RAM A. JOSHI
ADVOCATE
Address: F-2, P. No. 43, Ganesh Jyoti Apartment,
Ring Road, Kotwal Nagar, Nagpur – 440022
Tel # 0712- 2956761, Cell # 9422111235
E-mail – advramjoshi@gmail.com

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To,

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No.114, 115, 132 & 133, Area Admeasuring 891.840 Sq. Mtrs. C.T.S. No. 79, Sheet No. 16(187/B) & 600/17, House No. 502/114, 502/115, 502/132 & 502/133, WARD NO. 74,Kh. No. 26 & 27, Mouza:Jaitala, Rajendra Nagar, HingnaRoad, Nagpur.(Hereinafter referred as the **"said plot").**

I have investigated the title of the said plot on the request of **Shri. Dilip Balkrishna Kadu**and following documents i.e.: -

1) Description of the property.
2) Plot No. 114
   a) N.A. Order No. 29/A-2/1964-65
   b) Sale Deed dated 17/08/1969
   c) Sale Deed dated 24/11/1988
   d) Deed of Correction dated 21/07/2011
   e) Sale Deed dated 21/07/2011
3) Plot No. 115
   a) Sale Deed dated 18/01/1995
   b) Sale Deed dated 21/12/2005
   c) Sale Deed dated 08/10/2010
   d) Exchange Deed dated 20/01/2011
4) Plot No. 132
   a) Sale Deed dated 07/04/1973
   b) Sale Deed dated 27/12/2001
   c) Sale Deed dated 27/12/2001
   d) Sale Deed dated 27/12/2001
   e) Sale Deed dated 27/07/2009
   f) Exchange Deed dated 16/11/2010



5) Plot No. 133
   a) Partition Deed dated 23/11/1968
   b) Sale Deed dated 18/06/2007
6) Amalgamation Approval Letter dated 17/03/2022
7) Search report for 30 years from 1993 till 2022.

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. Kushal Construction, through its Partner Shri. Dilip Balkrishna Kadu** as the Owner/Developeris clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land:M/s. Kushal Construction, through its PartnerShri. Dilip Balkrishna Kadu, Plot No.114, 115, 132 & 133, C.T.S. No. 79, Sheet No. 16(187/B) & 600/17, House No. 502/114, 502/115, 502/132 & 502/133, WARD NO. 74,Kh. No. 26 & 27, Mouza:Jaitala, Rajendra Nagar, HingnaRoad, Nagpur.

The report reflecting the flow of the title of theM/s. Kushal Construction, through its Partner Shri. Dilip Balkrishna Kadu, as the Owner/Developer on the said land is enclosed herewith as annexure.

Encl: Annexure.

ADVOCATE RAM JOSHI
2282090
NAGPUR

RAM A. JOSHI
ADVOCATE
Address: F-2, P. No. 43, Ganesh Jyoti Apartment,
Ring Road, Kotwal Nagar, Nagpur – 440022
Tel # 0712- 2956761, Cell # 9422111235
E-mail – advramjoshi@gmail.com

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) Search report for 30 years from 1993 - 2022, bearing receipt No.: Sub – registrar No. 1 amounting to Rs. 750/- for 30 yrs for each plot. I have taken search of last 30 years i.e from the year 1992 to 2022, the original receipt of search at Sub-registrar's office No. 1 bearing GRN No. MH009622602202223E, MH009623521202223E, MH009624444202223E & MH009624944202223E dated 20/10/2022.

