NIKHIL A. LAD, MANJUSHA N. LAD
ADVOCATE

OFFICE :- Flat No. 202, 2nd Floor, Nupur Commercial Complex, Besides ICICI Bank, Near Sangam Restaurant, Medical Square, Nagpur – 440009
OFFICE :- Block No. 12 & 13, Panchawati Park, 1st Floor, Court Building, Hingna, Tah. & Dist. Nagpur – 441110
COURT :- 309, District Court Building, 3rd Floor, Civil Lines, Nagpur - 440001

FORMAT – A

(Circular No.:- 28/2021)

To,
MahaRERA,
Nagpur

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing N.I.T. Trust Plot No. 64, City Survey No.182, Sheet No. 288, Kh. No. 579, Ward No. 20, Corporation House No. 628/A/B/C, New Corporation House No. 628, Tah. & Dist. Nagpur.

1) I have investigated the title of the said land on the request of Mrs. Chetna Ashok Deotale, Proprietor of **GURUKURPA CONSTRUCTION** and following documents i.e.:-

A. Description of Property - N.I.T. Trust Plot No. 64, City Survey No.182, Sheet No. 288, Kh. No. 579, Ward No. 20, Corporation House No. 628/A/B/C, New Corporation House No. 628, Tah. & Dist. Nagpur.

B. The documents of title of plot –

a) Copy of Registered **AGREEMENT TO SALE** dated 22.12.2011 executed by **1. SHRI. PRALHAD BALKRUSHNA WAGHMARE, 2. SHRI VASUDEV BALKRUSHNA WAGHMARE, 3. SHRI. MANOHAR BALKRUSHNA WAGHMARE, 4. SHRI MORESHWAR BALKRUSHNA WAGHMARE** in favor of **M/S GURUKRUPA CONSTRUCTION Through Proprietor SAU. CHETNA ASHOK DEOTALE** which was duly registered before the Sub-Registrar Nagpur No. 5 at Sr. No. 6297/2011.

b) Copy of **Sale Deed** dated 31.05.2012 executed by executed by **1. SHRI. PRALHAD BALKRUSHNA WAGHMARE, 2. SHRI VASUDEV BALKRUSHNA WAGHMARE, 3. SHRI. MANOHAR BALKRUSHNA WAGHMARE, 4. SHRI MORESHWAR BALKRUSHNA WAGHMARE** in favor of **M/S GURUKRUPA CONSTRUCTION** Through Proprietor **SAU. CHETNA ASHOK DEOTALE** which was duly registered before the Sub-Registrar Nagpur-5 at Serial No.2903/2012.

c) Copy of **Deed of Declaration** dated 02.05.2022 executed by **M/S GURUKRUPA CONSTRUCTION** Through Proprietor **SAU. CHETNA ASHOK DEOTALE** which was duly registered before the Sub-Registrar Nagpur-8 at Serial No.2633/2022.

d) Copy of **Building Permit commencement certificate** duly issued by Nagpur **MUNICIPAL CORPORATION Nagpur** vide its permit No. **863/BP/NAGPUR/TP/NMC/974** issued by Assistant Director Town Planning Dept. Nagpur Hanuman Nagar Zone no. 03 Municipal Corporation Nagpur on dated 17.03.2022.

NIKHIL A. LAD NAGPUR Maharashtra ADVOCATE

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e) Copy of **City Survey Aakhiv patrika** indicating the name of **M/S GURUKRUPA CONSTRUCTION Through Proprietor SAU. CHETNA ASHOK DEOTALE**.

f) Copy **of NMC Tax Receipt Zone no. 1** Ward no. 20 NMC House No. 628 indicating the name of **M/S GURUKRUPA CONSTRUCTION Through Proprietor SAU. CHETNA ASHOK DEOTALE**.

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 **M/S GURUKRUPA CONSTRUCTION Through Proprietor SAU. CHETNA ASHOK DEOTALE** is clear, marketable and without any encumbrances.

