

RAM A. JOSHI**ADVOCATE**

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FORMAT – A

(Circular No.:- 28/2021)

To

Maharashtra Real Estate Regulatory Authority
Office At: Administrative Building, 1st Floor
Adjacent to Udyog Bhavan, Civil Lines,
Nagpur- 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to All That Piece and Parcel of NIT Leasehold Plot no. 539 in NIT's Industrial Basti Scheme containing by admeasurement about 510.99 Sq.Mtr (i.e 5500.00 sq.ft.) and as per Akhiv Patrika the area is about 484.50 Sq.mt. (i.e 5215.158Sq.ft) in the layout known as 'Azamshah Layout' at **Mouza-Nagpur**, bearing City Survey No. 115/2, Sheet No. 323, bearing Corporation House No. 1119/539, Ward No. 20, Zone No. 5, Index No. 20001642, situated at Anand Nagar, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur (Hereinafter referred to as "THE SAID PROPERTY")

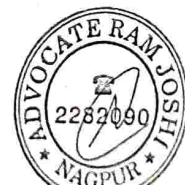
I have investigated the title of NIT Leasehold Plot no. 539 on the request of **SHRI KAMALKISHOR KISANLAL JAISWAL** and following documents i.e.:-

1. I have found that the present owner of the aforesaid property is Shri Kamalkishor Kisanlal Jaiswal of All That Piece and Parcel of NIT Leasehold Plot no. 539 in NIT's Industrial Basti Scheme containing by admeasurement about 510.99 Sq.Mtr (i.e 5500.00 Sq.ft.) and as per Akhiv Patrika the area is about 484.50 Sq.mt. (i.e 5215.158 Sq.ft) in the layout known as 'Azamshah Layout' at **Mouza-Nagpur**, bearing City Survey No. 115/2, Sheet No. 323, bearing Corporation House No. 1119/539, Ward No. 20, Zone No. 5, Index No. 20001642, situated at Anand Nagar, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur having acquired the same by the way of Partition Deed dated 11/03/1999.
2. It is found as per the documents supplied, the aforesaid plot admeasuring about 11000 Sq.ft belonged to Shri Kashiram Shaligram Kapse having acquired the same from NIT in leasehold rights and After his death on 15/01/1978 the said total property devolved upon his two sons namely Shri Ramchandra Kashiramji Kapse and Shri Mohanlal Kashiramji Kapse.
3. That lateron both the said sons sold 5500 Sq.ft plot area to Shri Kailash Chandra Khanorkar on 29/08/1985 and thereafter the said Shri Ramchandra Kashiramji Kapse



relinquished his share in the balance portion of the said plot no. 539 admeasuring 5500 Sq.ft in favour of his brother Shri Mohanlal Kashiramji Kapse on 30/08/1985 as a result of which Shri Mohanlal Kashiramji Kapse became the absolute owner of the balance portion of Plot No. 539 admeasuring about 5500 Sq.ft and accordingly mutated his name in government records.

4. That subsequently the said Shri Mohanlal Kashiramji Kapse sold the aforesaid Plot no. 539 admeasuring about 5500 Sq.ft to Shri Radheshyam Kishanlal Jaiswal and Shri Kamalkishor Kishanlal Jaiswal vide Sale deed dated 18/03/1997 at Sr. No. 2143 before the Sub registrar No. 11, Nagpur and noted at Addl. Book No. 1 at Volume No. 2123 at pages 34 to 37 at Sr. No. 8232 (ch) on 29/05/1998.
5. That as a result of which Shri Radheshyam Kisanlal Jaiswal and Shri Kamalkishor Kishanlal Jaiswal became the absolute owners of Plot No.539 admeasuring about 5500 Sq.ft and mutated their names in all government and semi government records.
6. That later on Nagpur Improvement Trust acting through its Executive officer renewed the Lease of the Said Plot in the name of Shri Radheshyam Kisanlal Jaiswal and Shri Kamalkishor Kishanlal Jaiswal Vide Indenture dated 6/01/1999 at Sr. No. 98 before the Sub registrar No. 2, Nagpur which is noted at Addl. Book No. 1, Volume no. 268 on pages 9 to 14 at Sr. No. 938 on 11/03/1999 as per which the lease term got renewed till 03/05/2026.
7. That subsequently a partition deed got executed between the said brothers Shri Radheshyam Kisanlal Jaiswal and Shri Kamalkishor Kisanlal Jaiswal vide document at Sr. No. 1077 before the Sub registrar office no. 2 dated 11/03/1999 and noted at Addl. Book no. 1 volume no.268, pages 9 to 14 at Sr. no. 938 on even date as a result of which the aforesaid property came to the share of Shri Kamalkishor Kishanlal Jaiswal thereby making him the absolute owner of the aforesaid total property who accordingly mutated his name in all the government and semi government records.
8. That thereafter Shri Kamalkishor Kishanlal Jaiswal mortgaged the said total property with Arvind Sahakari Bank Ltd against financial assistance. However bank has granted NOC for development of the aforesaid commercial scheme on certain terms and conditions.
9. That the said Owner decided to develop the said plot into a commercial/semi commercial complex for business centre and accordingly a Plan was prepared which is duly approved and sanctioned by Nagpur Municipal Corporation vide building permit no. 51/BP/NAGPUR/TP/NMC/1059 dated 26/04/2022.
10. That the said entire property thereafter got submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing and registering a Deed of Declaration Under Section 2 in the Form-A of the said Act, which is duly registered in the Office of the Sub-Registrar, Nagpur- 4 at Sr. No. 4956 dated 18/05/2022.



