

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

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67-2223-1033

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 building to be known as "KRUTANJALI APARTMENTS" on ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 116 - 117 out of the layout of Shri Santaji Co-operative Housing Society Limited, Nagpur, containing by total admeasurement 297.643 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 52/2, 80/1 & 80/3 of MOUZA - SOMALWADA, P.S.K. 44, bearing Corporation House No. 3501/A/116+117, City Survey No. 544 and Sheet No. 695, situated at Manish Nagar, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR.

- 1) I have investigated the title of the said property on the request of **SHRI. GULAB TULSHIRAM WANJARI**, Resident of L-30, Nakshatra, Yashwant Nagar, Infront of Volly Ball Ground, North Ambazari Road, Nagpur, Tahsil and District - NAGPUR, and following documents i.e.:-

i) Description of the property.

ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 116 - 117 out of the layout of Shri Santaji Co-operative Housing Society Limited, Nagpur, containing by total admeasurement 297.643 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 52/2, 80/1 & 80/3 of MOUZA - SOMALWADA, P.S.K. 44, bearing Corporation House No. 3501/A/116+117, City Survey No. 544 and Sheet No. 695, situated at Manish Nagar, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR.

ii) The Document of Ownership of Amalgamated Plot No. 116-117:-

- (a) City Survey Property Card.
- (b) 2 Separate Sale Deed dated 08-04-1983.
- (c) Regularisation Letter dated 22-03-2002.
- (d) Regularisation Letter dated 11-04-2002.
- (e) Amalgamation Letter dated 20-05-2020.
- (f) Gift Deed dated 26-06-2020.
- (g) Building Sanction Plan dated 06-06-2022.
- (i) Tax Receipt.

iii) Search report for 30 year 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 as per the available search from the online portal.

Owner of the land:

ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 116 - 117 out of the layout of Shri Santaji Co-operative Housing Society Limited, Nagpur, containing by total admeasurement 297.643 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 52/2, 80/1 & 80/3 of MOUZA - SOMALWADA, P.S.K. 44, bearing Corporation House No. 3501/A/116+117, City Survey No. 544 and Sheet No. 695, situated at Manish Nagar, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR.	SHRI. GULAB TULSHIRAM WANJARI
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Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **SHRI. GULAB TULSHIRAM WANJARI** on the said land is good, valid, marketable, clear and salable.

3) The report reflecting the flow of the title of the said **SHRI. GULAB TULSHIRAM WANJARI** on the said land enclosed herewith as annexure.

Encl : Annexure

Date: 10-08-2022



(SANDEEP SHASTRI)
Advocate

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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

- 1) Property Card as on date of application for registration -

The name of **SHRI. GULAB TULSHIRAM WANJARI** is recorded in the Property Card in respect of the property comprising of Land bearing ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 116 - 117 out of the layout of Shri Santaji Co-operative Housing Society Limited, Nagpur, containing by total admeasurement 297.643 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 52/2, 80/1 & 80/3 of MOUZA - SOMALWADA, P.S.K. 44, bearing Corporation House No. 3501/A/116+117, City Survey No. 544 and Sheet No. 695, situated at Manish Nagar, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR.

- 2) Mutation Entry -

The property card of Amalgamated Plot No. 116-117 reveal that vide Mutation / Ferfar Entry No. 48055 dated 07-12-2020 the name of **SHRI. GULAB TULSHIRAM WANJARI** is recorded as Owner of the said property.

- 3) Search report for 30 years from 1992 to 2022 taken from Sub-Registrar office at Nagpur.

- (i) **THAT, ALL THAT** piece and parcel of land bearing Plot No. 116, out of the layout of Shri Santaji Co-operative Housing Society Limited, Nagpur, containing by admeasurement 180.00 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 52/2, 80/1 & 80/3 of MOUZA - SOMALWADA, P.S.K. 44, bearing City Survey No. 544 and Sheet No. 695, situated at Manish Nagar, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR Originally belonged to Ms. Shashikala Wadgusao Ghavghave, having purchased the same her from a Shri Santaji Co-operative Housing Society Limited, Nagpur, by a Sale Deed dated 08-04-1983, which is registered at the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 559 on pages 51 to 52 at Sr. No. 3103 (P) on even date.
- (ii) **THAT, ALL THAT** piece and parcel of land bearing Plot No. 117, containing by admeasurement 135.00 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 52/2, 80/1 & 80/3 of MOUZA - SOMALWADA, P.S.K. 44, bearing City Survey No. 544 and Sheet No. 695, situated at Manish Nagar, Nagpur within the limits of Nagpur

Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR
Originally belonged to Shri. Gulab Tulshiram Wanjari, having purchased
the same from a Shri Santaji Co-operative Housing Society
Limited, Nagpur, by a Sale Deed dated 08-04-1983, which is registered
at the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1, Volume
No. 559 on pages 13 to 14 at Sr. No. 3084 (P) on even date.

