SANDEEP SHASTRI AND ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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07-2223-0527

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 the building to be known as "**MIRAYA ENCLAVE**" on ALL THOSE Pieces and Parcels of lands bearing Plot Nos. 37 and 38 out of the layout of Akanshi Co-operative Housing Society Limited, Nagpur, containing by total admeasurement 303.5350 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 100, 101, 102/1 & 99 of MOUZA – DABHA, P.S.K. 7, bearing Corporation House No. 988/37+38, City Survey No. 344 and Sheet No. 95, situated Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR.

SANDEEP SHASTRI NAGPUR ADVOCATE

1} I have investigated the title of the said property on the request of **M/s. AHIRKAR DEVELOPERS,** a Proprietary Concern, through its sole Proprietor **SHRI. SWAPNIL S/o. ANIL AHIRKAR,** Resident of Ahirkar Niwas, Pachpaoli Road, Near Daga Hospital, Nagpur-440002, Tahsil and District – NAGPUR, and following documents i.e.:-

i) Description of the property.

ALL THOSE Pieces and Parcels of lands bearing Plot Nos. 37 and 38 out of the layout of Akanshi Co-operative Housing Society Limited, Nagpur, containing by total admeasurement 303.5350 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 100, 101, 102/1 & 99 of MOUZA – DABHA, P.S.K. 7, bearing Corporation House No. 988/37+38, City Survey No. 344 and Sheet No. 95, situated Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR.

ii) The Document of Ownership of Plot Nos. 37 & 38
   (a) Property Card.
   (b) Sale Deed dated 15-04-1994.
   (c) Regularisation Letter dated 01-08-2007.
   (d) Order of Collector for Agricultural to Non-Agricultural land dated 24-05-2012.
   (e) Sale Deed dated 28-08-2014.
   (f) Correction Deed dated 24-12-2021.
   (g) Sale Deed dated 14-01-2022.
   (h) Building Sanction Plan dated 01-06-2022.
   (i) Tax Receipt.

iii) Search report for 30 year 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 owner and Developer is clear, marketable and without any encumbrances as per the available search from the online portal.

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Owner of the land:

ALL THOSE Pieces and Parcels of lands bearing Plot Nos. 37 and 38 out of the layout of Akanshi Co-operative Housing Society Limited, Nagpur, containing by total admeasurement 303.5350 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 100, 101, 102/1 & 99 of MOUZA – DABHA, P.S.K. 7, bearing Corporation House No. 988/37+38, City Survey No. 344 and Sheet No. 95, situated Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR.	**M/s. AHIRKAR DEVELOPERS,** a Proprietary Concern, through its sole Proprietor **SHRI. SWAPNIL ANIL AHIRKAR**

Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **M/s. AHIRKAR DEVELOPERS,** a Proprietary Concern, through its sole Proprietor **SHRI. SWAPNIL S/o. ANIL AHIRKAR** on the said lands good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said **M/s. AHIRKAR DEVELOPERS**, a Proprietary Concern, through its sole Proprietor **SHRI. SWAPNIL S/o. ANIL AHIRKAR** on the said lands enclosed herewith as annexure.

Encl : Annexure
Date: 08-06-2022

SANDEEP SHASTRI NAGPUR ADVOCATE

(SANDEEP SHASTRI)
Advocate

FORMAT – A

(Circular No: - 28 / 2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

1} Property Card as on date of application for registration –

The name of **M/s. AHIRKAR DEVELOPERS**, a Proprietary Concern, through its sole Proprietor **SHRI. SWAPNIL S/o. ANIL AHIRKAR** is recorded in the Property Card in respect of the property comprising of Land bearing ALL THOSE Pieces and Parcels of lands bearing Plot Nos. 37 and 38 out of the layout of Akanshi Co-operative Housing Society Limited, Nagpur, containing by total admeasurement 303.5350 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 100, 101, 102/1 & 99 of MOUZA – DABHA, P.S.K. 7, bearing Corporation House No. 988/37+38, City Survey No. 344 and Sheet No. 95, situated Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR.

