

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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19-2122-1400

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 building Known as "DIGVIJAYA APARTMENTS", to be erected on ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 81 in Civil Station Expansion Scheme, containing by admeasurement 891.870 Sq. Mtrs. (OR 9600 Sq. Ft.), being a portion of the entire land bearing Kh. No. 75 of MOUZA - AMBAZARI, bearing Corporation House No. 104, City Survey No. 501 and Sheet No. 32 of Mouza - Ambazari, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR. (hereinafter referred as the said Project "DIGVIJAYA APARTMENTS").

1) I/We have investigated the title of the said land on the request of **M/S. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED**, a Company, having its registered Office at Bajaj Nagar, Nagpur (hereinafter referred to as "Promoter/Developer") and following documents i.e.:-

01. Description of the property.

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 81 in Civil Station Expansion Scheme, containing by admeasurement 891.870 Sq. Mtrs. (OR 9600 Sq. Ft.), being a portion of the entire land bearing Kh. No. 75 of MOUZA -AMBAZARI, bearing Corporation House No. 104, City Survey No. 501 and Sheet No. 32 of Mouza - Ambazari, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR.



02. The Documents for allotment / acquiring of plot/land.

- (i) Indenture of Lease dated 18-09-1972 executed by Nagpur Improvement Trust, Nagpur in favour of Shri. Gangadhar Telang, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 on Pages 43 to 45 at Sr. No. 1399(P) on 22-02-1979;
- (ii) Sale Deed Dated 29-05-1978 executed by Shri. Laxman Gangadhar Telang, Shri. Ramchandra Gangadhar Telang, Shri. Krishnanand Gangadhar Telang, Smt. Kusum Govardhan Sharma, Smt. Shardadevi Gajanan Telang, Shri. Ashok Kumar Gajanan Telang and Smt. Madhuri L.R. Telang in favour of Shri. Digambar Keshaorao Diwanji, by a Sale Deed Dated 29-05-1978, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2282 on even date.
- (iii) Renewal Indenture of Lease Dated 02-04-1996 executed by Nagpur Improvement Trust, Nagpur in favour of Shri. Digambar Keshaorao Diwanji.
- (iv) Renewal Indenture of Lease Dated 20-09-2006 executed by Nagpur Improvement Trust, Nagpur in favour of Shri. Digambar Keshaorao Diwanji, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 5542 on even date
- (v) Will Dated 12-03-2013 executed by Shri. Digambar Keshaorao Diwanji, is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 3 at Sr. No. 1362 on even date.
- (vi) Death Certificate Dated 04-11-2016 of late Shri. Digambar Keshaorao Diwanji.
- (vii) Sale Deed Dated 17-02-2022 executed by Mrs. Radha Milind Chimurkar and Mrs. Vaishali Umesh Pusadkar relating to their 2/3rd share and interest in aforesaid Plot No. 81 in favour of M/s. Raghukul Constructions Private Limited, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1616 on 17-02-2022.
- (viii) Agreement of Development dated 17-02-2022, executed by Shri. Ananta Digambar Diwanji relating to his 1/3rd share and interest in Plot No. 81 in favour of M/s. Raghukul Constructions Private Limited,, Registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1617 on 17-02-2022.
- (ix) General Power of Attorney dated 17-02-2022, executed by Shri. Ananta Digambar Diwanji in favour of M/s. Raghukul Constructions Private Limited, Registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 4 at Sr. No. 1619 on 17-02-2022.
- (x) Sanctioned Building Plan Dated 01-09-2022

03. Search report for 30 years from 1993 till 2022.



2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of (1) **Shri. Ananta Digambar Diwanji** and (2) **M/S. Raghukul Constructions Private Limited** is clear, marketable and without any encumbrances. The aforesaid **M/S. Raghukul Constructions Private Limited** has acquired the right of development of the said property.

Owner of the land :

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 81 in Civil Station Expansion Scheme, containing by admeasurement 891.870 Sq. Mtrs. (OR 9600 Sq. Ft.), being a portion of the entire land bearing Kh. No. 75 of MOUZA - AMBAZARI, bearing Corporation House No. 104, City Survey No. 501 and Sheet No. 32 of Mouza - Ambazari, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR

(1) **SHRI. ANANTA DIGAMBAR DIWANJI &**
(2) **M/S. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED**

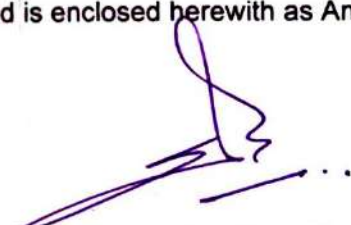
Qualifying comments/ remarks if any

The Title of (1) **SHRI. ANANTA DIGAMBAR DIWANJI &** (2) **M/S. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED** on the said land is good, valid marketable, clear and salable. The aforesaid **M/S. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED** has acquired the right of development of the said property.

