

MH000525765202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
13 Apr 2022	Receipt	Receipt no.: 1112373457
	Name of the Applicant :	Ashish Madhukar Nagpure
	Details of property of which document has to be searched :	Dist :Nagpur Village :Parsodi S.No/CTS No/G.No. : 64
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH000525765202223E		
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'.		



ASHISH M. NAGPURE

Advocate

Off Address :

1st Floor,
Namrata Apartments,
Plot No. 68, Atrey Layout,
Ring Road, Nagpur.
Mobile No. 9823630809

FORMAT-A

To, Maha RERA,
NAGPUR

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 64
situate at Nav Nirman Society, Pratap Nagar, Nagpur, within the limits of the Nagpur
Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR (hereinafter
referred as the said plot).

I have investigated the title of the said plot on the request of (1) SHRI. ASHOK
S/o LATE SHRI. BHAURAO BHOYAR (PAN – ALEPB8044Q) (Aadhar No. 3658 4414
6579) Aged 64 Years, Occupation – Service; (2) SHRI. PRAMOD S/o LATE SHRI.
BHAURAO BHOYAR (PAN – BAVPB9583M) (Aadhar No. 9666 4003 2788) Aged 60
Years, Occupation – Service; (3) MISS. CHHAYA D/o LATE SHRI. BHAURAO
BHOYAR (PAN – CESP7220K) (Aadhar No. 4759 9571 6580) Aged 54 Years,
Occupation – Household; (4) MRS. DIPTI ALIAS MANGALA W/o DILIP KALMEGH
(PAN – GOBPK5042D) (Aadhar No. 4508 6350 8083) Aged 58 Years, Occupation –
Housewife; AND (5) SHRI. DILIP S/o LATE SHRI. BHAURAO BHOYAR (PAN –
AMHPB1143J) (Aadhar No. 7106 3121 7796) Aged 54 Years, Occupation – Service,
All Residents of Plot No. 64, Navnirman Society, Ring Road, Pratap Nagar, Nagpur-
440022, Tahsil and District – NAGPUR, Acting through their duly constituted Attorney
M/S. SHRIVARI PROPERTIES, (PAN – ACZFS0524J), A Partnership Firm having its
Office at Bajaj Nagar, Nagpur and acting through its Partners (1) SHRI. SADANAND S/o
MADHAVRAO KOKATE, (PAN – AHXPK1406G) Aged 51 Years, Occupation –
Business, Resident of Plot No. 54, Pandurang Gawande Lay-out, Telecom Nagar,
Nagpur-440022, Tahsil and District – NAGPUR; AND (2) SHRI. VITTHAL S/o
RAMCHANDRA BAJIRAO, (PAN – AFUPB9196D) Aged 50 Years, Occupation –
Business, Resident of 40, Bajajnagar, Nagpur-440010, Tahsil and District – NAGPUR
and following documents i.e. :-

ASHISH M. NAGPURE
Advocate

1) Description of the property-

ALL THAT Piece and Parcel of land bearing Plot No. 64 out of the layout of NAV NIRMAN CO-OPERATIVE HOUSING SOCIETY LTD. NAGPUR, containing by admeasurement **405.00 Sq.Mtrs. (As per Sale Deed) and 390.00 Sq.Mtrs. (As per record of City Survey Akhiv Patrika)** being a portion of the entire land bearing Kh. Nos. 128/3, 129/3, 122/5, 123/5, 122/6, 123/6 and 124/6 of **Mouza – PARSODI**, P.S.K. 44, bearing City Survey No. 835 and Sheet No. 32 situate at Nav Nirman Society, Pratap Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR.

2) The documents of allotment of plot – Sale Deed, Agreement of Development, Power of Attorney, Deed of Declaration.

3) property card issued by City Survey Office No.-3 , Nagpur, vide mutation entry No. 9150, Dated 17-07-2016

4) Search report for 30 years from 1992 to 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 (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances.

Owners of the land : **SHRI. ASHOK S/o LATE SHRI. BHAAURAO BHOYAR AND OTHERS ACTING THROUGH THEIR DULY CONSTITUTED ATTORNEY M/S. SHRIVARI PROPERTIES**

Qualifying comments/remarks if any

g/- The Report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.