Owners of the land

1. **M/S GURUKRUPA CONSTRUCTION Through Proprietor SAU. CHETNA ASHOK DEOTALE**

3) The report reflecting the flow of the title of the **M/S GURUKRUPA CONSTRUCTION Through Proprietor SAU. CHETNA ASHOK DEOTALE** on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: - 21st Dec., 2022

Adv. Nikhil A. Lad

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FLOW OF THE TITLE OF THE SAID LAND

To submit the Legal Search as regards the property as mentioned in Schedule, I, Nikhil A. Lad, Advocate, Nagur, do hereby submit my report on the basis of documents placed before me by M/S GURUKRUPA CONSTRUCTION Through Proprietor SAU. CHETNA ASHOK DEOTALE, as under –

1) I have investigated the title of the said land on the request of **Mrs. Chetna Ashok Deotale, Proprietor of M/s. GURUKRUPA CONSTRUCTION** and following documents are placed before me for scrutiny in order to enable me to give report is as follows: -

a) Copy of Registered **AGREEMENT TO SALE** dated 22.12.2011 executed by **1. SHRI. PRALHAD BALKRUSHNA WAGHMARE, 2. SHRI VASUDEV BALKRUSHNA WAGHMARE, 3. SHRI. MANOHAR BALKRUSHNA WAGHMARE, 4. SHRI MORESHWAR BALKRUSHNA WAGHMARE** in favor of **M/S GURUKRUPA CONSTRUCTION Through Proprietor SAU. CHETNA ASHOK DEOTALE** which was duly registered before the Sub-Registrar Nagpur No. 5 at Sr. No. 6297/2011.

b) Copy of **Sale Deed** dated 31.05.2012 executed by executed by **1. SHRI. PRALHAD BALKRUSHNA WAGHMARE, 2. SHRI VASUDEV BALKRUSHNA WAGHMARE, 3. SHRI. MANOHAR BALKRUSHNA WAGHMARE, 4. SHRI MORESHWAR BALKRUSHNA WAGHMARE** in favor of **M/S GURUKRUPA CONSTRUCTION** Through Proprietor **SAU. CHETNA ASHOK DEOTALE** which was duly registered before the Sub-Registrar Nagpur-5 at Serial No.2903/2012.

c) Copy of **Deed of Declaration** dated 02.05.2022 executed by **M/S GURUKRUPA CONSTRUCTION** Through Proprietor **SAU. CHETNA ASHOK DEOTALE** which was duly registered before the Sub-Registrar Nagpur-8 at Serial No.2633/2022.

d) Copy of **Building Permit commencement certificate** duly issued by Nagpur **MUNICIPAL CORPORATION Nagpur** vide its permit No. **863/BP/NAGPUR/TP/NMC/974** issued by Assistant Director Town Planning Dept. Nagpur Hanuman Nagar Zone no. 03 Municipal Corporation Nagpur on dated 17.03.2022.

e) Copy of **City Survey Aakhiv patrika** indicating the name of **M/S GURUKRUPA CONSTRUCTION Through Proprietor SAU. CHETNA ASHOK DEOTALE**.

f) Copy **of NMC Tax Receipt Zone no. 1** Ward no. 20 NMC House No. 628 indicating the name of **M/S GURUKRUPA CONSTRUCTION Through Proprietor SAU. CHETNA ASHOK DEOTALE**.

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2) DESCRIPTION / SCHEDULE OF PROPERTY IS AS FOLLOWS: -

ALL THAT piece and parcel of land bearing N.I.T. Trust Plot No. 64 Total admeasuring an area of 371.612 Sq. Mtrs. (4000 Sq. Ft) In Nagpur Improvement Trust Industrial Basti Scheme Azamshah Layout Ganesh Nagar Tah. & Dist. Nagpur, City Survey No. 182 Sheet No. 288 out of Kh. No. 579 of MOUZA: NAGPUR, Ward No.20, Corporation House No. 628 /A/B/C (as per sale deed) New Corp. House No. 628, within the limits of the Nagpur Improvement Trust Nagpur & Nagpur Municipal Corporation, Tah. & Dist. Nagpur and bounded as under: -

EAST : PLOT NO. 63.
WEST : PLOT NO. 65.
NORTH : PLOT NO. 69.
SOUTH : ROAD.

3) FLOW OF THE TITLE AND HISTORY OF THE SAID PROPERTY: -

WHEREAS, originally **SHRI. BALKRUSHNA TUKARAMJI WAGHMARE** is the owner ALL THAT piece and parcel of land bearing N.I.T. Trust Plot No. 64 Total admeasuring an area of 371.612 Sq. Mtrs. (4000 Sq. Ft) In Nagpur Improvement Trust Industrial Basti Scheme Azamshah Layout Ganesh Nagar Tah. & Dist. Nagpur, City Survey No. 182 Sheet No. 288 out of Kh. No. 579 of MOUZA: NAGPUR, Ward No.20, Corporation House No. 628 /A/B/C (as per sale deed) New Corp. House No. 628, within the limits of the Nagpur Improvement Trust Nagpur & Nagpur Municipal Corporation, Tah. & Dist. Nagpur.