2) Details Related to **Plot No. 114: -**
   a) By virtue of N.A. Order No. 29/A-2/1964-65, through this order New Plot No. 114, was converted from Agricultural Land to Non - Agricultural.
   b) At the relevant time Shri. Ravindra Yeshwant Bansod was the absolute owner of the New Plot No. 114 (Old Plot No. 116) area admeasuring 2400 Sq. Ft. (Hereinafter refer to as the **"said Part 1 of Plot"**).
   c) By virtue of Sale Deed dated 17/08/1969, whereby Shri. Ravindra Yeshwant Bansod sold, transfer, conveyed all his right, title and interest with respect to New Plot No. 114 (Old Plot No. 116) area admeasuring 2400 Sq. Ft. in favour of Shri. Bhalchandra Kanhuji Dange and the same is duly registered with the Sub-Registrar Nagpur bearing registered Document Serial No. 1/3959/1969 on 17/08/1969.
   d) By virtue of Sale Deed dated 24/11/1988, whereby Shri. Bhalchandra Kanhuji Dange sold, transfer, conveyed all his right, title and interest with respect to New Plot No. 114 (Old Plot No. 116) area admeasuring 2400 Sq. Ft. in favour of Shri. Pramod Wamanrao Padhare and the same is duly registered with the Sub-Registrar Nagpur bearing registered Document Serial No. 2/9709(P)/1988 and 2/9113(P)/1988 on 24/11/1988.
   e) By virtue of Deed of Correction dated 21/07/2011, whereby the Sale Deed dated 17/07/1969, the Plot No. 116 was Corrected and Changed to Plot No. 114 and

ADVOCATE RAM JOSHI 2282090 NAGPUR

the same was duly registered with the Sub-Registrar Nagpur bearing registered Document Serial No. 1/5010/2011 on 21/07/2011.

f) By virtue of Sale Deed dated 21/07/2011, whereby Shri. Pramod Wamanrao Padhare sold, transfer, conveyed all his right, title and interest with respect to New Plot No. 114 area admeasuring 2400 Sq. Ft. in favour of M/s. Kushal Construction and the same is duly registered with the Sub-Registrar Nagpur bearing registered Document Serial No. 1/5011/2011 on 21/07/2011.

3) Details Related to **Plot No. 115: -**

a) At the relevant time Smt. Arundhati GulabraoThakare, was the absolute owner of the Plot No. 115 area admeasuring 2400 Sq. Ft. (Hereinafter refer to as the **"said Part 2 of Plot"**).

b) By virtue of Sale Deed dated 18/01/1995, whereby Smt. Arundhati Gulabrao Thakare through Shri Ravindra Yeshwant Bansode Secretary of Janhit Griha Sanstha sold, transfer, conveyed all his right, title and interest with respect to Plot No. 115 area admeasuring 2400 Sq. Ft. in favour of Shri. Anand Madhukar Khaddakkar and the same is duly registered with the Sub-Registrar Nagpur bearing registered Document Serial No. 11/554/1995 on 18/01/1995.

c) By virtue of Sale Deed dated 21/12/2005, whereby Smt. Arundhati Gulabrao Thakare, Shri. Pravinchandra Dinkarrao Patil and others through their Power of Attorney Shri. Ravindra Yeshwant Bansode Secretary of Janhit Griha Sanstha sold, transfer, conveyed all his right, title and interest with respect to Plot No. 93 area admeasuring 2400 Sq. Ft. in favour of Dr. Prashant Dinkarrao Naik, and the same is duly registered with the Sub-Registrar Nagpur bearing registered Document Serial No. 4/4556/2005 on 21/12/2005.

d) Further, virtue of Sale Deed dated 08/10/2010, whereby Dr. Prashant Dinkarrao Naik sold, transfer, conveyed all his right, title and interest with respect to Plot No. 93 area admeasuring 2400 Sq. Ft. in favour of M/s. Kushal Construction, and the same is duly registered with the Sub-Registrar Nagpur bearing registered Document Serial No. 8/5397/2010 on 08/10/2010.

e) By virtue of Exchange Deed dated 20/01/2011, whereby M/s. Kushal Construction owner of Plot No. 93 and Shri. Anand Madhukar Khaddakkar owner of Plot No. 115, mutually decided to exchange their Plots and the same is duly registered with the Sub-Registrar Nagpur bearing registered Document Serial No. 1/435/2012. Therefore, through Exchange Deed, M/s. Kushal Construction became the New Owner of Plot No. 115.

