PARITOSH PATHAK

ADVOCATE

Resi./Office :

Plot No. 441, Hanuman Nagar,

Near NMC Office,

NAGPUR – 440009,

Mobile No. : 9637408308.

E-mail : advparitoshpathak@rediffmail.com

FORMAT – A

(Circular No. 28/2021)

To

Maha Rera

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to land comprising ALL THAT Piece and Parcel of land bearing Plot No. 1, out of the layout of Gurukrupa Gruha Nirman Sahakari Sanstha Limited (Block-D), Nagpur containing by admeasurement 2206.034 Sq. Mtrs. (OR 23745.74 Sq. Ft.) being a portion of the entire land bearing Khasra No. 18/2 of Mouza – CHIKHALI (KHURD), P.S.K. 37, including all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 4711/D, City survey No. 38 and Sheet No. 22, situated in Gurukrupa Society's Layout, Chikhali Khurd, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 20 in Tahsil and District – NAGPUR, **(hereinafter referred to as the "Project Land")**.

I have investigated the title of the said land on the request of (Owner/ Promoter/ Developer/ Company) as per the Following Documents.

1) ALL THAT Piece and Parcel of land bearing Plot No. 1, out of the layout of Gurukrupa Gruha Nirman Sahakari Sanstha Limited (Block-D), Nagpur containing by admeasurement 2206.034 Sq. Mtrs. (OR 23745.74 Sq. Ft.) being a portion of the entire land bearing Khasra No. 18/2 of Mouza – CHIKHALI (KHURD), P.S.K. 37, including all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 4711/D, City survey No. 38 and Sheet No. 22, situated in Gurukrupa Society's Layout, Chikhali Khurd, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 20 in Tahsil and District – NAGPURand bounded as under.

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ON THE EAST - LAND OF OTHER LAYOUT.

ON THE WEST - 18.00 MTRS. WIDE ROAD.

ON THE NORTH - PLOT NOS. 9, 13 AND 28.

ON THE SOUTH - 9.14 MTRS. WIDE ROAD.

2) Document of Ownership of Present Owner;

(a) Shri. Omprakash Radhakishan Banode and (b) Mrs. Latika Omprakash Banode lateron jointly transferred/sold the aforesaid Plot No. 1, out of the layout of Gurukrupa Gruha Nirman Sahakari Sanstha Limited (Block-D), Nagur containing by admeasurement 2206.034 Sq. Mtrs. (OR 23745.74 Sq. Ft.) being a portion of the entire land bearing Khasra No. 18/2 of Mouza – CHIKHALI (KHURD), P.S.K. 37, bearing Corporation House No. 4711/D, City survey No. 38 and Sheet No. 22, situated in Gurukrupa Society's Layout, Chikhali Khurd, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 20 in Tahsil and District – NAGPUR by way of sale to the aforesaid Shri. Manish S/o Rameshrao Barsagade, Proprietor of M/s. Geetai Construction Company, by a Sale Deed Dated 30/03/2022, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur City No. 2 in Book No. 1 at Sr. No. 1704 on 11/04/2022.

3) Digital Copy of Property card is issued by Competent Authority dated 11-08-2022 Mutation Entry No. 15756

4) Search report for Thirteen years from 2009 to 2022. On perusal of the above mentioned document and documents, Bhumi Abhilekh record and all other relevant document relating to title of the said property I am of the opinion that the title of (Following Owner/ Promoter/ Developer/ Company) is clear marketable and without any encumbrances.

Owner of the land bearing Plot No. 1, out of the layout of Gurukrupa Gruha Nirman Sahakari Sanstha Limited (Block-D), Nagur containing by admeasurement 2206.034 Sq. Mtrs. (OR 23745.74 Sq. Ft.) being a portion of the entire land bearing Khasra No. 18/2 of Mouza – CHIKHALI (KHURD) is Belong to M/s. Geetai Construction Company, a Proprietary Concern, having its Office at C/25, NIT Complex, Aayurvedic Layout Nagpur and acting through its sole Proprietor Shri. Manish S/o Rameshrao Barsagade.

5) The Report reflecting the flow of the title of the (Following Owner/ Promoter/ Developer/ Company) on the said land is enclosed herewith as annexure.

