

AMIT P. REHPADE

ADVOCATE

Plot No. 117, Onkar Nagar,
Near Shri Hari Nagar No. 1,
Manewada Ring Road,
Nagpur- 440 027.
Mob.: 9405753444

FORMAT -A

(Circular No 28/2021)

Ref. No: APR/S.R./159/2022

Date: 29/07/2022

LEGAL TITLE VERIFICATION AND SEARCH REPORT

1) I have been engaged by **M/s PINNACLE CONSTRUCTION THROUGH ITS PROPRIETOR MR. PANKAJ S/o RAMKRUSHNA KOLHE, (PAN No. AXDPK8242J) (UID No: 6069 9857 1609) (MB 7775947600) (Email Id:- pinnacleconstruction03@gmail.com)**, aged about 33 years, Occupation: Business, Office at Flat No. A/1, Mulik Complex, Near Hotel Airport Centre Point, Wardha Road, Nagpur Tahsil and District: Nagpur, Pin Code No. 440015, to draw a title verification report in respect of the property mentioned herein. I have taken search of record in respect of the concerned property and accordingly, I am presenting my title verification report as under :-

2) It seems from the record that, ALL THAT piece and parcel of land bearing Amalgamated **Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29**, having total regularized area admeasuring about **1365.448 Sq. Mtrs. (14697.68 Sq. Fts.)** in the layout of the **New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur** being a portion of **Khasra No. 70/1, of MOUZA - SOMALWADA**, situated at **SOMALWADA, City Survey No. 525, SHEET No. 696 Corporation House No. 3486/20 to 3486/29, WARD No. 15**, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil & District - Nagpur originally belonged to New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur.

2) That the New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur sold the said **Plot Nos. 22, 23, 24, 25 & 26** to **Mr. VASANTRAJ S/o SURAJPRASADJI MODH** by way of Sale Deed dated **31/07/1987** which is duly registered in the office of Sub-Registrar Nagpur-I at Serial No. **4181(P)**, on even date. Thus, **Mr. VASANTRAJ S/o SURAJPRASADJI MODH** became the absolute owner of the said plots and his name was also duly mutated in the records of City Survey, Nagpur as owner thereof.

3) That the New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur sold the said **Plot Nos. 20, 21, 27, 28 & 29** to **Mrs. RAJAMANI W/o VANSANTRAJ MODH** by way of Sale Deed dated **31/07/1987** which is duly



registered in the office of Sub-Registrar Nagpur-1 at **Serial No. 4182(P)**, on even date. Thus, **Mrs. RAJAMANI W/o VANSANTRAJ MODH** became the **absolute owner of the said plots** and her name was also duly mutated in the records of City Survey, Nagpur as owner thereof.

4) The aforesaid plot of land was under "1900 Unauthorised Layout". That the Government of Maharashtra under Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) ordinance, 2001 decided to develop the aforesaid layouts through Development Authority Nagpur Improvement Trust. Thus, Nagpur Improvement Trust vide his Board Resolution No. 15 dated 27/01/2001 fixed the development price for the development of the aforesaid Layout as per the ordinance.

5) That the owner **Mrs. RAJAMANI W/o VANSANTRAJ MODH** paid the development charges as per demand issued by Nagpur Improvement Trust as Development Charges for **Plot Nos. 20, 21, 27, 28 & 29** and the Nagpur Improvement Trust through its Building Engineer (WEST), Nagpur regularized the said plots of land vide Permit No. **BE(W)/1900(U/L)/1772, BE(W)/1900(U/L)/1776, BE(W)/1900(U/L)/1775, BE(W)/1900(U/L)/1774 & BE(W)/1900(U/L)/1773** dated 18/11/2004 respectively.

