

Res: Plot No. 2, Hindustan Colony,
Wardha Road,
Ajni Chowk, Nagpur.
(M)9890409476

Samruddhi A. Shiledar
ADVOCATE

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FORMAT-A

(Circular No. 28/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT PIECE AND PARCEL of land bearing Plot No.6 & Plot No.7 admeasuring 279.454 Sq. Mtrs. (i.e. 3008.042 Sq. Ft.) situated in layout of Natraj Co-operative Housing Society Ltd., Nagpur being part of entire Khasra No.42/4 of Mouza-GOREWADA, P.H. NO.8-A, bearing City Survey No. 73, Sheet No. 45, Ward No. 61, within the limits of Nagpur Improvement trust and Nagpur Municipal Corporation, Tahsil & District-Nagpur(**hereinafter referred as the said "Plot"**)

I have investigated the title of the said plot on the request of **M/s. Govindraj Housing** (Name of Owner/Promotor/Developer/Company) and following Documents i.e.

1) Description of the property:

ALL THAT PIECE AND PARCEL of land bearing **Plot No.6 & Plot No.7 admeasuring 279.454 Sq. Mtrs. (i.e. 3008.042 Sq. Ft.)** situated in layout of Natraj Co-operative Housing Society Ltd., Nagpur being part of entire Khasra No.42/4 of Mouza-GOREWADA, P.H. NO.8-A, togetherwith Multistoried Building proposed to be constructed thereon and to be known and styled as "**SAI GALAXY**" bearing City Survey No. 73, Sheet No. 45, Ward No. 61, Situated at Natraj society Layout within the limits of Nagpur Improvement trust and Nagpur Municipal Corporation, Tahsil & District-Nagpur. The said Plot no. 6 & Plot No. 7 is bounded as under : ON THE EAST- PLOT NO. 8, ON THE WEST-OTHER LAYOUT, ON THE NORTH -9.00 MTRS. ROAD, ON THE SOUTH -PLOT NO. 4 and 5.

2) The Document of Allotment of Plot: Sale Deed dated 02-05-2022 registered at the office of Sub-Registrar-5, Nagpur, at Serial No.2704/2022 in respect of Plot No. 6 & 7 executed by Shri. Naresh Aanandrao Shivankar to M/S. GOVINDRAJ HOUSING, acting through its partners, 1) MR. NIRAJ S/O MADHUKAR RAHATE, 2) MR.NARESH S/O ANANDRAO SHIVANKAR, 3) MR. RAAKESH SINGH S/O DURGAPRASAD SINGH

3) 7/12 extract or Property Card of City survey issued by Competent Authority Dt.....vide Mutation Entry No..... (Applied For Mutation)

4) Search report for 30 Years from 1993 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/Promotor/Developer/Company) is clear, marketable and without any encumbrance.

Owners of the land

- 1) Owner of the Plot No.6 & Plot No.7 of Khasra No.42/4, Mouza-GOREWADA is **M/s. Govindraj Housing. CTS/C.S. No. 73.**
- 2) _____ CTS/C.S. No.
- 3) _____ CTS/C.S. No.
- 4) Qualifying comments / Remarks if any(No Comment)



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3/- The Report Reflecting the Flow of the Title of the **M/s. Govindraaj Housing** (Owner/Promotor/Developer/Company) on the said land is enclosed herewith as annexure.

Nagpur

Samruddhi A. Shiledar

Dated : 17/08/2022

Advocate

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 Extract/Property Card as on date of Application for registration-(Applied For Mutation)
- 2) Mutation Entry No.....Dated.....(Applied For Mutation)
- 3) Search Report for 30 years Taken from Sub-Registrar office at Nagpur.
- 4) Any Other Relevant Title-No
- 5) Litigation If any- No

Nagpur


Samruddhi A. Shiledar

Advocate

Dated : 17/08/2022

MRS. SAMRUDDHI SHILEDAR, ADVOCATE
2, HINDUSTAN COLONY, WARDHA ROAD, AJNI CHOWK, NAGPUR.