THAT, it is observed from the registered Sale Deed produced before me that ALL THAT Piece and Parcel of Agricultural Land having an area of 0.64 Acre (i.e. 0.26 Hector) comprising the Southern Portion closely adjacent to the land of Gurukrupa Gruha Nirman Sahakari Sanstha Limited Nagpur, being a portion of the entire land bearing Khasra No. 18/2 of Mouza – CHIKHALI (KHURD), P.S.K. 37, situated at Chikhali Khurd, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 20 in Tahsil and District – NAGPUR, Originally belonged to (i) Shri. Chotelal S/o Nankuram Dubey, (ii) Mrs. Mangubai W/o Chotelal Dubey and (iii) Shri. Shailendrakumar S/o Chotelal Dubey jointly being their separate property and they were the recorded Owners thereof.

THAT, it is observed from the Sub Registrar Office record that the aforesaid (i) Shri. Chotelal Nankuram Dubey, (ii) Mrs. Mangubai Chotelal Dubey and (iii) Shri. Shailendrakumar Chotelal Dubey lateron in theirn turn jointly transferred/sold the aforesaid Agricultural land by way of sale to (i) Shri. Omprakash S/o Radhakisan Banode, (ii) Mrs. Latika W/o Omprakash Banode, (iii) Shri. Atulkumar S/o Arunkumar Banode and (iv) Shri. Rameshkumar S/o Radhakisan Banode jointly by a Sale Deed Dated 31/08/1990, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 1222 on pages 246 to 250 at Sr. No. 8402 on 03/09/1990.

THAT, it is observed from the documents produced before me that the aforesaid (i) Shri. Omprakash Radhakisan Banode, (ii) Mrs. Latika Omprakash Banode, (iii) Shri. Atulkumar Arunkumar Banode and (iv) Shri. Rameshkumar Radhakisan Banode lateron by a Deed of Memorandum of Partition Dated 01/11/2002 partitioned their aforesaid joint property in between them and in terms of which All That Agricultural land having an area of 0.13 Hector out of Khasra No. 18/2 of Mouza – Chikhali Khurd, having a total area of 0.26 Hector, situated at Chikhali Khurd, Nagpur in Tahsil and District – Nagpur was allotted to the exclusive share of Shri. Omprakash Radhakisan Banode absolutely forever with heritable and transferable rights therein. By the said Deed Dated 01/11/2002 the remaining Portion of the said Agricultural land having an area of 0.13 Hector out of Khasra No. 18/2 of Mouza – Chikhali Khurd, having a total area of 0.26 Hctor, situated at Chikhali Khurd, Nagpur in Tahsil and District – Nagpur was allotted to the exclusive share of Mrs. Latika Omprakash Banode absolutely forever with heritable and transferable rights therein. The said Deed is also signed by the remaining Co-owner namely Shri. Ramesh Kumar Radhakisan Banode and Shri. Atulkumar Arunkumar Banode. The said Deed of Memorandum of Partition is duly Notarised in the Office of Ashok M. Satpute, Notary on dated 03/11/2002 and Regn. Sr. No. 713. As a result therefore the said Shri. Omprakash Radhakisan Banode and Mrs. Latika Omprakash Banode have now become the Joint/Co-Owners of the said entire property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names alongwith the name of Shri. Rameshkumar Radhakisan Banode in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 671 on dated 07/06/2004.

THAT, it is observed from the Property Card of City Survey that the name of Shri. Rameshkumar Radhikisan Banode was wrongly mutated alongwith the names of Shri. Omprakash Radhakisan Banode and Mrs. Latika Omprakash Banode and for which the said Shri. Omprakash Radhakisan Banode and other have preferred an Appeal before the Hon'ble Court of District Adhikshak, Bhumi Abhilekh, Nagpur for deleting the name of Shri. Rameshkumar Radhakisan Banode from the revenue records and also from Property Card of City Survey, which was registered as Revenue Appeal No. 339/2019-20 and Appeal S.R. No. 284/2019-20. After hearing both the parties at length the Hon'ble Court of District Adhikshak, Bhumi Abhilekh, Nagpur passed an order in the said Appeal on dated 25/02/2020 in favour of Shri. Omprakash Radhakisan Banode and other.

THAT, it is observed that the aforesaid Shri. Omprakash Radhakisan Banode and Mrs. Latika Omprakash Banode lateron prepared a layout of the aforesaid land by carving out various Plots of different sizes therein.

THAT, it is observed from the records of Nagpur Improvement Trust that Plot No. 1 out of the aforesaid layout is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust. The said Plot No. 1 is Regularized by the Nagpur Improvement Trust under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly a Regularization Letter to that effect is also issued by the Building Engineer (S), 1900 Layouts, Nagpur Improvement Trust vide its Permit No. BE(S)1900UL/728/03/458 Dated 16/04/2004 in Case No. 200306121961 and Layout No. 1900/Chikh/3039 in favour of Shri. Omprakash Radhakishan Banode and others. As per the said Regularization Letter Dated 16/04/2004 the area of the said Plot No. 1 is shown and declared as 2183.51 Sq. Mtrs. instead of 2589.6804 Sq. Mtrs.

