TUSHAR C. KAPSE
ADVOCATE

69-G, Freedom Fighter Colony,
Mhalgi Nagar, NAGPUR – 440 034
Ph. No. 2745484, Mob No. 9850360650

FORMAT – A
(Circular No. 28/2021)

Date : 10/06/2022

To
MAHARERA
Nagpur

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to All that piece and parcel of land bearing **Plot No. 2** total admeasuring area about **1188.36 Sq. Mts., (12791.50 Sq. Fts)** of **Mauza Narsala,** in **Kh. No.123K/2 (As per Sale Deed) 123/2K (Part) as per Release Letter of NIT,** P. H. No.37, Ward No. 77, Corporation House No. 1/02 within the limits of the Nagpur Municipal corporation Ta and Dist, Nagpur. (Hereinafter referred as the said Plot)

I have investigated the title of the said plot on the request of M/s Mahalaxmi Constructions and perused the following documents i.e.:

1) Sale Deed Dt.18/12/2012 bearing No. 6200/2012
2) Sale Deed Dt.07/01/2022 bearing No. 143/2022
3) 7/12 extract issued by Talathi Narsala Dt.15/03/2022 mutation No.4539 in the of M/s Mahalaxmi Construction
4) N. A. order Dt.23/03/2010
5) layout Map duly sanctioned by Town Planning Department
6) Released Letter Dt.11/12/2012
7) Sanctioned Building Map and Building Permit
8) Deed of Declaration Dt. 24/05/2022

Schedule of Property :-

All that piece and parcel of land bearing **Plot No. 2** total admeasuring area about **1188.36 Sq. Mts., (12791.50 Sq. Fts)** of **Mauza Narsala,** in **Kh. No.123K/2 (As per Sale Deed) 123/2K (Part) as per Release Letter of NIT,** P. H. No.37, Ward No. 77, Corporation House No. 1/02 within the limits of the Nagpur Municipal corporation Ta and Dist, Nagpur.

Which are bounded as under:-

On the East	-	9.00 Mtrs Wide Road
On the West	-	Other Layout
On the North	-	Road of Other Layout
On the South	-	6.00 Mtrs Wide Road and Plot No. 3

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Flow of Title :-

That the land bearing Khasara No. 123K total area admeasuring about 1.62 HR was belonged to Smt Madhuri Dattatray Chimote and others.

That said Smt Madhuri Dattatray Chimote and others has sold land total area admeasuring about 0.81 HR out of total area admeasuring about 1.62 HR of Kh. No. 123/K of Mouza Narsala to Smt Smita Prashant Tatiwar and Shri Sandeep Girish Singh by way of Registered Sale Deed Dt.27/05/2009 which is duly registered in the office of Sub Registrar Nagpur Rural No. 10 at serial No.2193. That in view of said sale deed name of Smt Smita Prashant Tatiwar and Shri Sandeep Girish Singh was duly mutated in the record of Talathi as owner and said land got new Survey Number as 123/K2.

That the lands area admeasuring about 0.81 HR bearing Kh. No. 123/K2 was converted into Non Agricultural use for Residential Purpose by Collector Nagpur by its Order Dt.22/03/2010 in Rev Case No. 459/NAP-34/2009-2010. That layout map for the layout on the land Kh. No. 123/K2 is duly sanctioned by the Assistant Director of Town Planning Nagpur on 11/03/2010 vide Letter No. 898.

That said Smt Smita Prashant Tatiwar and Shri Sandeep Girish Singh has sold Plot No. 1, 2, 3 and 4 out of Khasara No. 123/K2 of Mouza Narsala to M/s Ramkrishna Developers by way of Registered Sale Deed Dt.21/06/2011 which is duly registered in the office of Sub Registrar Nagpur Rural No. 10 at serial No. 3094.

That Executive Engineer (South) of Nagpur Improvement Trust has released the Plot No.2 vide his letter bearing No. EE/(South)/678 Dt.11/12/2012.