Owner of the land

- i) Shri Kamalkishor Kisanlal Jaiswal
- ii) The said property is mortgaged with Arvind Sahakari Bank Ltd. Proper Noc has to be obtained before sell of any unit.
- iii) Qualifying comments/remarks if any Nil

11. The report reflecting the flow of the title of Shri Kamalkishor Kisanlal Jaiswal is enclosed herewith as annexure.

Encl: Annexure.

Date: 27/05/2022

ADV. RAM JOSHI

(Stamp)



RAM A. JOSHI

ADVOCATE

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1. That I have taken online search in respect of the All that NIT Leasehold Plot no. 539 in NIT's Industrial Basti Scheme containing by admeasurement about 510.99 Sq.Mtr (i.e 5500.00 sq.ft.) and as per Akhiv Patrika the area is about 484.50 Sq.mt. (i.e 5215.158 Sq.ft) in the layout known as 'Azamshah Layout' at **Mouza-Nagpur**, bearing City Survey No. 115/2, Sheet No. 323, bearing Corporation House No. 1119/539, Ward No. 20, Zone No. 5, Index No. 20001642, situated at Anand Nagar, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur.
2. Mutation Entry No done on the basis of Sub division Measurement Case No. 246/1998 and order of the City Survey officer No. 1 dated on 15/09/1999.
3. Search report for 14 years (i.e. from 2009) by depositing necessary search fees online I have verified the records of the Sub-registrars concerned and submitted the application with requisite fee to Sub – registrar No. 2 amounting to Rs. 350/- for 14 yrs I have taken search of last 14 years i.e from the year 2009 to 2022, the original receipt of search at Sub-registrar's office no. 2 bearing GRN No. MH002500420202223E dated 27/04/2022 is enclosed herewith.
4. The title is clear and marketable.
5. There were no Litigations on the Property.

Date: 27/05/2022


ADV. RAM JOSHI

(Stamp)



CHALLAN
MTR Form Number-6



Barcode		Date 27/05/2022-17:00:55		Form ID	
Type of Payment: Search Fee		Payer Details			
Other Items:		TAX ID / TAN (If Any)			
		PAN No. (If Applicable)		AELP/9961K	
Location Name: 3032 JT NAGPUR SUB REGISTRAR		Full Name		ADV RAM JOSHI	
Location: NAGPUR		Flat/Block No.			
Plot: 2102-2023 One Time		Premises/Building			
Account Head Details		Amount In Rs.			
303202231 SEARCH FEE		350.00		Road/Street	
				Area/Locality	
				Town/City/District	
		PIN			
		Remarks (If Any)			
		Plot no 539 Mouza Nagpur Tahasil and Dist Nagpur			
		Amount In		Three Hundred Fifty Rupees Only	
Total		350.00		Words	
Payment Details: IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332022052718718	2748204978
Cheque/DD No.		Bank Date	RBI Date	27/05/2022-17:02:18	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Branch		Scroll No. , Date		Not Verified with Scroll	

Document ID: 9422111235
 Note: This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 नोंद: याचो वॉचन फॉर मॉन्टिड रीझन कॅवळी. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