2} Mutation Entry –

The property card of Plot Nos. 37 & 38 reveal that vide Mutation / Ferfar Entry No. 16179 dated 10-03-2022 the name of **M/s. AHIRKAR DEVELOPERS**, a Proprietary Concern, through its sole Proprietor **SHRI. SWAPNIL S/o. ANIL AHIRKAR** is recorded as Owner of the said property.

3} Search report for 30 years from 1992 to 2022 taken from Sub-Registrar office at Nagpur.

(i) **THAT** the property comprising ALL THOSE Pieces and Parcels of lands bearing Plot Nos. 37 and 38 out of the layout of Akanshi Co-operative Housing Society Limited, Nagpur, containing by total admeasurements 303.5350 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 100, 101, 102/1 & 99 of MOUZA – DABHA, P.S.K. 7, including all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 988/37+38, City Survey No. 344 and Sheet No. 95, situated Dabha, Nagpur within the limits of

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Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR.

(ii) **THAT,** ALL THOSE pieces and parcels of land bearing Plot Nos. 37 & 38 out of the lay-out of Akanshi Co-operative Housing Society Limited, Nagpur, containing by total admeasurement 349.54 Sq. Mtrs. (OR 3762.50 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 100, 101, 102/1 & 99 of MOUZA – DABHA, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 344 and Sheet No. 95, situated Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR, Originally belonged to Shri. Sarvesh Ashokrao Bhide, having purchased the same by him from Akanshi Co-operative Housing Society Limited, Nagpur, Society is registered under the Maharashtra Co-operative Societies Act, 1960 (Act No. XXIV of 1961), bearing Registration No. NGP/ (CTY)/ HSG/ (T.O.)/415/1986, having its Registered Office at Nagpur, by a Sale Deed dated 15-04-1994, which is registered at the Office of the Sub-Registrar, Nagpur-7 in Addl. Book No. 1, Volume No. 92, Page No. 139 to 141 at Serial No. 482 on 16-04-1994.

(iii) **THAT**, the aforesaid Plot Nos. 37 & 38 are covered under the scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur.

(iv) **THAT,** for Regularisation and Development of the said Plot Nos. 37 & 38 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the said Shri. Sarvesh Ashokrao Bhide has applied to the Nagpur Improvement Trust, Nagpur for the same he also paid/deposited the Development Charges for Regularisation and Development of the said Plots of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it.

(v) **THAT,** consideration the application of the Shri. Sarvesh Ashokrao Bhide and also on receipt of the Development charges as demanded by it from him, the Nagpur

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Improvement Trust, Nagpur lateron regularised Plot Nos. 37 & 38 and accordingly the Regularisation Letter to that effect is also issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)/ 1900U/L/6192 Dated 01-08-2007 in Case No. 20030603729 and Layout No. 1900/Dab/4548 for Plot Nos. 37 & 38. As per the said Regularisation Letter, the area of the said Plot Nos. 37 & 38 is shown and declared as 303.5350 Sq. Mtrs.

(vi) **THAT,** the aforesaid Plot Nos. 37 & 38 of Mouza – Dabha is converted for Non-Agricultural use by the Additional Tahsildar, Nagpur vide his Order Dated 25-04-2012 passed in Revenue Case No. 5961/NAP-34/2011-12.

(vii) **THAT** the aforesaid Shri. Sarvesh Ashokrao Bhide lateron transferred/sold the said property comprising Plot No. 37 & 38 of Mouza Dabha containing by admeasuring 303.5350 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 100, 101, 102/1 & 99 of MOUZA – DABHA, bearing City Survey No. 344 and Sheet No. 95, situated Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR by way of Sale to Mr. Anwar Siraj Daud, by a Sale Deed Dated 28-08-2014, which is registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1, at Serial No. 6875 on even date. A Deed of Correction to the said Sale Deed is also executed on 24-12-2021, thereby correcting the boundries and the said Deed of Correction is registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1, at Serial No. 8553 on even date.

