without any encumbrances. The aforesaid **M/S. KIRAN CONSTRUCTION** has acquired the right of development of the said property.



Owner of the land :

ALL THAT piece and parcel of land bearing Plot No. 20 out of the layout of Buty Layout containing by admeasurement 801.288 Sq. Mtrs. (i.e 8625 Sq. Ft.) being a portion of the entire land bearing Kh. No. 58 of MOUZA - LENDHRA, bearing Corporation House Nos. 410 & 411, City Survey No. 172, Sheet No. 25 of Mouza - Lendhra, situated at Khare Town, Dharampeth, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District - NAGPUR

**(1) SHRI. SUDHIR DINKAR
TIKEKAR,
(2) SHRI. ASHOK DINKAR
TIKEKEAR, AND
(3) SHRI. RAMCHANDRA
BALKRISHNA WAGH**

Qualifying comments/ remarks if any

The Title of **(1) SHRI. SUDHIR DINKAR TIKEKAR, (2) SHRI. ASHOK DINKAR TIKEKEAR AND (3) SHRI. RAMCHANDRA BALKRISHNA WAGH** on the said land is good, valid marketable, clear and salable. The aforesaid **M/S. KIRAN CONSTRUCTION** has acquired the right of development of the said property.

3} The report reflecting the flow of the title of the **(1) SHRI. SUDHIR DINKAR TIKEKAR, (2) SHRI. ASHOK DINKAR TIKEKEAR AND (3) SHRI. RAMCHANDRA BALKRISHNA WAGH**, and right of development of **M/S. KIRAN CONSTRUCTION** on the said land is enclosed herewith as Annexure.

Date: 13-04-2022
Encl : Annexure.



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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.

It is under process

- 2) Mutation Entry

(i) The Property Card No. 172 issued by City Survey Department, Nagpur reveal that the Mutation / Ferfar No. 429 dated 31-01-2002 in the name of **(1) SHRI. SUDHIR DINKAR TIKEKAR** and **(2) SHRI. ASHOK DINKAR TIKEKAR** is recorded as owners of the said land.

(ii) The Property Card No. 173 issued by City Survey Department, Nagpur reveal that the Mutation / Ferfar No. 8500 dated 08-06-2017 in the name of **SHRI. RAMCHANDRA BALKRISHNA WAGH** is recorded as owner 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 Plot No. 20 out of the layout of Buty Layout containing by admeasurement 801.28 Sq. Mtrs. (i.e 8625 Sq. Ft.) being a portion of the entire land bearing Kh. No. 58 of MOUZA - LENDHRA, bearing City Survey No. 172, Sheet No. 25 of Mouza - Lendhra, situated at Khare Town, Dharampeth, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District - NAGPUR, Originally belonged to Shri. Vinayak Kumarswami Mudliyar, having purchased the same by them from Shri. Balaji Vinayak Buty, by a Sale Deed Dated 08-06-1909, which is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. I, Volume No. VIII on Pages 293 to 294 at Sr. No. 1340 on 09-06-1909.

(ii) THAT, the aforesaid Shri. Vinayak Kumarswami Mudliyar lateron transferred the aforesaid property by way of Sale to Shri. Keshav Balkrishna Deshmukh and Shri. Dinkar Madhavrao Tikekar, by a Sale Deed Dated 06-04-1960, which is duly registered at the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1 at Sr. No. 733 on even date.



(iii) THAT, the aforesaid Shri. Keshav Balkrishna Deshmukh and Shri. Dinkar Madhavrao Tikekar executed a Partition Deed on 23-09-1960 and in terms of which the aforesaid property comprising Northern Half Portion of Plot No. 20 containing by admeasurement 4312.50 Sq. Ft. came to the share of Shri. Keshav Balkrishna Deshmukh and remaining Southern Half Portion of Plot No. 20 came to the share of Shri. Dinkar Madhav Tikekar and the said Partition Deed is duly registered in the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1 at Sr. No. 2147 on even date.

(iv) THAT, the said Shri. Keshav Balkrishna Deshmukh and Shri. Dinkar Madhavrao Tikekar later on constructed a Residential House on the said Plot No. 20 in accordance with the Plan duly sanctioned and approved by the Building Engineer, Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/248/14396 Dated 13-12-1960, bearing Corporation House No. 410, City Survey No. 172, Sheet No. 25 of Mouza - Lendhra.

(v) THAT, during his life time the aforesaid Shri. Dinkar Madhavrao Tikekar executed his LAST WILL AND TESTAMENT on 16-03-1989 and thereby he bequeathed the aforesaid entire property comprising entire Ground Floor Premises covering a Built-up area of 1200 Sq. Ft. out of the Residential House standing on the Plot No. 20 Togetherwith Undivided 50% share in the said Plot of land to his son Shri. Sudhir Dinkar Tikekar and and entire First Floor Premises covering a Built-up area of 1200 Sq. Ft. out of the Residential House standing on the Plot No. 20 Togetherwith Undivided 50% share in the said Plot of land and right to construct the Second Floor to his son Shri. Ashok Dinkar Tikekar absolutely forever with heritable and transferable rights therein. Thereby he created a life interest of his wife namely Smt. Vimlabai Dinkar Tikekar in the aforesaid property and upon her demise the said property was bequeathed to his two sons namely Shri. Sudhir and Shri. Ashok in their respective floor/portion.