6) That, the owner **Mr. VASANTRAJ S/o SURAJPRASADJI MODH** paid the development charges as per demand issued by Nagpur Improvement Trust as Development Charges for **Plot Nos. 22, 23, 24, 25 & 26** and the Nagpur Improvement Trust through its Building Engineer (WEST), Nagpur regularized the said Plots of land vide Permit No. **BE(W)/1900(U/L)/1768, BE(W)/1900(U/L)/1770, BE(W)/1900(U/L)/1767, BE(W)/1900(U/L)/1771, & BE(W)/1900(U/L)/1769** dated 18/11/2004.

7) That in Pursuant to the application for amalgamation of **Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29** by their respective owners, the Building Engineer (West), Nagpur Improvement Trust, has permitted the amalgamation of **Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29** vide Order No. **E.A (W)/404**, dated **19/01/2018** subject to the terms and conditions mentioned therein. According to the said amalgamation order, the amalgamated area of Plot Nos. **Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29** is **1365.448 Sq. Mtrs.** As per the Amalgamation Plan



issued by the Building Engineer (West), Nagpur Improvement Trust, the boundaries of the said One Unit after amalgamation.

7) That thereafter, **Mrs. RAJAMANI W/o VANSANTRAJ MODH & Mr. VASANTRAJ S/o SURAJPRASADJI MODH** in their turn sold the said **Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29** to **M/s PINNACLE CONSTRUCTION, A PROPRIETARY FIRM THROUGH ITS PROPRIETOR Mr. PANKAJ S/o RAMKRUSHNA KOLHE** the said Sale Deed dated **31/03/2021** which is duly executed and registered in the office of Sub-Registrar Nagpur-3 on **02/06/2021** at **Serial No.3178/2021** on even date and his name is also duly mutated in the records of City Survey as owner thereof vide Mutation Entry No. 49492.

8) That thereafter the present owner **M/s PINNACLE CONSTRUCTION, A PROPRIETARY FIRM THROUGH ITS PROPRIETOR Mr. PANKAJ S/o RAMKRUSHNA KOLHE** decided to develop the land into a multistoried building on the Piece and Parcel of land described in (mentioned in schedule of property), accordingly the present owner sought sanction which is approved by the Building Engineer of the Nagpur Improvement Trust vide **Building Permit No. BE (WEST)/Case No. BUL-G-12548-/TRACKING No. 2021080678/655** dated **10/06/2022**.

9) That thereafter ALL THAT piece and parcel of land bearing Amalgamated **Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29**, having total regularized area admeasuring about **1365.448 Sq. Mtrs. (14697.68 Sq. Fts.)** in the layout of the **New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur** being a portion of **Khasra No. 70/1, of MOUZA - SOMALWADA**, situated at **SOMALWADA, City Survey No. 525, SHEET No. 696** Corporation House No. **3486/20 To 3486/29, WARD No. 15**, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil & District - Nagpur submitted to the provision of the Maharashtra Apartment Ownership Act, 1970. The Deed of Declaration is duly registered in the office of Sub-Registrar Nagpur-4 at Serial No. 6175/2022 on 23/06/2022.

17) I have taken search of the records of Registrar's Office Nagpur for the last 30 years from 1993 to 2022 by paying necessary search fee vide E-challan No. **MH005764683202223E** dated **29/07/2022**. The search fee receipt is enclosed herewith.



SCHEDULE OF PROPERTY

THE ALL THAT piece and parcel of land bearing Amalgamated **Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29**, having total regularized area admeasuring about **1365.448 Sq. Mtrs.** (14697.68 Sq. Fts.) in the layout of the **New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur** being a portion of **Khasra No. 70/1, of MOUZA – SOMALWADA**, situated at **SOMALWADA, City Survey No. 525, SHEET No. 696** Corporation House No. **3486/20 To 3486/29, WARD No. 15**, within the limits of **Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil & District – Nagpur** and this land of amalgamated plots is bounded as under –

- ON THE EAST - 9.00 MTRS WIDE ROAD**
- ON THE WEST - JAI DURGA CO-OP. HOUSING SOCIETY**
- ON THE NORTH - 9.00 MTRS WIDE ROAD**
- ON THE SOUTH - 9.00 MTRS WIDE ROAD**

HENCE, THIS TITLE VERIFICATION AND SEARCH REPORT IS ISSUED ON THIS 29th DAY OF JULY, 2022.