(M)9890409476

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by **Mr. Niraj Madhukar rahate,** for preparing the Title Verification and Search Report for the property mentioned below, I the undersigned Advocate hereby submit my report on the basis of Original/Photocopies of Title Deed pertaining to said Immovable Property and other information Provided to me as under :-

SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL of land bearing **Plot No.6 & Plot No.7** admeasuring **279.454 Sq. Mtrs. (i.e. 3008.042 Sq. Ft.)** situated in layout of **Natraj Co-operative Housing Society Ltd., Nagpur** being part of entire Khasra No.42/4 of Mouza-GOREWADA, P.H. NO.8-A, bearing City Survey No. 73, Sheet No. 45, Ward No. 61, within the limits of Nagpur Improvement trust and Nagpur Municipal Corporation, Tahsil & District-Nagpur. The said Plot no. 6 & Plot No. 7 is bounded as under :

ON THE EAST - PLOT NO. 8
ON THE WEST - OTHER LAYOUT
ON THE NORTH - 9.00 MTRS. ROAD
ON THE SOUTH - PLOT NO. 4 and 5.

1.	Name of the Title Holder	M/S. GOVINDRAJ HOUSING, acting through its partners, 1) MR. NIRAJ S/O MADHUKAR RAHATE, 2) MR.NARESH S/O ANANDRAO SHIVANKAR, 3) MR. RAKESH SINGH S/O DURGAPRASAD SINGH
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For the said property I have perused the following documents

4. Sr. No	Particulars of the documents scrutinized serially and chronologically:		
	Particulars of documents	Name of parties	Original/Certified
1.	Sale Deed dated 13-05-1993 registered at the office of Sub-Registrar, Nagpur at Serial No. 794, in respect of Plot No.7	From Natraj Co-operative Housing Society Ltd., Nagpur to Shri. Suresh Jokhan Singh	Original
2.	NIT sanctioned Regularization letter vide Permit No.BE(W)/1900(U/L)404 layout No.1900/Gore/2398 vide Case No. 20030513450 dated 29-06-2012 for Plot No.7	In the name of Shri. Suresh Jokhan Singh	Photocopy
3.	N.A. order in Rev. Case No. 1933/NAP- 34/2015-16 dated 10-02-2016 the said Plot No.7	In the name of Shri. Suresh Jokhan Singh	Photocopy
4.	General POA for admission Dt. 30/06/2012 registered at Serial No.3502/2012 registered at the office of Sub-Registrar-5, in respect of Plot No.7	Executed Shri. Suresh Jokhan Singh in favour of Shri. Naresh Aanandrao Shivankar	Original
5.	Sale Deed dated 20-11-2015 registered at Serial No.3608/2015 registered at the office of Sub-Registrar-5, Nagpur in respect of Plot No.7	From Shri. Suresh Jokhan Singh to Shri. Naresh Aanandrao Shivankar	Original