- (iii) **THAT**, the aforesaid Plot Nos. 116 & 117 are covered under the
scheme of 572 layouts of the Nagpur Improvement Trust, Nagpur.
- (iv) **THAT**, for Regularisation and Development of the said Plot Nos. 116
and 117 from the Nagpur Improvement Trust, Nagpur under the
Provisions of Maharashtra Gunthewari Developments (Regularisation,
Upgradation and Control) Act, 2001, the aforesaid the then Owners
namely (i) Ms. Shashikala Wadgusao Ghavghave and (ii) Shri Gulab
Tulshiram Wanjari have applied to the Nagpur Improvement Trust,
Nagpur for regularization of their respective plot in the said scheme.
They also paid/deposited the Development Charges for Regularisation
and Development of the said Plots of land in the Office of the Nagpur
Improvement Trust, Nagpur as demanded by it for their respective Plot.
- (v) **THAT**, considering the application of the aforesaid Ms. Shashikala
Wadgusao Ghavghave and also on receipt of the Development charges
as demanded by it from her, the Nagpur Improvement Trust, Nagpur
lateron regularised the said Plot No. 116 and accordingly a
Regularisation Letter to that effect is also issued by the Building
Engineer (W) 572 Layouts, Nagpur Improvement Trust, Nagpur vide his
Permit No. BE(W)/572/401/46/0189 of 2001 dated 22-03-2002 in File
No. 572/401/46 in favour of Ms. Shashikala Wadgusao Ghavghave. As
per the regularisation Letter dated 22-03-2002 the area of the said Plot
No. 116 is shown and declared as 162.643 Sq. Mtrs.
- (vi) **THAT**, considering the application of the aforesaid Shri Gulab
Tulshiram Wanjari and also on receipt of the Development charges as
demanded by it from him, the Nagpur Improvement Trust, Nagpur
lateron regularised the said Plot No. 117 and accordingly a
Regularisation Letter to that effect is also issued by the Building
Engineer (W) 572 Layouts, Nagpur Improvement Trust, Nagpur vide his
Permit No. BE(W)/572/401/45/591 of 2001 dated 11-04-2002 in File No.
572/401/45 in favour of Shri Gulab Tulshiram Wanjari. As per the
regularisation Letter dated 11-04-2002 the area of the said Plot No. 117
is shown and declared as 135.00 Sq. Mtrs.

- (vii) **THAT**, the aforesaid (i) Ms. Shashikala Wadgusao Ghavghave and (ii) Shri Gulab Tulshiram Wanjari lateron applied to the Nagpur Municipal Corporation, Nagpur for amalgamation of the aforesaid Plot Nos. 116 & 117 into a single Plot. Considering their request, the Nagpur Municipal Corporation, Nagpur later on vide its Order/Letter No. मनपाना/नरवि/०६/एकत्रिकरण dated 20-05-2020 amalgamated the aforesaid Plot Nos. 116 & 117 into a single Plot. As per the said Amalgamation Letter the area of the said Amalgamated Plot No. 116-117 is shown and declared as 297.643 Sq. Mtrs.
- (viii) **THAT** the after Ms. Shashikala Wadgusao Ghavghave having married to Shri Gulab Tulshiram Wanjari her name came to be changed and the said entry is recorded in City Survey Records vide Ferfar No. 42085 dated 07-04-2018.
- (ix) **THAT** the aforesaid Mrs. Shashikala Gulabrao Wanjari (before Marriage Ms. Shashikala Wadgusao Ghavghave) lateron Gifted her 54.64% share in the aforesaid property comprising Amalgamated Plot No. 116-117 of containing by total admeasuring 297.643 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 52/2, 80/1 & 80/3 of MOUZA – SOMALWADA, P.S.K. 44, bearing City Survey No. 544 and Sheet No. 695, situated at Manish Nagar, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR, by way of Gift to Shri. Gulab Tulsiram Wanjari, by a Gift Deed Dated 26-06-2020, which is registered at the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Serial No. 3098 on even date. As a result therefore Shri. Gulab Tulsiram Wanjari has now become an exclusive, absolute and full Owner of the said Amalgamated Plot No. 116-117 containing by total admeasurement 297.643 Sq. Mtrs. with heritable and transferable rights therein and the same is also accordingly mutated in his sole name Vide Ferfar Entry No. 48055 dated 07-12-2020.
- (x) **THAT**, the aforesaid Shri. Gulab Tulshiram Wanjari later on decided to develop the aforesaid land by constructing a Multistoried Building consisting of various self contained separate Apartments therein and shall be known and styled as **"KRUTANJALI APARTMENTS"** is duly sanctioned by the Building Engineer (W) of the Nagpur Improvement Trust, Nagpur vide its Permit No. B.E.(WEST)/ Case No. BUL-G-429/ Tracking No. 202107148/634 Dated 06-06-2022.
- (xi) **THAT**, for the purpose of verification of title, the following documents relating to said property are provided to us:-