(viii) **THAT,** the aforesaid Mr. Anwar Siraj Daud lateron transferred/sold the aforesaid property comprising ALL THOSE Pieces and Parcels of lands bearing Plot Nos. 37 and 38 out of the layout of Akanshi Co-operative Housing Society Limited, Nagpur, containing by total admeasurement 303.5350 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 100, 101, 102/1 & 99 of MOUZA – DABHA, P.S.K. 7, including all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 988/37+38, City Survey No.

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344 and Sheet No. 95, situated Dabha, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR, by way of Sale to **M/s. AHIRKAR DEVELOPERS,** by a Sale Deed Dated 14-01-2022, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-4 in book No. 1 at Sr. No. 463 on even date.

(ix) **THAT,** the aforesaid **M/s. AHIRKAR DEVELOPERS** later on decided to develop the aforesaid lands by constructing a Multistoried Building consisting of various self contained separate Apartments therein and shall be known and styled as **"MIRAYA ENCLAVE"** is duly sanctioned by the Assistant Director, Town Planning Section of the Nagpur Municipal Corporation, Nagpur vide its Permit No. B.E.(WEST)/ Case No. 455596595/ Tracking No. 2022031194/621 Dated 01-06-2022.

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

(a) City Survey Property Card.
(b) Sale Deed dated 15-04-1994 between Akanshi Co-operative Housing Society Limited, Nagpur and Shri. Sarvesh Ashokrao Bhide, registered at Sr. No. 482.
(c) Regularisation Letter dated 01-08-2007.
(d) Order of Collector for Agricultural to Non-Agricultural land dated 24-05-2012.
(e) Sale Deed dated 28-08-2014 between Shri. Sarvesh Ashokrao Bhide and Mr. Anwar Siraj Daud, registered at Sr. No. 6875.
(f) Correction Deed dated 24-12-2021 between Shri. Sarvesh Ashokrao Bhide and Mr. Anwar Siraj Daud, registered at Sr. No. 8553.

(g) Sale Deed dated 14-01-2022 between Mr. Anwar Siraj Daud and M/s. Ahirkar Developers, registered at Sr. No. 463.
(h) Building Sanction Plan dated 01-06-2022.
(i) Tax Receipt.

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THAT, all the aforesaid documents produced before by **M/s. AHIRKAR DEVELOPERS** to me for Scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present owner. 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.

(xi) 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. 344 MOUZA : DABHA, for the period of 30 (Thirty) years (i.e. from 1993 to 2022 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH002947859202223E dated 06-06-2022 for the period of 1993 to 2004 and GRN No. MH002943651202223E dated 06-06-2022 for the period of 2005 to 2022. The receipts of the same are enclosed herewith.

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

4} Any other relevant Title: - N. A.

5} Litigations if any: - N. A.

Date: 08-06-2022

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

(SANDEEP SHASTRI)
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH002943651202223E	BARCODE		Date	06/06/2022-16:18:13	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	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	450.00	Amount In Words	Four Hundred Fifty Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	450.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022060617492	2749834760
Cheque/DD No.		Bank Date	RBI Date	06/06/2022-16:19:12	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9850361454

Department ID : 275019493

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 दस्तांसाठी लागु नाही.

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 06-06-2022 04:19:25

MH002943651202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
06 Jun 2022	Receipt	Receipt no.: 1112431636
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Dabha S.No/CTS No/G.No. : 344
	Period of search :	From :2005 To :2022
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH002943651202223E		
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'.		



CHALLAN
MTR Form Number-6

GRN	MH002947859202223E	BARCODE		Date	06/06/2022-16:58:52	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	SANDEEP ANANT SHASTRI
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	.
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	300.00	Road/Street	MOUZA DABHA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 8
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1993 TO 2004 CTS NO 344
Total	300.00	Amount In Words	Three Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320220606181 36	2749845844
Cheque/DD No.		Bank Date	RBI Date	06/06/2022-16:59:57	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9850361454

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 .

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 06-06-2022 05:00:09