Adwait J. Welankar
Advocate

FORMAT-A

(Circular No. 28/2021)

To,
Maha RERA
NAGPUR

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect of All That Piece And Parcel of **"Gokul Park -II "** construction thereon, in Plot No. 2, Adm. 1317.53 sq. mtr., House No. 3521/2, Ward No. 15, Kh. No. 83/1 of Mz.- Somalwada, C. S. No. 551, Sheet No. 714, PH No.44, Tehsil and District - Nagpur. (hereinafter referred as the said plot / property).

I have investigated the title of the said plot / property on the request of Harihar Infrastructure Development Corporation Limited. and following documents i.e.:-

1) **Description of the property:-** All That Piece And Parcel of **"Gokul Park -II "** construction thereon, in Plot No. 2, Adm. 1317.53 sq. mtr., House No. 3521/2, Ward No. 15, Kh. No. 83/1 of Mz.- Somalwada, C. S. No. 551, Sheet No. 714, PH No.44, Tehsil and District - Nagpur. The Boundaries are as follows:

East	:	Kh No. 83/1-2.
West	:	Road,
North	:	Plot No. 1,
South	:	Plot No. 3,

2) **The documents of allotment / ownership of Plot:-**

1. Property Card Showing Ownership of Shri. Madhukar Shamraoji Menghare.
   - Plot No. 2 in name of Harihar Infrastructure Development Corporation Limited through Director Shri Manish Arvind



Office : 69, Madhav Nagar, Nagpur -440 010. **Mobile :** 96042 37237 **e-mail :** ajwelankar@gmail.com

Badiyani due to sale deed No. 3326, dt. 26.08.2009 executed by Shri. Madhukar Shamraoji Menghare. **(C. S. No. 551, Adm. 101306.00 Sq. mtr., of Mz.- Somalwada)**

2. Regd. Agreement of Development & Sale No. 2805, dt. 06.06.2006 executed by 1) Shri. Madhukar Shamraoji Menghare, 2) Mrs. Nilima Rajendra Sahare,3) Shri Kishor Madhukar Menghare, 4) Mrs. Alka Anil Sawarkar & 5) Shri. Pravin Madhukar Menghare in favour of M/s. Harihar Housing Agency through Partner Shri Manish Arvind Badiyani for Adm. 8300 sq. mtr., Kh. No. 83/1 of Mz.- Somalwada. (Stamp Duty of Rs. 150000/- is paid & Regd. at office No.4)
3. Regd. Sale Deed No. 3326, dt. 26.08.2009 executed by Mrs. Nilima Rajendra Sahare **as Vendor** & 1) Shri. Madhukar Shamraoji Menghare, 2) Shri Kishor Madhukar Menghare, 3) Mrs. Alka Anil Sawarkar & 4) Shri. Pravin Madhukar Menghare **as Consenters** in favour of Harihar Infrastructure Development Corporation Limited [formerly known as M/s. Harihar Housing Agency] through Director Shri Manish Arvind Badiyani for Plot No. 2. (Stamp Duty of Rs. 253660/- is paid &Regd. at Office No. 2)
4. Regd. Sale Deed No. 3333, dt. 26.08.2009 executed by Harihar Infrastructure Development Corporation Limited [formerly known as M/s. Harihar Housing Agency] through Director Shri Manish Arvind Badiyani in favour of Mrs. Nilima Rajendra Sahare for Adm. 185.80 sq. mtr., out of Plot No. 2. (Stamp Duty of Rs. 35810/- is paid & Regd. at Office No. 2)
5. Regd. Sale Deed No. 3334, dt. 26.08.2009 executed by Harihar Infrastructure Development Corporation Limited [formerly known as M/s. Harihar Housing Agency] through Director Shri Manish Arvind Badiyani in favour of Mrs. Alka Anil Sawarkar for Adm. 185.80 sq. mtr., out of Plot No. 2. (Stamp Duty of Rs. 35810/- is paid & Regd. at Office No. 2)
6. Permit dt.14.09.2009 for regularization from NIT, whereby 1300.2400 sq. mt. of Plot No. 2 is regularized in name of Harihar Infrastructure

ADVAIT J. WELANKAR ADVOCATE

Development Corporation Limited through Director Shri Manish Arvind Badiyani. (Extract1900 layout)

7. Tax Receipt dt. 29.02.2020 paid for 2016-20 to NMC by Harihar Infrastructure Development Corporation Limited for House No. 3521/2.
8. Building Permit dt. 19.10.2022 from NIT for Plot No. 2 in name of Harihar Infrastructure Development Corporation Limited through Director Shri Manish Arvind Badiyani.
9. Building Plan dt. 19.10.2022 sanctioned by NIT for Gr. + 6 floors on Plot No. 2.
10. Regd. DOD No. 5480, dt. 21.10.2022 executed by Harihar Infrastructure Development Corporation Limited through Director Shri Manish Arvind Badiyani for **"Gokul Park -II"** in Plot No. 2. (Regd. at Office No. 8)

3) **7/12 extracts or property card issued by** City survey Office Nagpur, in respect of Plot no. 2, in the name of Harihar Infrastructure Development Corporation Limited

4) **Search report for 30 years from** 1991 **till** 27.10.2022.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of Harihar Infrastructure Development Corporation Limited is clear, marketable and without any encumbrance.