- (a) City Survey Property Card.
- (b) Sale Deed dated 08-04-1983 between Shri Santaji Co-operative Housing Society Limited, Nagpur and Ms. Shashikala Wadgusao Ghavghave, registered at Sr. No. 3103(P).
- (c) Sale Deed dated 08-04-1983 between Shri Santaji Co-operative Housing Society Limited, Nagpur and Shri. Gulabrao Tulshiramji Wanjari, registered at Sr. No. 3084(P).
- (d) Regularisation Letter dated 22-03-2022.
- (e) Regularisation Letter dated 11-04-2022.
- (f) Amalgamation Letter dated 20-05-2020.
- (g) Gift Deed dated 26-06-2020 between Smt. Shashikala Wadgusao Ghavghave and Shri. Gulabrao Tulshiramji Wanjari, registered at Sr. No. 3098.
- (h) Building Sanction Plan dated 06-06-2022.
- (i) Tax Receipt.

(xii) **THAT**, all the aforesaid documents produced before us for Scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present owner. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document whereby his ownership rights are affected, diluted or third party interest is created.

(xiii) **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. 544 MOUZA : SOMALWADA, for the period of 30 (Thirty) years (i.e. from 1992 to 2022 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH005862226202223E dated 01-08-2022 for the period of 1992 to 2004 and GRN No. MH005854130202223E dated 01-08-2022 for the period of 2005 to 2022, Receipt No. 1112504724. The receipts of the same are enclosed herewith.

(xiv) **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: 10-08-2022


(SANDEEP SHASTRI)
ADVOCATE

CHALLAN
MTR Form Number-6



MH005854130202223E		BARCODE		Date 01/08/2022-14:19:28		Form ID	
Department Inspector General Of Registration Search Fee Other Items				Payer Details			
				TAX ID / TAN (If Any)			
PAN No.(If Applicable)				Full Name		SANDEEP ANANT SHASTRI	
				Flat/Block No.			
Premises/Building				Road/Street			
				Area/Locality			
Town/City/District				PIN			
				Remarks (If Any)			
Amount In Rs.				Amount In		Four Hundred Fifty Rupees Only	
				Words			
Account Head Details				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
Cheque/DD No.				Bank Date		RBI Date	
Branch of Bank				Bank-Branch		IDBI BANK	
Branch of Branch				Scroll No. , Date		Not Verified with Scroll	

Document ID : 602946672
 Mobile No. : 9850361454
 This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करताच्या दस्तांसाठी लागू नाही.

MH005854130202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
01 Aug 2022	Receipt	Receipt no.: 1112504724
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Somalawada S.No/CTS No/G.No. : 544
	Period of search :	From :2005 To :2022
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH005854130202223E		
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



MH005862226202223E

BARCODE



Date 01/08/2022-15:41:08

Form ID

Inspector General Of Registration

Search Fee

Other Items

NGP1_HQR SUB REGISTRAR NAGPUR 1

NAGPUR

2022-2023 One Time

Account Head Details

2201 SEARCH FEE

Amount In Rs.

300.00

TAX ID / TAN (If Any)

PAN No.(If Applicable)

Full Name

SANDEEP ANANT SHASTRI

Flat/Block No.

Premises/Building

Road/Street

MOUZA SOMALWADA

Area/Locality

NAGPUR

Town/City/District

PIN

4 4 0 0 2 5

Remarks (If Any)

SEARCH FEES FOR 12 YEARS 1993 TO 2004 CITY SURVEY NO 544

Amount In

Three Hundred Rupees Only

Words

300.00

ent Details

IDBI BANK

Cheque-DD Details

e/DD No.

of Bank

of Branch

Bank CIN

Ref. No.

69103332022080117114

2759466882

Bank Date

RBI Date

01/08/2022-15:42:00

Not Verified with RBI

Bank-Branch

IDBI BANK

Scroll No. , Date

Not Verified with Scroll

Mobile No. :

985036

ment ID :

This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Print Date 01-08-2022