That said M/s Ramkrishna Developers has sold Plot No. 2 total area admeasuring about 1188.36 Sq. Mtrs out of Khasara No. 123/K2 of Mouza Narsala to Dr. Shri Pravin Ratnakar Lad and Dr. Sau Bhawana Pravin Lad by way of Registered Sale Deed Dt.18/12/2012 which is duly registered in the office of Sub Registrar Nagpur No. 7 at serial No. 6200.

That Dr. Shri Pravin Ratnakar Lad and Dr. Sau Bhawana Pravin Lad has further sold Plot No. 2 total area admeasuring about 1188.36 Sq. Mtrs out of Khasara No. 123/K2 of Mouza Narsala to M/s Mahalaxmi Construction through Partner Shri Vilas Mahadeorao Dagwar, Sau Shital Vilas Dagwar and Shri Pratik Vilas Dagwar by way of Registered Sale Deed Dt.07/01/2022 which is duly registered in the office of Sub Registrar Nagpur No. 7 at serial No.143. On the basis of said sale deed Dt. 07/01/2022 M/s Mahalaxmi Construction claiming ownership over said plot as owner.

That the name of M/s Mahalaxmi Construction is duly recorded in Government, Talathi and Nagpur Municipal Corporation records of as Vendor.

TUSHAR C. KAPSE
ADVOCATE

That, M/s Mahalaxmi Construction has decided to develop the said Plot into Residential Estate by constructing a Multistoried Building thereon consisting of various self contained separate Apartment therein.

That building plan was duly sanctioned and approved by the Assistant Director, Town Planning Dept. Nagpur Municipal Corporation Nagpur vide Building Permit 92/BP/NARSALA/TP/NMC/1359 Dated 12/05/2022.

That, M/s Mahalaxmi Construction has submitted said land under the provisions of Maharashtra Apartment Act and on 24/05/2022 executed the Deed of Declaration u/s 2 of said act. That said Deed of Declaration is duly registered on 24/05/2022 in the office of Sub Registrar Nagpur No. 7 at serial No. 4268. **THAT** as per said Deed of Declaration the name of Building is **"MAHALAXMI EMPIRE"** and, said building is consist of Ground and six upper floors. There are 7 [Seven] Apartments on First, Second, Third, fourth, Fifth and Sixth Floor. Thus there are 42 [Forty Two] Apartments / Independent units in the said building named and styled as **"MAHALAXMI EMPIRE".**

That I have inspected the records for 30 years from 1993 to 2022 which were made available to me in the office of relevant Sub-Registrar by paying requisite fee of Rs. 750/- to the Sub Registrar Office No. 10 bearing receipt No.4512 dated 03/06/2022. While perusing the record I have not accrosed any entry in the record of said office in respect of mortgage, sale, or transfer of title by any way of above said property / plot on this basis I am of the opinion that the title of M/s Mahalaxmi Construction is clear, Marketable and without any encumbrances.

Therefore any prospective buyer who desires to purchase the Undivided Proportionate Share and Interest in the said Plot No.2 together with Carpet / Built up area in a Multistoried building proposed to be constructed by name and Styled **"MAHALAXMI EMPIRE"** shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered sale deed from the Owner of said plot.

Hence this report.



NAPUR

DATED : 10/06/2022

TUSHAR C. KAPSE
Advocate

08/4/0
Friday 03 June 2022 6 09 PM

इतर पावती

Original/Duplicate
नोंदणी ब 39म
Regn. 39M

पावती क्र. 4512 दिनांक 03/06/2022

गावाचे नाव

दस्तऐवजाचा अनुक्रमांक नगन(डा)-0-2022

दस्तऐवजाचा प्रकार

सादर करणाऱ्याचे नाव श्रीमती सुधाताई चं. कापसे

वर्णन शोध अर्ज क्र. 1028/22 मौजा नरसाळा तह. नागपूर शामिल जि. नागपूर सर्व्हे क्र. 123 ब/2 प्लॉट क्र. 02 सन 1993 ते 2022

SEARCHFEE	रु. 750.00
एकूण	रु. 750.00

NGR10

1). देयकाचा प्रकार: eChallan रक्कम रु 750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक MH002825226202223E दिनांक 03/06/2022

बँकेचे नाव व पत्ता