Owners of land:

(1) Harihar Infrastructure Development Corporation Limited

(2) Qualifying comments / remarks if any : Owners Harihar Infrastructure Development Corporation Limited



The report reflecting the flow of titles of Harihar Infrastructure Development Corporation Limited is enclosed herewith as annexure.

Encl: Annexures:

1) Annexure-1:- Flow of Title of the Land
2) Annexure-2:- Challan towards payment of Search Fees.

Date: 27.10.2022
Place: Nagpur

ADWAIT J. WELANKAR NAGPUR ADVOCATE

(ADWAIT J. WELANKAR)
ADVOCATE

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FLOW OF TITLE OF THE SAID LAND

Sr. No.

a) From the documents submitted for perusal it appears that originally Plot No. 2 out of Agricultural land bearing Kh. No. 83/1 of Mz.- Somalwada, belonged to 1) Shri. Madhukar Shamraoji Menghare, 2) Mrs. Nilima Rajendra Sahare,3) Shri Kishor Madhukar Menghare, 4) Mrs. Alka Anil Sawarkar & 5) Shri. Pravin Madhukar Menghare.

b) Said Plot No. 2 out of the 1900 unauthorized layouts which are later on regularized by NIT under Maharashtra Gunthewari Development (Regulation, Upgradation and Control Act. 2001)

c) 1) Shri. Madhukar Shamraoji Menghare, 2) Mrs. Nilima Rajendra Sahare, 3) Shri Kishor Madhukar Menghare, 4) Mrs. Alka Anil Sawarkar & 5) Shri. Pravin Madhukar Menghare entrusted the work of development of Land Adm. 8300 sq. mtr., Kh. No. 83/1 of Mz.- Somalwada to M/s. Harihar Housing Agency through Partner Shri Manish Arvind Badiyani by an Agreement of Development and Sale registered at Sr. No. 2805, dt. 06.06.2006

d) Harihar Infrastructure Development Corporation Limited [formerly known as M/s. Harihar Housing Agency] through Director Shri Manish Arvind Badiyani, sold Adm. 185.80 sq. mtr., out of Plot No. 2 to Mrs. Nilima Rajendra Sahare by a Sale Deed which is duly registered at Sr. No. 3333, dt. 26.08.2009.

e) Harihar Infrastructure Development Corporation Limited [formerly known as M/s. Harihar Housing Agency] through Director Shri Manish Arvind Badiyani, sold Adm. 185.80 sq. mtr., out of Plot No. 2 to Mrs. Alka Anil Sawarkar by a Sale Deed which is duly registered at Sr. No. 3334, dt. 26.08.2009

f) Mrs. Nilima Rajendra Sahare **as Vendor** & 1) Shri. Madhukar Shamraoji Menghare, 2) Shri Kishor Madhukar Menghare, 3) Mrs. Alka Anil Sawarkar & 4) Shri. Pravin Madhukar Menghare **as Consenters** sold Plot No. 2, Adm. 1317.53 sq. mtr., to Harihar Infrastructure Development Corporation Limited [formerly known as M/s. Harihar Housing Agency] through Director Shri Manish Arvind Badiyani by a Sale Deed which is duly registered at Sr. No. 3326, dt. 26.08.2009 By virtue of said Sale Deed Harihar Infrastructure Development Corporation Limited through

Director Shri Manish Arvind Badiyani became absolute owners of the said property. Said property is duly mutated in name of Harihar Infrastructure Development Corporation Limited through Director Shri Manish Arvind Badiyani in City Survey Records. Said property is yet to be mutated in name of Harihar Infrastructure Development Corporation Limited through Director Shri Manish Arvind Badiyani in NMC Records.

g) Aforesaid Plot & layout is regularized by NIT vide Permit dt. 14.09.2009.

h) Harihar Infrastructure Development Corporation Limited through Director Shri Manish Arvind Badiyani decided to develop said plot into a multistoried complex in name and style as **"Gokul Park -II"** as per building plan sanctioned by NIT vide Permit dt. 19.10.2022. Said scheme is surrendered to the provisions of Mah. Apt. Ownership Act and a **Deed of Declaration** is executed and registered at Sr. No. 5480, dt. 21.10.2022.

1) I have taken search for 30 years from **1991** to **27.10.2022** in the offices of the Sub-Registrar, Nagpur, Nagpur, however I could not lay my hands on any adverse entry, affecting the title of the present owner and the present owner is having clear and marketable title.

2) Any other relevant title - **NO**

3) Litigations if any- **NO**

Date: 27.10.2022
Place: Nagpur

(ADWAIT J. WELANKAR)
ADVOCATE

MH009693706202223P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
27 Oct 2022	Receipt	Receipt no.: 1112606063
	Name of the Applicant :	vinay mandve
	Details of property of which document has to be searched :	Dist :Nagpur Village :Somalawada S.No/CTS No/G.No. : 83
	Period of search :	From :2011 To :2022
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH009693706202223P		
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'.		

ADVAIT J. WELANKAR NAGPUR ADVOCATE