Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

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Ashwin R. Patil
ADVOCATE

FORMAT- A

(Circular No. 28/2021)

To

MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust **Leasehold Plot No. 10** in Civil Station Expansion Scheme, containing by admeasurements **745.63 Sq. Mtrs. (OR 8026 Sq. Ft.)** being a part or portion of the entire land bearing Khasra No. 3 of **Mouza - AJNI**, P.S.K. 9 bearing Corporation House No. 399, City Survey No. 2 and Sheet No. 13 of Mouza - Ajni, situated at South Ambazari Road, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 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) Mr. Haribhau Narayanrao Narsingkar and (2) Mr. Tushar Narayanrao Narsingkar through their Attorney Holder M/s. Delta Developers** (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust **Leasehold Plot No. 10** in Civil Station Expansion Scheme, containing by admeasurements **745.63 Sq. Mtrs. (OR 8026 Sq.**

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Ft.) being a part or portion of the entire land bearing Khasra No. 3 of **Mouza - AJNI**, P.S.K. 9 TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**SARTHAK PLAZA**", bearing Corporation House No. 399, City Survey No. 2 and Sheet No. 13 of Mouza - Ajni, situated at South Ambazari Road, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and the said entire layout is bounded as under :- ON THE EAST - 12 MTRS WIDE ROAD, ON THE WEST - PLOT NO. 9, ON THE NORTH - 24 MTRS WIDE ROAD, ON THE SOUTH – PLOT NO. 35.

(2) The Document of allotment of plot :- Release Deed Dated 19.07.2014 for NIT Leasehold Plot No. 10 executed (1) Mrs. Sudha Rameshrao Band, (2) Mrs. Kunda Vasantrao Kanade and (3) Mrs. Chhaya Shriram Ingle in favour of (1) Mr. Haribhau Narayanrao Narsingkar and (2) Mr. Tushar Narayanrao Narsingkar. Registered Serial No. 4518/2014.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 130 dated 29-10-2014.

(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) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust **Leasehold Plot No. 10** in Civil Station Expansion Scheme, containing by admeasurements **745.63 Sq. Mtrs. (OR 8026 Sq. Ft.)** being a part or portion of the entire land bearing Khasra No. 3 of **Mouza - AJNI**, P.S.K. 9 bearing Corporation House No. 399, City Survey No. 2 and Sheet No. 13 of Mouza - Ajni, situated at South Ambazari Road, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR	(1) Mr. Haribhau Narayanrao Narsingkar and (2) Mr. Tushar Narayanrao Narsingkar

(i) Qualifying comments / remarks if any:..... (No Comment)

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

In accordance with the available search from the online portal the Title of (1) Mr. Haribhau Narayanrao Narsingkar and (2) Mr. Tushar Narayanrao Narsingkar through their Attorney Holder M/s. Delta Developers on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the (1) Mr. Haribhau Narayanrao Narsingkar and (2) Mr. Tushar Narayanrao Narsingkar through their Attorney Holder M/s. Delta Developers (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 18.08.2022

Ashwin Patil
Advocate

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FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOR OF THE TITLE OF THE SAID LAND

1) Property Card of City Survey No. 2 issued by City Survey Office No. 3 as on date of application for registration

The name of (1) Mr Haribhau Narayanrao Narsingkar and (2) Mr. Tushar Narayanrao Narsingkar is recorded in the property Card City Survey No. 2 issued by City Survey Office No. 3, Nagpur in respect o the property comprising of ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 10 in Civil Station Expansion Scheme, containing by admeasurements 745.63 Sq. Mtrs. (OR 8026 Sq. Ft.) being a part or portion of the entire land bearing Khasra No. 3 of Mouza - AJNI, P.S.K. 9 bearing Corporation House No. 399, City Survey No. 2 and Sheet No. 13 of Mouza - Ajni, situated at South Ambazari Road, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

2) Mutation Entry -

The Property Card of City Survey No. 2 issued by City Survey Office No. 3 reveal that vide Mutation Entry /Ferfar Entry No. 130 dated 29.10.2014 the name of (1) Mr. Haribhau Narayanrao Narsingkar and (2) Mr. Tushar Narayanrao Narsingkar is recorded as owners of the said land.

3) Search report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Nagpur.

