SANDEEP SHASTRI AND ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II,
265-A, South Ambazari Road, Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : **shastriassociates@gmail.com**

G7-2223-1766

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 the Lay-out of plotted development to be known as **"OASIS ROSE"** on ALL THAT Piece and Parcel of non-agricultural land bearing Khasra No. 158/2 of MOUZA – VELA (HARISHCHANDRA), Patwari Halka No. 38, having an area of 0.81 Hectares (i.e. 8100.00 Sq. Mtrs.), held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Vela (Harishchandra) within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

1} I have investigated the title of the said property on the request **SHRI. MADHUKAR S/o VISHWANATH CHAMAT**, Aged about 71 Years, Occupation –Agriculturist and Business, PAN AAHPC1815A, AADHAR UID 2487 8747 1966, Mobile No. 9561004378, Resident of Plot No. 377, Ganesh Nagar, Nagpur-440009, Tahsil and District – NAGPUR, and following documents i.e.:-

i) Description of the property.
ALL THAT Piece and Parcel of non-agricultural land bearing Khasra No. 158/2 of MOUZA – VELA (HARISHCHANDRA), Patwari Halka No. 38, having an area of 0.81 Hectares (i.e. 8100.00 Sq. Mtrs.), held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village - Vela (Harishchandra) within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

ii) The Document of Ownership of Khasra No. 158/2.
(a) 7/12 Extracts issued by Talathi, Nagpur-Rural.
(b) Sale Deed of Khasra No. 158/2, dated 21-01-2022, Registration No. 396 SRO-10, Nagpur.
(c) Sanctioned layout plan dated 12-09-2022.

iii) Search report for 30 years from 1992 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 owner and Developer is clear, marketable and without any encumbrances.

Owner of the land:

ALL THAT Piece and Parcel of non-agricultural land bearing Khasra No. 158/2 of MOUZA – VELA (HARISHCHANDRA), Patwari Halka No. 38, having an area of 0.81 Hectares (i.e. 8100.00 Sq. Mtrs.), held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Vela (Harishchandra) within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.	**SHRI. MADHUKAR S/o VISHWANATH CHAMAT**

Qualifying comments/ remarks if any

The Title of **SHRI. MADHUKAR S/o VISHWANATH CHAMAT** on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said **SHRI. MADHUKAR S/o VISHWANATH CHAMAT** on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 31-10-2022

(SANDEEP SHASTRI)
Advocate

SANDEEP SHASTRI NAGPUR ADVOCATE

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

1} Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural as on date of application for registration –

The name of **SHRI. MADHUKAR S/o VISHWANATH CHAMAT** is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising of Land bearing ALL THAT Piece and Parcel of non-agricultural land bearing Khasra No. 158/2 of MOUZA – VELA (HARISHCHANDRA), Patwari Halka No. 38, having an area of 0.81 Hectares (i.e. 8100.00 Sq. Mtrs.), held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Vela (Harishchandra) within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR.

2} Mutation Entry –

The property card (7/12 Extract) issued by Talathi, Nagpur-Rural for Khasra No. 158/2 reveal that vide Mutation / Ferfar Entry No. 3423 dated 14-09-2022, the name of **SHRI. MADHUKAR S/o VISHWANATH CHAMAT** is recorded as Owner 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 Agricultural land bearing Kh. No. 158 of MOUZA – VELA (HARISHCHANDRA), P.S.K. 38 having an area of 1.64 Hectors, Rental Rs. 5.95 Yearly, held in Occupancy Class - I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – VELA (HARISHCHANDRA) within the limits of the Grampanchayat – Vela (Harishchandra) in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged to Shri. Dada Tukaram Zode, being his separate property.

(ii) **THAT**, the aforesaid Shri. Dada Tukaram Zode lateron transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural Land having an area of 0.81 Hectares comprising Eastern Portion of Khasra No. 158 of MOUZA – VELA (HARISHCHANDRA), P.S.K. 38, having a total area of 1.64 Hectares, Rental Rs. 5.95 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – VELA (HARISHCHANDRA) within the limits of the Grampanchayat – Vela (Harishchandra) in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Madhukar Vishwanath Chamat, by a Sale Deed dated 21-01-2022, which is duly registered in the office of Sub-Registrar, Nagpur (Rural)-10 in Book No. 1 at Sr. No. 396 on even date. The said land having an area of 0.81 Hectares renumbered as Khasra / Survey / Gut No. 158/2 and

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same is accordingly recorded in the Revenue Records Vide Ferfar Entry No. 3423 dated 14-09-2022.

(iii) **THAT**, the aforesaid **SHRI. MADHUKAR S/o VISHWANATH CHAMAT,** later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as "**OASIS ROSE**" and the said layout is tentatively sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur has recommended and approved the layout Plan of said land vide its Letter No. का. अभि./नामप्रविप्रा/7506 Dated 12-09-2022.

(iv) **THAT**, for the purpose of verification of title, the following documents relating to said property are provided to us

(a) Property Card (7/12 Extract) Khasra No. 158/2.

(b) Sale Deed dated 21-01-2022 between Shri. Dada Tukaram Zode in favour of Shri. Madhukar Vishwanath Chamat, registered at Sr. No. 396 for Khasra / Survey / Gut No. 158/2.

(c) Sanctioned layout plan dated 12-09-2022.

(v) **THAT**, all the aforesaid documents produced before by **Shri. Madhukar Vishwanath Chamat** to me for scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owner. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or third party interest is created.

(iv) **THAT**, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra /Survey No. 158/2 MOUZA : VELA (HARISHCHANDRA), NAGPUR – RURAL for the period of 30 (Thirty) years (i.e. from 1993 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH009432179202223E, dated 17-10-2022, i.e. for the period of 1993 to 2004 and GRN No. MH009430446202223E, dated 17-10-2022, Receipt No. 1112597597 i.e. for the period of 2005 to 2022. The receipts of the same are enclosed herewith.

(v) **THAT**, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4} Any other relevant Title: - N.A.

5} Litigations if any:- N. A.

Date: 31-10-2022

SANDEEP SHASTRI ★ ADVOCATE ★ NAGPUR

(SANDEEP SHASTRI)
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH009430446202223E	BARCODE		Date	17/10/2022-17:32:46	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	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	450.00
Total	450.00

Amount In Words	Four Hundred Fifty Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022101720730	2772500330
Cheque/DD No.		Bank Date	RBI Date	17/10/2022-17:33:57	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9850361454

Department ID : 308921534

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 17-10-2022 05:37:08

MH009430446202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
17 Oct 2022	Receipt	Receipt no.: 1112597597
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Vela Harishchandr S.No/CTS No/G.No. : 158
	Period of search :	From :2005 To :2022
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH009430446202223E		
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'.		

CHALLAN
MTR Form Number-6

GRN	MH009432179202223E	BARCODE		Date	17/10/2022-17:50:18	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	SANDEEP ANANT SHASTRI
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	.
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	300.00	Road/Street	MOUZA WELA HARISHCHANDRA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 1 0 8
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1993 TO 2004 KHASRA NO 158
Total	300.00	Amount In Words	Three Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022101721076	2772505002
Cheque/DD No.		Bank Date	RBI Date	17/10/2022-17:50:54	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9850361454

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

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Print Date 17-10-2022 05:51:05