TOSH V. PATH

for Non Agricultural (Residential) Use by the Upper Tahsildar, Nagpur vide his Order Dated 03/03/2004 passed in Revenue Case No. K/13177/NAP-34/2002-2004 of Mouza – CHIKHALI KHURD.

THAT, it is observed from the records of Nagpur Improvement trust that the area of the said Plot No. 1 as mentioned in the aforesaid Regularization Letter Dated 16/04/2004 was further corrected as 2206.034 Sq. Mtrs. instead of 2183.53 Sq. Mtrs. And accordingly a Correction Letter in this behalf is also issued by the Building Engineer (South) Nagpur Improvement Trust in favour of Mrs. Latika Omprakash Banode and others vide its Letter No. BE(S)/34 Dated 08/09/2021. As per the said Correction Deed the area of the said Plot No. 1 is at present 2206.034 Sq. Mtrs. (OR 23745.749 Sq. Ft.).

THAT, it is observed from the Government documents produced before me and the records of Sub Registrar's Office that, the aforesaid Shri. Omprakash Radhakishan Banode and Mrs. Latika Omprakash Banode lateron in their turn jointly transferred/sold Plot No. 1, out of the layout of Gurukrupa Gruha Nirman Sahakari Sanstha Limited (Block-D), Nagur containing by admeasurement 2206.034 Sq. Mtrs. (OR 23745.74 Sq. Ft.) being a portion of the entire land bearing Khasra No. 18/2 of Mouza – CHIKHALI (KHURD), P.S.K. 37, bearing Corporation House No. 4711/D, City survey No. 38 and Sheet No. 22, situated in Gurukrupa Society's Layout, Chikhali Khurd, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 20 in Tahsil and District – NAGPUR by way of sale to Shri. Manish S/o Rameshrao Barsagade, Proprietor of M/s. GEETAI CONSTRUCTION COMPANY, Resident of Apartment No. 1101, Eleventh Floor, Tower No. – 01, Capitol Height, Near Medical Square, Nagpur, Pin Code : 440003, Tahsil and District – NAGPUR, (Maharashtra State) by a Sale Deed Dated 30/03/2022, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur City No. 2 in Book No. 1 at Sr. No. 1704 on dated 11/04/2022. As a result therefore the said M/s. Geetai Construction Company has now become an exclusive, absolute and full Owner of the said entire property with heritable and transferable rights therein and the same is also accordingly mutated in its sole name in all relevant records as also in the Property Card of City Survey vide Ferfar Entry No. 15756 on dated 11/08/2022.

PARITOSH V. PATHAK ADVOCATE

Nagpur

Date: 06-10-2022

(PARITOSH PATHAK)

ADVOCATE

FORMAT – A

(Circular No. 28/2021)

FLOW OF TITLE OF THE SAID LAND.

1) Copy of Property card as on date of application for registration - available.

2) Mutation Entry No. 15756 dated 11-08-2022.

3) Search report for 13 years from Taken from Sub-Registrar office at Nagpur.

4) Any other Relevant title - No.

5) Litigations if any – No.



Nagpur

Date: 02-10-2021

(PARITOSH PATHAK)

ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH007520725202223E	BARCODE		Date	08/09/2022-19:18:12	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	NGP2_JT NAGPUR SUB REGISTRAR	**Full Name**	ADV PARITOSH PATHAK
Location	NAGPUR		
Year	2022-2023 From 07/09/2009 To 08/09/2022	**Flat/Block No.**	PLOT NO. 01
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	MOUZA CHIKHALI KHURD
0030072201 SEARCH FEE	325.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 2
		Remarks (If Any)	
		MOUZA CHIKHALI KHURD / PLOT NO. 01/ CTS NO. 38/ SHEET NO. 22	
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022090820022	2765822700
Cheque/DD No.		Bank Date	RBI Date	08/09/2022-19:19:38	09/09/2022
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 09/09/2022	

Department ID : Mobile No. : 9637408308

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ़ पेमेंट" मध्ये नमूद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2022.10.06 11:50:04 IST
Reason: GRAS Secure Document
Location: India

PARITOSH V. PATHAK ADVOCATE

Print Date 06-10-2022 11:50:03