THAT, ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 10 in Civil Station Expansion Scheme, containing by admeasurements 745.63 Sq Mtrs. (OR 8026 Sq. Ft.) being a part or portion of the entire land bearing Khasra No. 3 of Mouza - AJNI, P.S.K. 9, bearing Corporation House No. 399, City Survey No. 2 and Sheet No. 13 of Mouza - Ajni, situated at South Ambazari Road, Laxminagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, originally belonged to Mr. Narayan Mukundrao Narsingkar, having acquired the same from the Nagpur Improvement Trust, Nagpur on Leasehold Rights for a term of 30 (thirty) years commencing from 27 December 1966

ASHWIN R. PATIL
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Khamla Road, Nagpur-15

and ending on 31 March 1997, by an Indenture of Lease Dated 04 March 1972, which is duly registered in the Office of the Joint Sub Registrar, Nagpur.

THAT, the aforesaid Mr. Narayan Mukundrao Narsingkar left for the heavenly abode on 01.10.2008, his wife, Mrs. Vatsala Narayanrao Narsingkar, having predeceased him having left for the heavenly abode on 21.10.2006 and consequent upon their death, their aforesaid Property devolved upon their two sons namely (1) Mr. Haribhau Narayanrao Narsingkar & (2) Mr. Tushar Narayanrao Narsingkar and three married daughters namely (1) Mrs. Sudha Rameshrao Band, (2) Mrs. Kunda Vasantrao Kanade & (3) Mrs. Chhaya Shriram Ingle jointly by way of intestate succession being only heirs of the deceased.

THAT, on expiration of the original term of lease, the Nagpur Improvement Trust extended the same for a further term of 30 (thirty) years commencing from 01 April 1997 and ending on 31 March 2027, by executing a renewed Indenture of Lease in respect of the said Property in favour of (1) Mr. Haribhau Narayanrao Narsingkar, (2) Mr. Tushar Narayanrao Narsingkar, (3) Mrs. Sudha Rameshrao Band, (4) Mrs. Kunda Vasantrao Kanade and (5) Mrs. Chhaya Shriram Ingle on 19 November 2012, which is duly registered in the Office of the Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 6909/2012 on 27 November 2012.

THAT, out of the aforesaid joint owners namely (1) Mrs. Sudha Rameshrao Band, (2) Mrs. Kunda Vasantrao Kanade and (3) Mrs. Chhaya Shriram Ingle jointly thereafter released and relinquished all their rights, title, interest and claim in respect of their share in the said Property in favour of their brothers namely (1) Mr. Haribhau Narayanrao Narsingkar and (2) Mr. Tushar Narayanrao Narsingkar, the Owners named hereinabove jointly by executing a Deed of Release and Relinquishment dated 19 July 2014 and the same is duly registered in the Office of the Joint Sub Registrar, Nagpur-3 in Book No. 1 at Sr. No. 4518/2014 on even date. As a result therefore the said (1) Mr. Haribhau Narayanrao Narsingkar and (2) Mr. Tushar Narayanrao Narsingkar jointly have now become the exclusive, absolute and full joint/co-owners of the said Property with heritable and transferable rights therein and the same is also mutated in their joint names in all relevant records and also on the property card of City Survey records.

THAT, (1) Mr. Haribhau Narayanrao Narsingkar and (2) Mr. Tushar Narayanrao Narsingkar jointly decided to develop the said property comprising Plot No. 10 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

ASHWIN R. PATIL
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Khamla Road, Nagpur-15

THAT, accordingly by an Agreement of Development dated 24-07-2020, (1) Mr. Haribhau Narayanrao Narsingkar and (2) Mr. Tushar Narayanrao Narsingkar jointly have entrusted the entire work of Development of the said Plot No. 10 to the M/s. Delta Developers acting through its Partner Shri Narendra Baburao Satpute. The said Agreement of Development is duly Registered in the office of the Sub Registrar Nagpur No. 4 in Book No. 1 at Registration Serial No. 3567/2020 on 24-07-2020 on payment of requisite Stamp Duty and Registration Fees payable thereon & the said Agreement is duly singed by (1) Mrs. Aruna Haribhau Narsingkar, (2) Mr. Parag Haribhau Narsingkar, (3) Mrs. Pranjali Amol Masurkar (Maiden Name Ku. Prajali Haribhau Narsingkar), (4) Mrs. Shilpa Tushar Narsingkar, (5) Mr. Siddhant Tushar Narsingkar, (6) Miss. Samiksha Tushar Narsingkar in the Capacity of the Consentors and subsequently executed a Correction Deed on 20-08-2021, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 6457/2021 on 20-08-2021