FLOW OF THE TITLE OF THE SAID LAND

THAT ALL THAT Piece and Parcel of land bearing Plot No. 64 out of the layout of NAV NIRMAN CO-OPERATIVE HOUSING SOCIETY LTD. NAGPUR, containing by admeasurement **405.00 Sq.Mtrs. (As per Sale Deed) and 390.00 Sq.Mtrs. (As per record of City Survey Akhiv Patrika)** being a portion of the entire land bearing Kh. Nos. 128/3, 129/3, 122/5, 123/5, 122/6, 123/6 and 124/6 of **Mouza – PARSODI**, P.S.K. 44, bearing City Survey No. 835 and Sheet No. 32 situate at Nav Nirman Society, Pratap Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR, Originally belonged to Shri. Bhaurao S/o Jagobaji Bhojar, having purchased the same by him from the aforesaid Society by a Sale Deed Dated 14-04-1971, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-II in Addl. Book No. 1. Volume No. 86 on Pages 62 to 64 at Sr. No. 231 (P) on 03-05-1971.


ASHISH M. NAGARKAR
Advocate

THAT the said Shri. Bhaurao S/o Jagobaji Bhoyar constructed a Residential House on the said Plot No. 64 Covering a Built-up Area of 270 Sq. Mtrs. bearing Corporation House No. 2265, City Survey No. 835 and Sheet No. 32 in accordance with the plan duly sanctioned by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/5819/9764, Dated 13-10-1976.

THAT the said Shri. Bhaurao S/o Jagobaji Bhoyar left for heavenly abode on 16-07-1998 and his Wife also left for heavenly abode on 28-11-2019 and consequent upon his death/demise the aforesaid entire property devolved upon his 3 Sons 1) Shri. Ashok B. Bhoyar 2) Shri. Pramod B. Bhoyar and 3) Shri. Dilip B. Bhoyar and 2 Daughters namely 1) Miss. Chhaya D/o Bhaurao Bhoyar and 2) Mrs. Dipti Alias Mangala W/o Dilip Kalmegh, as the only legal heirs of Late Shri. Bhaurao S/o Jagobaji Bhoyar, who inherited the aforesaid property by way of intestate succession. As a result therefore the said Owners have now become the exclusive, absolute and full Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records.

THAT the said 1) Shri. Ashok B. Bhoyar 2) Shri. Pramod B. Bhoyar and 3) Shri. Dilip B. Bhoyar and 2 Daughters namely 1) Miss. Chhaya D/o Bhaurao Bhoyar and 2) Mrs. Dipti Alias Mangala W/o Dilip Kalmegh, have now jointly decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartment therein. And accordingly by an Agreement of Development and Sale Dated 19-07-2021, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 4329 on even date and also Registered Power of Attorney Dated 19-07-2021, which is also duly Registered in the Office of the Sub-Registrar Nagpur-1 in Book No. 1 at Sr. No. 4330 on even date. The Grantors have entrusted the entire work of Development of the said property to **M/S. SHRIVARI PROPERTIES** upon the several terms and conditions contained therein.

THAT the said Owners have now decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

THAT accordingly the said Owners have prepared a Plan of a Multistoreyed Building proposed to be constructed on the said land and to be known and styled as "**MANORAMA RESIDENCY**" and the same is duly sanctioned and approved by the Building Engineer, Nagpur Metropolitan Region Development Authority, Nagpur, vide his Building Permit No. 841/BP/Parsodi/TP/N.M.C./767 Dated 11-03-2022.


ASHISH K. MACPUKE
Advocate

THAT **M/S. SHRIVARI PROPERTIES** has submitted the said building in The Maharashtra Apartment Ownership Act, 1970. The provisions of The Maharashtra Apartment Ownership Act, 1970 as well as the terms and conditions contained in the said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the Purchaser and her/his/their successors in title and the said Deed of Declaration is duly Registered in the Office of the Sub-Registrar, Nagpur- 4 in Book No. 1 at Sr. No. 3291 on 01-04-2022.

- 1) P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 9150, Dated 17-07-2016
- 3) Search report for 30 years from Taken from Sub-Registrar's office at Nagpur



Date: 14-04-2022

(**ASHISH M. NAGPURE**)
Advocate

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Advocate