R.S.KALE
ADVOCATE

Office *– Plot no.5 'SaiNiwas' Opp. Saraswat Library, Choti Dhantoli Nagpur-12. M- 9822217900, e –mail: rkale_1@yahoo.co.in*

FORMAT-A
(Circular No.28/2021)

To,
MAHA RERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect Plot No. 27, City Survey No. 328, Sheet No. 17, of Mouza Borgaon in Tah and Dist Nagpur.

I have investigated the title of the land on the request of M/s. Dhanshree Construction Builders and Developers through its Partner Shri. Joginder Liladhar Sahu.

1. Description of the Immoveable property: -

All That Piece and Parcel of Land bearing Plot No. 27 admeasuring as per NIT RL 454.5000 Sq. Mtrs, Situated in the Layout of Shri Geeta Co-op. Housing Society Ltd., Nagpur, Land bearing Survey No. 93/3, 95/1 & 96/1, House No. 482/A/7B/27, City Survey No. 328, Sheet No. 17, Situated in NMC Ward No. 61 at Mouza Borgaon within the limits of NMC and NIT in Tah and Dist Nagpur and bounded as under:-

ON THE EAST	Plot No. 28.
ON THE WEST	Plot No. 26.
ON THE NORTH	Plot No. 19 & 20.
ON THE SOUTH	Road.

2. Title deeds in original/photo copy seen By me:

1. **Copy** of Deed of Declaration which is duly registered in the office of the Sub-Registrar Nagpur 1 at Sr. No. 23.11.2022 executed by M/s. Dhanshree Construction Builders and Developers through its Partner Shri. Joginder Liladhar Sahu.
2. **Copy** of Deed of Transfer and Sale which is duly registered in the office of the Sub-Registrar Nagpur 4 at Sr. No. 1526 on 16.02.2021 executed between M/s. Goldbricks Infrastructure Pvt. Ltd., through its Director and M/s. Dhanshree Construction Builders and Developers through its Partner Shri. Joginder Liladhar Sahu.
3. **Copy** of Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 4 at Sr. No. 6066 on 11.10.2018 executed by Smt. Anuradha Arun Varhokar in favor of M/s. Dhanshree Construction

Builders and Developers through its Partner Shri. Joginder Liladhar Sahu in respect of Plot No. 27.

4. **Copy** of Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 1 at Sr. No. 3426 P on 19.06.1992 executed by Shri. Mohammed Nasir Mohammed Ibrahim in favor of Smt. Anuradha Arun Varhokar in respect of Plot No. 27.
5. **Copy** of Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 1 at Sr. No. 1224 P on 18.03.1987 executed by Shri Geeta Co-op. Housing Society Ltd., Nagpur through its President in favor of Shri. Mohammed Nasir Mohammed Ibrahim in respect of Plot No. 27.
6. **Copy** of Sanction of Building Plan issued by NIT vide its Permit No. BE(W)/Case No. BUL-G-2005/Tracking No. 202107288/801 dated 12.08.2022.
7. **Copy** of Regularization Letter Issued by NIT vide Permit no. 924 dated 15.09.2016.
8. **Copy** of NA Order Passed by Collector of Nagpur vide its Revenue Case No. 1592/NAP-34/2016-17 dated 23.11.2016.
9. **Copy** of Police Complaint dated 06.09.2018.
10. **Copy** of NMC Tax Receipt.
11. **Copy** of Akhiv Patrika.

3. Search in Sub Registrar's office

Sub registrar Nagpur 1 Nagpur.

I have inspected the records maintained by the Sub Registrar no. 1 Vide E Pay challan no. MH011894219202223E of dated 09.12.2022 at Nagpur.

Search and investigation.

That All That Piece and Parcel of Land bearing Survey No. 93/3, 95/1 & 96/1, Plot No. 27 of Mouza Borgaon was originally belonging to Shri Geeta Co-op. Housing Society Ltd., Nagpur.

That Shri Geeta Co-op. Housing Society Ltd., Nagpur through its President Sold the Plot No. 27 to Shri. Mohammed Nasir Mohammed Ibrahim vide Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 1 at Sr. No. 1224 P on 18.03.1987.

That Shri. Mohammed Nasir Mohammed Ibrahim Sold the Plot No. 27 to Smt. Anuradha Arun Varhokar vide Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 1 at Sr. No. 3426 P on 19.06.1992.

That aforesaid Plot No. 27 is covered under the Scheme of 1900 layout of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001.

The aforesaid Plot No. 27 is also regularized by the Building Engineer (W)

Nagpur Improvement Trust under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly it has issued a Regulation Letter vide its Permit no. 924 dated 15.09.2016.

That NA Order Passed by Collector of Nagpur vide its Revenue Case No. 1592/NAP-34/2016-17 dated 23.11.2016 and converted the land of Plot No. 27 into residential use.

That the aforesaid sale deed dated 19.06.1992 was lost by Smt. Anuradha Arun Varhokar and lateron she filled a Police Complaint on 06.09.2018.

That Smt. Anuradha Arun Varhokar Sold the Plot No. 27 to M/s. Dhanshree Construction Builders and Developers through its Partner Shri. Joginder Liladhar Sahu vide Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 4 at Sr. No. 6066 on 11.10.2018.

That M/s. Dhanshree Construction Builders and Developers through its Partner Shri. Joginder Liladhar Sahu becomes the absolute owners of the Plot no. 27 and duly mutated their names in all relevant revenue records.