4) Details Related to **Plot No. 132: -**

ADVOCATE RAM JOSHI
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NAGPUR

a) At the relevant time Shri.Ganpatrao Vithobaji Khonde, was the absolute owner of the Plot No. 132 area admeasuring 2400 Sq. Ft. (Hereinafter refer to as the **"said Part 3 of Plot"**).

b) By virtue of Sale Deed dated 07/04/1973, whereby Shri. Ganpatrao Vithobaji Khonde sold, transfer, conveyed all his right, title and interest with respect to Plot No. 132 area admeasuring 2400 Sq. Ft. in favour of Shri. Kamlakar Annaji Masodkar and the same is duly registered with the Sub-Registrar Nagpur.

c) Further, Shri. Kamlakar Annaji Masodkar expired and the said Part 3 of the Plot was transferred to the Legal heirs i.e., 1) Smt. Aruna Kamlakar Masodkar, 2) Mrs. Nirupama Vishveshwar Naik, 3) Shri. Atul Kamlakar Masodkar and 4) Shri. Apurva Kamlakar Masodkar.

d) By virtue of Sale Deed dated 27/12/2001, whereby 1) Smt. Aruna Kamlakar Masodkar, 2) Mrs. Nirupama Vishveshwar Naik, 3) Shri. Atul Kamlakar Masodkar and 4) Shri. Apurva Kamlakar Masodkar, sold, transfer, conveyed all his right, title and interest with respect to Part of Plot No. 132 area admeasuring 1200 Sq. Ft. in favour of Sau. Manjiri Shrikant Despande, and the same is duly registered with the Sub-Registrar Nagpur bearing registered Document Serial No. 9/2313/2001 on 27/12/2001.

e) Further by virtue of Sale Deed dated 27/12/2001, whereby 1) Smt. Aruna Kamlakar Masodkar, 2) Mrs. NirupamaVishveshwar Naik, 3) Shri. Atul Kamlakar Masodkar and 4) Shri. Apurva Kamlakar Masodkar, sold, transfer, conveyed all his right, title and interest with respect to Part of Plot No. 132area admeasuring 1200 Sq. Ft. in favour of Meghna Sudhir Legaonkar, and the same is duly registered with the Sub-Registrar Nagpur bearing registered Document Serial No. 9/2314/2001 on 27/12/2001.

f) It appears that Anna Yeshwant Ghorpade and Premlal Mohanlal Hiranwar was owner of Plot No. 43. By virtue of Sale Deed dated 10/06/1963, Anna Yeshwant Ghorpade and Premlal Mohanlal Hiranwar, sold, transfer, conveyed all his right, title and interest with respect to Plot No. 43 in favour of Shri. Ramdas Mithuji Lonare and the same is duly registered with the Sub-Registrar Nagpur bearing registered Document Serial No. 4/2142/1963 dated 30/08/1963. Further, Shri. Ramdas Mithuji Lonare through Gift Deed dated 04/04/2007, gifted the Plot No. 43, In favour of Shri Pradeep Ramdas Lonare. And through Sale Deed dated 27/07/2009 Shri Pradeep Ramdas Lonare, sold, transfer, conveyed all his right, title and interest with respect to Plot No. 43 in favour of M/s. Kushal Constructionand the same is duly registered with the Sub-Registrar Nagpur bearing registered Document Serial No. 8/4158/2009 dated 27/07/2009.



g) By virtue of Exchange Deed dated 16/11/2010, whereby M/s. Kushal Construction owner of Plot No. 43 and Sau. Manjiri Shrikant Despande & Meghna Sudhir Legaonkar owners of Plot No. 132, mutually decided to exchange their Plots and the same is duly registered with the Sub-Registrar Nagpur bearing registered Document Serial No. 8/6129/2010 dated 16/11/2010. Therefore, through Exchange Deed, M/s. Kushal Construction became the New Owner of Plot No. 132.

5) Details Related to **Plot No. 133: -**

a) At the relevant time Shri. Ganpatrao Vithobaji Khonde, Smt. Mainabai Chindhuji Patil and Ravindra Yeshwant Bansode, was the absolute owner.

b) By virtue of Partition Deed dated 23/11/1968, whereby Shri. Ganpatrao Vithobaji Khonde, Smt. Mainabai Chindhuji Patil and Ravindra Yeshwant Bansode, mutually decided the partition of the Land and Shri. Ganpatrao Vithobaji Khonde became the owner of the Plot No. 133 area admeasuring 2400 Sq. Ft. (Hereinafter refer to as the **"said Part 4 of Plot"**).