AND WHEREAS, the **SHRI. BALKRUSHNA TUKARAMJI WAGHMARE** was passed away on 02.08.2022 leaving behind her Legal heirs namely **1. SHRI. PRALHAD BALKRUSHNA WAGHMARE, 2. SHRI VASUDEV BALKRUSHNA WAGHMARE, 3. SHRI. MANOHAR BALKRUSHNA WAGHMARE, 4. SHRI MORESHWAR BALKRUSHNA WAGHMARE.**

AND WHEREAS, **1. SHRI. PRALHAD BALKRUSHNA WAGHMARE, 2. SHRI VASUDEV BALKRUSHNA WAGHMARE, 3. SHRI. MANOHAR BALKRUSHNA WAGHMARE, 4. SHRI MORESHWAR BALKRUSHNA WAGHMARE** being interested to sold the above said property and **M/S GURUKRUPA CONSTRUCTION Through Proprietor SAU. CHETNA ASHOK DEOTALE** being interested to purchase the above said property hence Agreement To Sale was duly executed on dated 22.12.2011 duly registered before the sub registrar Nagpur no. 5 at Sr. No. 6297/2011.

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AND WHEREAS, 1. SHRI. PRALHAD BALKRUSHNA WAGHMARE, 2. SHRI VASUDEV BALKRUSHNA WAGHMARE, 3. SHRI. MANOHAR BALKRUSHNA WAGHMARE, 4. SHRI MORESHWAR BALKRUSHNA WAGHMARE as a Vendor executed Sale Deed on the name of **M/S GURUKRUPA CONSTRUCTION Through Proprietor SAU. CHETNA ASHOK DEOTALE** which duly executed on dated 31.05.2012 duly registered before the sub registrar Nagpur no. 5 at Sr. No. 2903/2012.

AND WHEREAS, the present Vendor duly sanctioned the building plan vide its Building Permit commencement certificate duly issued by Nagpur MUNICIPAL CORPORATION Nagpur vide its permit No. **863/BP/NAGPUR/TP/NMC/974** issued by Assistant Director Town Planning Dept Nagpur Hanuman Nagar Zone no. 03 Municipal Corporation Nagpur on dated 17.03.2022. The said Scheme has been named as "**GURUKRUPA HEIGHTS**".

AND WHEREAS, the said Apartment is submitted to the provisions of Maharashtra Apartments Ownership Act and a Deed of Declaration to the said effect is duly registered on Dated 02.05.2022 duly registered before the Sub-Registrar Nagpur NO. 8 at Sr. No. 2633/2022.

The link in the chain of title has been properly established. All the transactions have been duly verified from the relevant records of registrar of documents, etc. I have also taken search from the office of the concerned sub-registrar for a **period of 13 years** by paying necessary fee.

On the basis of searches made by me and the documents placed before me, I certify that the property referred in the schedule is owned by the present owner. The all the relevant documents of the title placed before me are xerox copies only. I could not verify the originals with its Xerox copies since the originals.

All necessary parties have been joined in the documents and the documents have desired effect, facts and events material to title have been satisfactorily proved.

I have perused the concerned documents and the said documents adequately safeguard the interest of the said applicant and there is nothing, which is prejudicial or undesirable in the said documents.

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In the result, I have to state that I have made necessary searches at the concerned Sub-Registrar's offices up-to date As the result of such searches and on the basis of the same, I here by state that the said property is free from all charges and has got a clean & marketable title except the loan and Allotment Letter.

4) <u>OPINION</u>

Hence in my opinion I have to state that as on date there is no impediment on the said property and such property will be good and marketable. However, an affidavit may be obtained from the vendor stating that the title of the said property is clear and marketable and is not mortgaged. An affidavit may also be obtained from the vendor stating that the documents submitted by him are originals and not fake or forged.

Hence this report and opinion.

Date: - 21st Dec., 2022 Adv. Nikhil A. Lad
Place: - Nagpur

NIKHIL A. LAD
NAGPUR
Maharashtra
ADVOCATE