6.	Sale Deed dated 13-05-1993 registered at the office of Sub-Registrar, Nagpur at Serial No. 789 in respect of Plot No. 6	From Natraj Co-operative Housing Society Ltd., Nagpur to Shri. Suresh Jokhan Singh	Original
7.	NIT sanctioned Regularization letter vide Permit No.BE(W)/1900(U/L)403 layout No.1900/Gore/2398 vide Case No.20030513449 dated 29-06-2012 for Plot No.6.	In the name of Shri. Suresh Jokhan Singh	Photocopy
8.	N. A. order in Rev. Case No. 1932/NAP-34/2015-16 dated 10-02-2016 the said Plot No.6	In the name of Shri. Suresh Jokhan Singh	Photocopy
9.	General POA for admission Dt. 30/06/2012 registered at Serial No.3503/2012 registered at the office of Sub-Registrar-5, in respect of Plot No.6	Executed Shri. Suresh Jokhan Singh in favout of Shri. Naresh Aanandrao Shivankar	Original
10.	Sale Deed dated 20-11-2015 registered at the office of Sub-Registrar-5, Nagpur at Serial No.3607/2015, in respect of Plot No. 6.	From Shri. Suresh Jokhan Singh to Shri. Naresh Aanandrao Shivankar	Original
11.	Amalgamation Letter Dt. 25/03/2022 bearing Letter No.B.E.(W)/1562, in respect of Plot No. 6 & 7	In the name of Shri. Naresh Aanandrao Shivankar	Original
12.	Amalgamation Plan in respect of Plot No. 6 & 7 Kh. No. 42/4, Mouza-Gorewada	In the name of Shri. Naresh Aanandrao Shivankar	Original
13.	City Survey Property Card Dt. 27/05/2021	In the name of Shri. Naresh Aanandrao Shivankar	Original
14.	Sale Deed dated 02-05-2022 registered at the office of Sub-Registrar-5, Nagpur, at Serial No.2704/2022 in respect of Plot No. 6 & 7	From Shri. Naresh Aanandrao Shivankar to M/S. GOVINDRAJ HOUSING , acting through its partners, 1) MR. NIRAJ S/O MADHUKAR RAHATE , 2) MR.NARESH S/O ANANDRAO SHIVANKAR , 3) MR. RAAKESHH SINGH S/O DURGAPRASAD SINGH	Original
15.	Partnership Deed Dt. 09/10/2021	Between 1) MR. NIRAJ S/O MADHUKAR RAHATE 2) MR. RAAKESHH SINGH S/O DURGAPRASAD SINGH 3) MR.NARESH S/O ANANDRAO SHIVANKAR partners of M/S. GOVINDRAJ HOUSING .	Photocopy
16.	Documents Documents obtained through E-Search Module Dt. 10/05/2022	In respect of Plot No. 6 & 7, Khasra No.42/4 of Mouza-GOREWADA, P.H. NO.8-A, bearing City Survey No. 73, Sheet No. 45,	Online Copies

That the title history of the said property for last 13 years shows the following chain of transactions

That, Originally all that piece and parcel of land bearing Plot No. 7 admeasuring 162.575 Sq.Mtrs., as per Sale Deed, situated in layout of Natraj Co-operative Housing Society Ltd., Nagpur being part of entire Khasra No.42/4 of Mouza-GOREWADA, P.H. NO.8-A, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District-Nagpur belong to **Shri. Suresh Jokhan Singh** having purchased the same by him from **Natraj Co-operative Housing Society Ltd., Nagpur** vide registered Sale Deed dated 13-05-1993 registered at Serial No. 794 registered at the office of Sub-Registrar, Nagpur

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That, Similarly all that piece and parcel of land bearing Plot No. 6 admeasuring 146.3175 Sq. Mtrs. as per Sale Deed, situated in layout of Natraj Co-operative Housing Society Ltd., Nagpur being part of entire Khasra No.42/4 of Mouza-GOREWADA, P.H. NO.8-A, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District-Nagpur belong to **Shri. Suresh Jokhan Singh** having purchased the same by him from **Natraj Co-operative Housing Society Ltd., Nagpur** vide registered Sale Deed dated 13-05-1993 registered at Serial No. 789 registered at the office of Sub-Registrar, Nagpur.

That, as the said property is covered under the Scheme of 1900 layout of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Development (Regulation, Upgradation and Control) Act /Ordinance, 2001, the original owner **Shri. Suresh Jokhan Singh** had applied to the Nagpur Improvement Trust, Nagpur for regularization and development of the said Plot No.6 and Plot No. 7 under its aforesaid scheme. Considering his request and on receipt of the necessary regularization and development charges from him, the Nagpur Improvement Trust, Nagpur later on regularized the said Plot No.6 and Plot No.7 and accordingly a Regularization Letter to that effect is also issued by the Nagpur Improvement Trust, Nagpur vide its Regularization Letter /Permit No.BE(W)/1900(U/L)403 dated 29-06-2012 for Plot No.6 and Regularization Letter /Permit No.BE(W)/1900(U/L)404 dated 29-06-2012 for Plot No.7, layout No.1900/Gore/2398 vide Case No.20030513449 and 20030513450 respectively. The area of Plot No.6 is shown, regularized and declared as 132.315 Sq.Mtrs. and area of Plot No.7 is shown, regularized and declared as 147.139 Sq.Mtrs., as per regularization letter issued by Nagpur Improvement Trust, Nagpur in the name of **Shri. Suresh Jokhan Singh**.