[Signature]
(AMIT P. REHPADE)
ADVOCATE

Encl: 1) Search Fee Receipts.
2) FLOW OF TITLE.



CHALLAN
MTR Form Number-6



GRN	MH005764683202223E	BARCODE			Date	29/07/2022-20:23:59		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		amil p rehpage			
Location PUNE										
Year 2022-2023 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				750.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In	Seven Hundred Fifty Rupees Only				
Total				750.00	Words					
Payment Details UNION BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	02901792022072976099		511826220	
Cheque/DD No.					Bank Date	RBI Date	29/07/2022-20:24:43		Not Verified with RBI	
Name of Bank					Bank-Branch		UNION BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 170283575
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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9405753444

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FLOW OF THE TITLE OF THE SAID LAND.

Sub: Title Clearance Certificate with respect to **Residential Project** Named & Styled as **"DURVANG VASANT IMPERIAL"** situated at **Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29** in the Layout of **New Lok-kalyan Co-operative Housing Society Ltd. Nagpur** laid in the land of **Khasra No. 70/1 of Mouza Somalwada, P.H. No. 44, City Survey No. 525, Sheet No. 696, N.M.C. House No. 3486/20 To 3486/29 within the Limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, N.M.C. Ward No. 15, Tahsil & District Nagpur 440015.** (Hereinafter referred as the Said "Plot Nos. /Project").

I have Investigated the Title of the Said Plot Nos. on the request of **Mr. PANKAJ RAMKRUSHNA KOLHE** Proprietor of **PINNACLE CONSTRUCTION** & Promoter of the Said Project & Following Documents i.e. :-

1) Legal Title:-

Previous Owner Title Details :- New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur sold the said **Plot Nos. 22, 23, 24, 25 & 26** to **Mr. VASANTRAJ S/o SURAJPRASADJI MODH** by way of Sale Deed dated **31/07/1987** which is duly registered in the office of Sub-Registrar Nagpur-1 at Serial No. **4181(P)**, on even date.

Previous Owner Title Details

New Lok-Kalyan Co-Operative Housing Society Ltd., Nagpur sold the said **Plot Nos. 20, 21, 27, 28 & 29** to **Mrs. RAJAMANI W/o VANSANTRAJ MODH** by way of Sale Deed dated **31/07/1987** which is duly registered in the office of Sub-Registrar Nagpur-1 at **Serial No. 4182(P)**, on even date.

Present Owner/Vendor Title Details:-

Mrs. RAJAMANI W/o VANSANTRAJ MODH & Mr. VASANTRAJ S/o SURAJPRASADJI MODH in their turn sold the said **Plot Nos. 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29** to **M/s PINNACLE CONSTRUCTION, A PROPRIETARY FIRM THROUGH ITS PROPRIETOR Mr. PANKAJ S/o RAMKRUSHNA KOLHE** the said Sale Deed dated **31/03/2021** which is duly executed and registered in the office of Sub-Registrar Nagpur-3 on **02/06/2021** at **Serial No. 3178/2021** on even date.

- 2) Other Description of the Property.
- 3) The Documents of Allotments of Said Plots Numbers.
- 4) Property Card issued by **City Survey No. 3, Nagpur** dated **08/01/2022**, Mutation Entry No. **49492**.
- 5) Search Report for 30 Years from **01/07/1993** till **29-07-2022**.

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 **Mr. PANKAJ RAMKRUSHNA KOLHE** Proprietor of **PINNACLE CONSTRUCTION** the Vendor of the Said Project is clear, Marketable, and without any Encumbrances.



The Report reflecting the flow of Title of the **Mr. PANKAJ RAMKRUSHNA KOLHE** Proprietor of **PINNACLE CONSTRUCTION** & Vendor of the Said Project is enclosed herewith as Annexure.

Yours Faithfully,



DATE :- 29/07/2022

(Mr. AMIT PRADIP REHPADE)
ADVOCATE