(vi) THAT, said Shri. Dinkar Madhavrao Tikekar left for heavenly abode on 10-11-1989 and consequent upon his demise/death, his Widow Smt. Vimlabai Dinkar Tikekar and 2 sons namely Shri. Sudhir Dinkar Tikekar and Shri. Ashok Dinkar Tikekar became an exclusive, absolute and full Owners of the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid WILL Dated 16-03-1989.

(vii) THAT, the aforesaid Smt. Vimlabai Dinkar Tikekar left for heavenly abode on 18-04-2001 leaving behind her 2 sons namely Shri. Sudhir Dinkar Tikekar and Shri. Ashok Dinkar Tikekar, as her only legal heirs, who



Inherited the said entire property by way of intestate succession. As a result therefore the said Shri. Sudhir Dinkar Tikekar and Shri. Ashok Dinkar Tikekar have now become the Joint/Co-owners of the aforesaid property comprising All That Piece and Parcel of land containing by admeasurement 4312.50 Sq. Ft. comprising Southern Portion of Plot No. 20 Togetherwith the existing Residential House standing thereon bearing Corporation House No. 410 with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records.

(viii) THAT, the said Shri. Keshav S/o Balkrishna Deshmukh lateron in his turn transferred the said Northern Half Portion of Plot No. 20 containing by admeasurement 4312.50 Sq. Ft. (i.e. 400.64 Sq. Mtrs.) Togetherwith the existing Residential House standing thereon by way of Sale to Shri. Ramchandra S/o Balkrishna Wagh, by a Sale Deed Dated 2-2-1981, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-II in Book No. 1 at Sr. No. 180 on even date. As a result therefore the said Shri. Ramchandra S/o Balkrishna Wagh has now become an exclusive, absolute and full Owner of Northern Half Portion of the said sub-divided Plot No. 20 with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records.

(ix) THAT, the said Shri. Ramchandra S/o Balkrishna Wagh lateron re-constructed a Residential House on the said Northern Portion of Plot No. 20 covering a total Built-up area of 351.515 Sq., bearing Corporation House No. 411, City Survey No. 173 and Sheet No. 25 of Mouza - Lendhra in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/215/4396 Dated 16-7- 1991.

(x) THAT, the aforesaid Shri. Sudhir Dinkar Tikekar, Shri. Ashok Dinkar Tikekar and Shri. Ramchandra Balkrishna Wagh later on decided to develop their respective portion of Plot No. 20 into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self-contained separate Apartments therein. And accordingly by 2 separate Agreements of Development both dated 10-08-2021, Registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. Nos. 6137 & 6139 on 10-08-2021, they have entrusted the entire work of Development of the said Plot of land to M/s. Kiran Constructions, having its Office at Khare Town, Dharampeth, Nagpur-440010 upon several terms and conditions contained therein.



(xi) THAT, the aforesaid Shri. Sudhir Dinkar Tikekar, Shri. Ashok Dinkar Tikekar and Shri. Ramchandra Balkrishna Wagh have executed 2 separate General Power of Attorneys in favour of M/s. Kiran Construction on dated 10-08-2021, which is registered at the Office of the Sub Registrar, Nagpur-4 at Serial Nos. 6138 and 6140 on 10-08-2021.

(xii) THAT in pursuance of the said Agreements, the said M/s. Kiran Construction has proposed to construct on the said Plot No. 20 a Multistoreyed Building to be known and styled as "TATHASTU", having Ground Floor and Seventh Upper Floors consisting of various Apartments therein in accordance with the plans sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 778/BP/Lendhra/TP/NMC/738 Dated 21-02-2022.

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

- a. Sale Deed Dated 06-04-1960
- b. Partition Deed Dated 23-09-1960
- c. Sale Deed Dated 02-02-1981
- d. Will Dated 16-03-1989
- e. By 2 separate Agreements of Development both Dated 10-08-2021
- f. By 2 separate General Power of Attorneys both Dated 10-08-2021
- g. Sanctioned Building Plan Dated 21-02-2022

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 Owners. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owners that they have not executed any unregistered Deed or document whereby its 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. 172 & 173 of MOUZA - LENDHRA 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. MH000330275202223E Dated 08-04-2022 and 18 (Eighteen) Years (i.e. from 2005 to 2022) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH000325528202223E Dated 08-04-2022 Receipt No. 1112370587; 12 (Twelve) Years (i.e. from 1993 to 2004) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH000329069202223E Dated 08-04-2022 and 18



(Eighteen) Years (i.e. from 2005 to 2022) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH000326108202223E Dated 08-04-2022 Receipt No. 1112370599. The Receipts 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.

4) Any other relevant title:- N.A.

5) Litigations if any:- N.A.

Nagpur
Date: 13-04-2022



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Adv. Sandeep Shastri