3) The report reflecting the flow of the title of the **SHRI. ANANTA DIGAMBAR DIWANJI** and right of development of **M/S. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED** on the Undivided 1/3rd share in said land is enclosed herewith as Annexure.

Date: 12-09-2022

Encl : Annexure.


Adv. Sandeep Shastri



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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

- 1) Property Card issued by City Survey Department as on date of application for registration.

It is under process

- 2) Mutation Entry

- (i) The Property Card No. 501 issued by City Survey Department, Nagpur reveal that the Mutation / Ferfar No. 11418 dated 17-03-2018 in the name of **Shri. Ananta Digambar Diwanji** and Mutation / Ferfar No. 14091 dated 30-05-2022 in the name of **M/s. Raghukul Construction Private Limited** is recorded as owners of the said land.

- 3) Search report for 30 years from 1993 to 2022 taken from Sub-Registrar' office at Nagpur.

(i) THAT, ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 81 in Civil Station Expansion Scheme, containing by admeasurement 891.870 Sq. Mtrs. (OR 9600 Sq. Ft.), being a portion of the entire land bearing Kh. No. 75 of MOUZA -AMBAZARI, bearing Corporation House No. 104, City Survey No. 501 and Sheet No. 32 of Mouza – Ambazari, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR, Originally belonged to Shri. Gangadhar Telang, having acquired the same by him from the Nagpur Improvement Trust on Leasehold Rights for a term/period 30 Years by an Indenture of Lease Dated 18-09-1972, which is duly Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 on Pages 43 to 45 at Sr. No. 1399(P) on 22-02-1979;

(ii) THAT, the said Shri. Gangadhar Telang later on constructed a Residential House on the said Nagpur Improvement Trust Leasehold Plot No. 81 covering a total Built-up area of 510.96 Sq. Mtrs. in accordance with the Plan duly sanctioned and approved by the Nagpur Municipal Corporation vide his Building Permit No. 19306/CS/1005 dated 18-06-1955, bearing Corporation House No. 104, City Survey No. 501 and Sheet No. 32 of Mouza – Ambazari;

(iii) THAT, consequent upon the death of the aforesaid Shri. Gangadhar Telang leaving behind him, the said Shri. Laxman Gangadhar Telang, Shri. Ramchandra Gangadhar Telang, Shri. Krishnanand Gangadhar Telang, Smt. Kusum Govardhan Sharma, Smt. Shardadevi Gajanan Telang, Shri. Ashok Kumar Gajanan Telang and Smt. Madhuri L.R. Telang, as his only legal heirs of the deceased;

(iv) THAT, the aforesaid Shri. Laxman Gangadhar Telang, Shri. Ramchandra Gangadhar Telang, Shri. Krishnanand Gangadhar Telang, Smt. Kusum Govardhan Sharma, Smt. Shardadevi Gajanan Telang, Shri. Ashok Kumar Gajanan Telang and Smt. Madhuri L.R. Telang lateron transferred the aforesaid entire property by way of Sale to Shri. Digambar Keshao Rao Diwanji, by a Sale Deed Dated 29-05-1978, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2282 on even date;



(v) THAT, on expiration of the Original term of Lease, the Nagpur Improvement Trust, Nagpur lateron extended the same for a further term/period commencing from 01-04-1975 and ending on 31-3-2005 by executing a Renewed Indenture of Lease regarding the said property in favour of Shri. Digambar Kesharao Diwanji on 02-04-1996;

(vi) THAT, on expiration of the Original term of Lease, the Nagpur Improvement Trust, Nagpur lateron extended the same for a further term/period commencing from 01-04-2005 and ending on 31-03-2035 by executing a Renewed Indenture of Lease regarding the said property in favour of Shri. Digambar Kesharao Diwanji on 22-08-2006, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr.No. 5542 on 20-09-2006;

(vii) THAT, during his life time the said Shri. Digambar Kesharao Diwanji executed her LAST WILL AND TESTAMENT on 12-03-2013 and thereby he bequeathed his aforesaid entire property to his son Shri. Ananta Digambar Diwanji and 2 daughters namely, Mrs. Radha Milind Chimurkar and Mrs. Vaishali Umesh Pusadkar, the Vendors abovenamed absolutely forever with heritable and transferable rights therein. The said Will is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 3 at Sr. No. 1362 on even date;