That, The Upper Tahsildar Non-Agricultural No.5, Nagpur vide his order in Rev. Case No. 1932/NAP-34/2015-16 dated 10-02-2016 had converted the said Plot No.6 for non-agricultural purpose and vide his order in Rev. Case No. 1933/NAP-34/2015-16 dated 10-02-2016 had converted the said Plot No.7 for non-agricultural purpose.

That, The said **Shri. Suresh Jokhan Singh** have executed Power of Attorney for Admission in favour of **Shri Naresh Anandrao Shivankar** in respect of Plot No. 7 which is duly Registered in the office of Sub-Registrar-5, Nagpur At Registration No. 3502.

That, Similarly The said **Shri. Suresh Jokhan Singh** have executed Power of Attorney for Admission in favour of **Shri Naresh Anandrao Shivankar** in respect of Plot No. 6 which is duly Registered in the office of Sub-Registrar-5, Nagpur At Registration No. 3503

That, **Shri Naresh Anandrao Shivankar** had purchased the **Plot No.6** from **Shri. Suresh Jokhan Singh** vide registered Sale Deed dated 20-11-2015 registered at Serial No.3607/2015 registered at the office of Sub-Registrar-5, Nagpur and **Plot No. 7** from **Shri. Suresh Jokhan Singh** vide registered Sale Deed dated 20-11-2015 registered at Serial No.3608/2015 registered at the office of Sub-Registrar-5, Nagpur.

That, By Virtue of above sale-Deeds, **Shri Naresh Anandrao Shivankar** got his name mutated in all the relevant revenue records as owner of the above described property.

That, **Shri Naresh Anandrao Shivankar** had applied for the amalgamation of the said Plot No.6 and Plot No.7 to the Nagpur Improvement Trust and on payment of the same, the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide its Letter No.B.E.(W)/1562 dated 25-03-2022 amalgamated the said two plots in one plot and now after amalgamation the area of the said Plot No.6 & 7 is 279.454 Sq.Mtrs.

That, thereafter **Shri Naresh Anandrao Shivankar** sold the amalgamated Plot No. 6 and 7 in favour of **M/S. GOVINDRAJ HOUSING**, acting through its partners, 1) **MR. NIRAJ S/O MADHUKAR RAHATE**, 2) **MR.NARESH S/O ANANDRAO SHIVANKAR**, 3) **MR. RAAKESH S/O DURGAPRASAD SINGH** by executing sale-Deed Dt. 02/05/2022 which is duly registered in the office of Sub-Registrar-5, Nagpur At Registration No. 2704.



That, By Virtue of above sale-Deed **M/S. GOVINDRAJ HOUSING**, acting through its partners, **1) MR. NIRAJ S/O MADHUKAR RAHATE, 2) MR.NARESH S/O ANANDRAO SHIVANKAR, 3) MR. RAAKESHH SINGH S/O DURGAPRASAD SINGH** became the absolute owner of amalgamated Plot No. 6 and 7 with heritable and transferable rights therein.

That, I have taken search from registrar office for the period of 15 years by paying necessary search fee of Rs. 375/- vide receipt No. MH001826892202223E dated 12/05/2022. The original search fee receipt is enclosed here with.

That, the relevant documents of titles placed before me are genuine. I have verified and tallied the documents from online search records of the registered documents on the basis of searches made by me and the documents placed before me; I conclude that the title of property is legal and marketable free from any anomalies and **M/S. GOVINDRAJ HOUSING**, acting through its partners, **1) MR. NIRAJ S/O MADHUKAR RAHATE, 2) MR.NARESH S/O ANANDRAO SHIVANKAR, 3) MR. RAAKESHH SINGH S/O DURGAPRASAD SINGH** are the owners of Plot No. 6 & 7.

Particulars of documents required

- 1) City Survey Property card in the name of **M/S. GOVINDRAJ HOUSING**, acting through its partners, **1) MR. NIRAJ S/O MADHUKAR RAHATE, 2) MR.NARESH S/O ANANDRAO SHIVANKAR, 3) MR. RAAKESHH SINGH S/O DURGAPRASAD SINGH**
- 2) NMC Tax paid Receipt in respect of amalgamated Plot No. 6 & 7.

Nagpur

Dated : 12/05/2022


Adv. Samruddhi Shiledar