That Deed of Transfer and Sale which is duly registered in the office of the Sub-Registrar Nagpur 4 at Sr. No. 1526 on 16.02.2021 executed between M/s. Goldbricks Infrastructure Pvt. Ltd., through its Director and M/s. Dhanshree Construction Builders and Developers through its Partner Shri. Joginder Liladhar Sahu.

That M/s. Dhanshree Construction Builders and Developers through its Partner Shri. Joginder Liladhar Sahu decided to constructed a Multistoried Building on the Plot No. 27 which to be known as **SUNSHINE APARTMENTS** and got the Sanction of Building Plan issued by NIT vide its Permit No. BE(W)/Case No. BUL-G-2005/Tracking No. 202107288/801 dated 12.08.2022.

That M/s. Dhanshree Construction Builders and Developers through its Partner Shri. Joginder Liladhar Sahu Submitted the Said Property to the Maharashtra Apartment Ownership Act 1970 by executing Deed of Declaration which is duly registered in the office of the Sub-Registrar Nagpur 1 at Sr. No. 23.11.2022.

That in the aforesaid Deed of Declaration on page no 1 in schedule of property section, Mouza was wrongly mentioned as Gorewada instead of Borgaon and for the same correction deed to be executed by M/s. Dhanshree Construction Builders and Developers through its Partner Shri. Joginder Liladhar Sahu.

The Link in the Title chain has been established and has been found to be correct and tallying with the records of the sub registrars.

In view of the above I am of the opinion that above said M/s. Dhanshree Construction Builders and Developers through its Partner Shri. Joginder Liladhar Sahu possess a good valid, clear and perfect marketable title over the said Property.

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 M/s. Dhanshree Construction Builders and Developers through its Partner Shri. Joginder Liladhar Sahu is clear, Marketable and without any encumbrances.

Owners of the land

Plot No. 27, City Survey No. 328, Sheet No. 17, of Mouza Borgaon in Tah and Dist Nagpur Is M/s. Dhanshree Construction Builders and Developers through its Partner Shri. Joginder Liladhar Sahu

The report reflecting the flow of the title of the M/s. Dhanshree Construction Builders and Developers through its Partner Shri. Joginder Liladhar Sahu on the said Land is Enclosed herewith as Annexure

Place Nagpur
Date: 09/12/2022

Yours Faithfully
R S Kale
Advocate

R.S.KALE
ADVOCATE

Office *– Plot no.5 'SaiNiwas' Opp. Saraswat Library, Choti Dhantoli Nagpur-12. M- 9822217900, e –mail: rkale_1@yahoo.co.in*

FORMAT-A
(Circular No.28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. **Copy** of Deed of Declaration which is duly registered in the office of the Sub-Registrar Nagpur 1 at Sr. No. 23.11.2022 executed by M/s. Dhanshree Construction Builders and Developers through its Partner Shri. Joginder Liladhar Sahu.
2. **Copy** of Deed of Transfer and Sale which is duly registered in the office of the Sub-Registrar Nagpur 4 at Sr. No. 1526 on 16.02.2021 executed between M/s. Goldbricks Infrastructure Pvt. Ltd., through its Director and M/s. Dhanshree Construction Builders and Developers through its Partner Shri. Joginder Liladhar Sahu.
3. **Copy** of Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 4 at Sr. No. 6066 on 11.10.2018 executed by Smt. Anuradha Arun Varhokar in favor of M/s. Dhanshree Construction Builders and Developers through its Partner Shri. Joginder Liladhar Sahu in respect of Plot No. 27.
4. **Copy** of Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 1 at Sr. No. 3426 P on 19.06.1992 executed by Shri. Mohammed Nasir Mohammed Ibrahim in favor of Smt. Anuradha Arun Varhokar in respect of Plot No. 27.
5. **Copy** of Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 1 at Sr. No. 1224 P on 18.03.1987 executed by Shri Geeta Co-op. Housing Society Ltd., Nagpur through its President in favor of Shri. Mohammed Nasir Mohammed Ibrahim in respect of Plot No. 27.
6. **Copy** of Sanction of Building Plan issued by NIT vide its Permit No. BE(W)/Case No. BUL-G-2005/Tracking No. 202107288/801 dated 12.08.2022.
7. **Copy** of Regularization Letter Issued by NIT vide Permit no. 924 dated 15.09.2016.
8. **Copy** of NA Order Passed by Collector of Nagpur vide its Revenue Case No. 1592/NAP-34/2016-17 dated 23.11.2016.
9. **Copy** of Police Complaint dated 06.09.2018.
10. **Copy** of NMC Tax Receipt.
11. **Copy** of Akhiv Patrika.

Place Nagpur
Date: 09/12/2022

Yours Faithfully
R.S.KALE
Advocate

CHALLAN

MTR Form Number-6

GRN	MH011894219202223E	BARCODE		Date	09/12/2022-10:16:05	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	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	ADV R S KALE
Location	NAGPUR		
Year	2022-2023 From 01/04/2022 To 31/03/2023	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	
		Remarks (If Any)	PLOT NO.27 MOUZA BORGAON CTS NO.328

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Amount In Words	Three Hundred Twenty Five Rupees Only		
Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	02202292022120905132 / 142230472
Cheque/DD No.		Bank Date / RBI Date	09/12/2022-10:16:05 / Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 9822217900

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

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

Print Date 09-12-2022 10:17:33