THAT, for completion of the development works speedily, (1) Mr. Haribhau Narayanrao Narsingkar and (2) Mr. Tushar Narayanrao Narsingkar jointly have also executed a General Power of Attorney relating to the said Eastern Portion of the said Plot No. 10 in favour of M/s. Delta Developers, acting through its Partner Shri Narendra Baburao Satpute on 24-07-2020 and thereby allowed them to develop the said property and the said Attorney is registered in the Office of the Sub-Registrar, Nagpur – 4 in Book No. 4 at Registered Serial No. 3568/2020 on 24-07-2020 and subsequently executed a Correction Deed on 20-08-2021, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 6458/2021 on 20-08-2021.

THAT, in pursuance of the aforesaid Agreement, M/s. Delta Developers has accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot No. 10 and to be known and styled as "SARTHAK PLAZA" and the same is duly sanctioned and approved by the Assistant Director, Town Planning Department of Nagpur Municipal Corporation vide his Building Permit No. 87/BP/AJNI/TP/NMC/804 Dated 12-05-2022.

THAT, the aforesaid entire property is also submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 of the said Act and the said Deed of Declaration is duly registered in the office Sub-Registrar Nagpur-4 in Book No. 1 at Sr. No. 6256/2022 on 27.06.2022

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

ASHWIN R. PATIL
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54, Sawarkar Nagar,
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(i) Renewal Indenture of Lease Dated 19-11-2022 at Sr. No. 6909/2012 Registered on on 27 November 2012.
(ii) Deed of Release and Relinquishment dated 19 July 2014 of (1) Mr. Haribhau Narayanrao Narsingkar and (2) Mr. Tushar Narayanrao Narsingkar, at Sr. No. 4518/2014 on even date.

(iii) Agreement of Development dated 24-07-2020 of M/s. Delta Developers acting through its Partner Shri Narendra Baburao Satpute. Registration Serial No. 3567/2020 on 24-07-2020
(iv) Correction Deed dated 20-08-2021, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No 1 at Registered Serial No. 6457/2021 on 20-08-2021.
(v) General Power of Attorney of M/s. Delta Developers, acting through its Partner Shri Narendra Baburao Satpute on 24-07-2020
(vi) Correction Deed dated 20-08-2021, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 6458/2021 on 20-08-2021.
(vii) Building Plan/Permit Dated 12-05-2022.
(viii) Deed of Declaration Dated 27.06.2022 is duly registered in the office Sub-Registrar Nagpur-4 in Book No. 1 at Sr. No. 6256/2022

THAT all the aforesaid documents produced before by (1) Mr. Haribhau Narayanrao Narsingkar and (2) Mr. Tushar Narayanrao Narsingkar through their Attorney Holder M/s. Delta Developers to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document. Whereby his ownership rights are affected, diluted or third party interest is created.
THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Plot No. 10 Mouza of Mouza Ajni in Tahsil and Disttrict Nagpur fo the period of 30 (Thirty) Years (i.e. 1992 to 2022 by depositing necessary search fees online with the the depart of Registration vide GRN No. MH006512341202223E dated 18-08-2022 for the period of 1992 to 2022. The receipts of the same are enclosed herewith.

THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

(4) Any other relaant Title : N.A.

(5) Litigations if any : - N.A.

Nagpur.
Dated : 18.08.2022

Ashwin Patil
Advocate

ASHWIN R. PATIL
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54, Sawarkar Nagar,
Khamla Road, Nagpur-15

CHALLAN

MTR Form Number-6

GRN	MH006512341202223E	BARCODE		Date	18/08/2022-10:40:26	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	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Adv Ashwin Patil
Location	NAGPUR		
Year	2022-2023 From 01/04/2022 To 31/03/2023	Flat/Block No.	Plot No. 54
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	Sawarkar Nagar
0030072201 SEARCH FEE	450.00	Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	Search fee years 1992 to 2022 of Plot No. 10 Mouza Ajni CTS No. 2 Sheet No. 13 Tah Dist Nagpur
		Amount In Words	Four Hundred Fifty Rupees Only
Total	450.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022081887887	IK0BVQTZR6
Cheque/DD No.		Bank Date	RBI Date	18/08/2022-10:24:41	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9822936551

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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.