(viii) THAT, the said Shri. Digambar Kesharao Diwanji left for heavenly abode on 04-11-2016 and consequent upon his death/demise the aforesaid Shri. Ananta Digambar Diwanji, Mrs. Radha Milind Chimurkar and Mrs. Vaishali Umesh Pusadkar, became the Owners of the aforesaid property in terms of the aforesaid Will Dated 12-03-2013. As a result therefore the said Shri. Ananta Digambar Diwanji Mrs. Radha Milind Chimurkar and Mrs. Vaishali Umesh Pusadkar have now become the Joint/Co-owners of the aforesaid property (1/3rd share and interest each of them) with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records;

(ix) THAT, the aforesaid Mrs. Radha Milind Chimurkar and Mrs. Vaishali Umesh Pusadkar lateron transferred the said property comprising THE UNDIVIDED 2/3rd share and interest (i.e. 594.58 Sq. Mtrs.) in ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 81 in Civil Station Expansion Scheme, containing by admeasurement 891.870 Sq. Mtrs. (OR 9000 Sq. Ft.), being a portion of the entire land bearing Kh. No. 75 of MOUZA -AMBAZARI, TOGETHERWITH the existing Residential House standing thereon covering a total Built-up area of 510.96 Sq. Mtrs., including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 104, City Survey No. 501 and Sheet No. 32 of Mouza – Ambazari, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR by way of Sale to M/s. Raghukul Constructions Private Limited, by a Sale Deed Dated 17-02-2022, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1616 on even date.

(x) THAT the aforesaid Shri. Ananta Digambar Diwanji decided to develop his 1/3rd share and interest in the said plot No. 81 into a Residential Estate by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development Dated 17-02-2022 he has entrusted the entire work of Development of the said plot of land to the M/s. Raghukul Constructions Private Limited upon several terms and conditions contained therein and the said Agreement is duly registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1617 on even date.



(xi) THAT, the aforesaid Shri. Ananta Digambar Diwanji lateron executed a General Power of Attorney in favour of M/s. Raghukul Constructions Private Limited, A Company, having its Office at bajaj Nagar, Nagpur, on 17-02-2022 which is duly registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 4 at Sr. No. 1619 on even date.

(xii) THAT in pursuance of the said Agreements, the said M/s. Raghukul Constructions Private Limited has proposed to construct a Multistoreyed Building on the said Nagpur Improvement Trust Leasehold Plot No. 81 to be known and styled as "DIGVIJAYA APARTMENTS", in accordance with the plans sanctioned and approved by the Assistant Director, Town Planning, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. NMO/B/2022/APL/00566, Dated 01-09-2022.

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

- a. Indenture of Lease Dated 18-09-1972
- b. Sale Deed Dated 29-05-1978
- c. Renewal Indenture of Lease Dated 02-04-1996
- d. Renewal Indenture of Lease Dated 20-09-2006
- e. Will Dated 12-03-2013 of Shri. Digambar Kesharao Diwanji
- f. Death Certificate of Late Shri. Digambar Kesharao Diwanji
- g. Sale Deed Dated 17-02-2022
- h. Agreement of Development Dated 17-02-2022
- i. General Power of Attorney Dated 17-02-2022
- j. Sanctioned Building Plan Dated 01-09-2022

ii) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owners. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owners that they have not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or a third party interest is created.

iii) 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. 501 of MOUZA – AMBAZARI for the period of 12 (Twelve) Years (i.e. from 1993 to 2004) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH007280170202223E Dated 03-09-2022 and 18 (Eighteen) Years (i.e. from 2005 to 2022) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH007277868202223E Dated 03-09-2022 Receipt No. Receipt No. 1112541749. The Receipt of the same is enclosed herewith.

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

- 4) Any other relevant title:- N.A.
- 5) Litigations if any:- N.A.

Nagpur
Date: 12-09-2022



Adv. Sandeep Shastri

(xi) THAT, the aforesaid Shri. Ananta Digambar Diwanji lateron executed a General Power of Attorney in favour of M/s. Raghukul Constructions Private Limited, A Company, having its Office at bajaj Nagar, Nagpur, on 17-02-2022 which is duly registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 4 at Sr. No. 1619 on even date.

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Nagpur

Date: 12-09-2022



Adv. Sandeep Shastri

264/0

इतर पावती

Original/Duplicate

Monday, 05 September 2022 4:48 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 14382 दिनांक: 05/09/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन1-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड संदिप शास्त्री

वर्णन शोध अर्ज क्र.6167/2022 मौजा अंबाझरी सिटी सर्व्हे नं.501 शोध सन 1993 ते 2004

शोध व निरीक्षणे

रु. 300.00

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रु. 300.00

NGP1

1); देयकाचा प्रकार: eChallan रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007280170202223E दिनांक: 05/09/2022

बँकेचे नाव व पत्ता:

पह-दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र.९