c) Further, Shri. Ganpatrao Vithobaji Khonde expired on 25/11/1974 and his Wife Smt. Sonabai Ganpatrao Khonde expired on 05/04/1988, leaving their only legal heir Smt. Arundhati Gulabrao Thakre.

d) By virtue of Sale Deed dated 18/06/2007, whereby Smt. Arundhati Gulabrao Thakre through Power of Attorney and Consent of Shri Vishwas Bhaskarrao Dhankar and Atul Manoharrao Ingle sold, transfer, conveyed all his right, title and interest with respect to Plot No. 133 area admeasuring 2400 Sq. Ft. in favour of M/s. Kushal Construction, and the same is duly registered with the Sub-Registrar Nagpur bearing registered Document Serial No. 8/3482/2007 on 18/06/2007.

6) By virtue of Amalgamation Approval Letter dated 17/03/2022, M/s. Kushal Construction, has obtained Approval for Amalgamating the said Four Plot Nos. 114, 115, 132 & 133 from the Assistant Director of Town Planning of Nagpur Municipal Corporation Nagpur.

Date: 30/11/2022

Advocate

(ADV. RAM A JOSHI)

ADVOCATE RAM JOSHI
2282090
NAGPUR

CHALLAN

MTR Form Number-6

GRN	MH009624444202223E	BARCODE		Date	20/10/2022-16:58:15	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)	AEUPJ9961K
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	ADV RAM JOSHI
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No. Premises/Building**	108
Account Head Details	**Amount In Rs.**	**Road/Street**	NAGPUR
0030072201 SEARCH FEE	750.00	**Area/Locality**	RAJENDRA NAGAR
		Town/City/District	
		PIN	4 4 0 0 1 6
		Remarks (If Any)	PLOT NO. 132 CTS NO. 79 MOUZA JAITALA NAGPUR
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022102019868	2773170138
Cheque/DD No.		Bank Date	RBI Date	20/10/2022-16:59:13	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. : 9422111235

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 20-10-2022 04:59:24

CHALLAN
MTR Form Number-6

GRN	MH009623521202223E	BARCODE		Date	20/10/2022-16:49:14	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)	AEUPJ9961K
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	ADV RAM JOSHI
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No.**	108
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street	NAGPUR						
Area/Locality	RAJENDRA NAGAR						
Town/City/District							
PIN		4	4	0	0	1	6
Remarks (If Any)	PLOT NO. 115 CTS NO. 79 MOUZA JAITALA NAGPUR						
Amount In Words	Seven Hundred Fifty Rupees Only						

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022102019706	2773167416
Cheque/DD No.		Bank Date	RBI Date	20/10/2022-16:50:35	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. : 9422111235

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 नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 20-10-2022 04:50:46

CHALLAN
MTR Form Number-6

GRN	MH009622602202223E	BARCODE		Date	20/10/2022-16:39:38	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)	AEUPJ9961K
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	ADV RAM JOSHI
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No.**	108
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	RAJENDRA NAGAR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 6
		Remarks (If Any)	
		PLOT NO 114 CITY SURVEY NO 79 MOUZA JAITALA NAGPUR	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022102019490	2773164504
Cheque/DD No.		Bank Date	RBI Date	20/10/2022-16:40:46	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. : 9422111235

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 20-10-2022 04:41:08

CHALLAN

MTR Form Number-6

GRN	MH009624944202223E	BARCODE		Date	20/10/2022-17:02:43	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)	AEUPJ9961K
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	ADV RAM JOSHI
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No.**	108
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street	NAGPUR						
Area/Locality	RAJENDRA NAGAR						
Town/City/District							
PIN		4	4	0	0	1	6
Remarks (If Any)	PLOT NO. 133 CTS NO. 79 MOUZA JAITALA NAGPUR.						
Amount In Words	Seven Hundred Fifty Rupees Only						

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022102019956	2773171434
Cheque/DD No.		Bank Date	RBI Date	20/10/2022-17:03:40	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. : 9422111235

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 20-10-2022 05:03:51

MH009623355202223U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
20 Oct 2022	Receipt	Receipt no.: 1112602788
	Name of the Applicant :	RAM ASHOK JOSH
	Details of property of which document has to be searched :	Dist :Nagpur Village :Jaitala S.No/CTS No/G.No. : 79
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH009623355202223U		
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'.		