Akash Raut
ADVOCATE AND NOTARY

Residence & Office : Hansapuri, Old Bhandara Road, Opposite Custom Shop, Nagpur-440018.
☎: 9823708504

FORMAT – A

(CIRCULAR NO.28/2021)

To,

Maha RERA

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to **Plot No.03,** admeasuring about area **353.70 Sq. Mtrs.,** situated in the NIT sanctioned Non-Agriculture Land bearing Khasra No.9/2, Mouza – Vihirgaon, P.H No.37, Tahsil – Nagpur Gramin, and District – Nagpur. (hereinafter referred as the said plot)

I have investigated the title of the said Plot on the request of **V DAS INFRA PROJECTS,** acting through its Partner **1) MR. HEMANT S/O. MOTIRAM GAWANDE,** aged about 47 years, R/o. Plot No.207, Tiranga Chowk, Near Rajgire Hospital, Shivnagar, Nandanwan Layout, Nagpur-440009. and **2) MR. SANJAY S/O. YASHWANTRAO DHAWLE,** aged about 49 years, R/o. Plot No.97, Diamond Nagar, Near Gajanan Mandir, Nagpur-440009, and following documents i.e :-

1) Description of Property

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of **Plot No.03,** admeasuring about area **353.70 Sq. Mtrs.,** situated in the NIT sanctioned Non-Agriculture Land bearing Khasra No.9/2, Mouza – Vihirgaon, P.H No.37, Tahsil – Nagpur Gramin, and District – Nagpur and the same is bounded as under:

Towards East	–	Plot No.13
Towards West	–	9.00 Mtr Road
Towards North	–	Plot No.2

2) The documents of allotment of plot.

1. That **V DAS INFRA PROJECTS** is absolute owner of ALL THAT piece and parcel of **Plot No.03,** admeasuring about area **353.70 Sq. Mtrs.,** situated in the NIT sanctioned Non-Agriculture Land bearing Khasra No.9/2, Mouza – Vihirgaon, P.H No.37, Tahsil – Nagpur Gramin, and District – Nagpur.

2. That, Originally Shri Rushi Pilaji Thakre, R/o. Vihirgaon, Tahsil Nagpur Gramin, District Nagpur had sold the said Khasra No.9/2, to Shri. Sanjay Yashwantrao Dhawle R/o. Plot No.97, Diamond Nagar, Near Gajanan Mandir, Nagpur, vide Deed of Sale registered at Serial No.21/2012, on 02-01-2012 and Serial No.4691/2015, on 14-07-2015 before Sub-Registrar Nagpur Gramin-7.

3. That, the said Khasra No.9/2 had been submitted for conversion from Agricultural Land to non-Agricultural for Residential use and accordingly the said land is converted to Non-Agriculture Residential use, by the Hon'ble Collector, Nagpur vide its Order No.742/2016, Ra.Ma.Kr.371/N.A.P-34/2015-2016, Dated 28-06-2016. Further the Hon'ble Chairman, Nagpur Improvement Trust has duly sanctioned the revised final layout plan on 30/05/2016.

4. That, **V DAS INFRA PROJECTS** has purchased the said Plot/Property from Shri. Sanjay Yashwantrao Dhawle R/o. Plot No.97, Diamond Nagar, Near Gajanan Mandir, Nagpur vide Sale Deed, registered at Serial No.12581/2021, Registered on 12-11-2021, before Sub-Registrar Nagpur Gramin-7. The Nagpur Improvement Trust (NIT) Metro Section has also released the said plot, vide Release Letter No.A.E-I (South)/NMRDA/1426 on 05-11-2018.

5. That, the OWNER has duly mutated its name in All Concerning Government Records and thereafter the Owner have decided to develop the said plot into a Residential Scheme. Accordingly the Owner/Grantor has submitted the Building Plan/Construction Map before Nagpur Metropolitan Region Development Authority (NMRDA). The Building Plan is sanctioned by the Building Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 31/03/2022, vide Building Permit No.BUL-P-0163/2021092872/2528. As such OWNER has full rights to construct Building on the above said property and to make deed of declaration to that effect.

6. That the Owner has submitted the aforesaid property to provisions of the Maharashtra Apartment Ownership Act., 1970 and for that purpose necessary Deed of Declaration, have been executed and registered before Sub-Registrar, Nagpur Gramin-7, at Serial No.4030/2022, Registered on 17-05-2022. The proposed building named and styled as **"VIP RESIDENCY-1"**.

7. On the basis of the documents placed before me, I certify that the property referred in the Schedule is owned/held by **V DAS INFRA PROJECTS,** and free from any encumbrances, charges, liens and mortgages or any other claim affecting the clear title, as on the date. I have taken the search of the records of the registrar's office from their Online Record by paying necessary Online Search Fee of Rs.525/- on 30-05-2022, vide receipt No.1112422104, for the year 2002 to 2022. The original search fee receipts and challan are enclosed herewith.

Encl : Annexure.

Date 11/11/2022

Akash Raut
Advocate

(Akash Raut)
Advocate

Akash Raut
ADVOCATE AND NOTARY

Residence & Office : Hansapuri, Old Bhandara Road, Opposite Custom Shop, Nagpur-440018.
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LEGAL TITLE REPORT

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I have investigated the title of the said Plot on the request of **V DAS INFRA PROJECTS,** acting through its Partner **1) MR. HEMANT S/O. MOTIRAM GAWANDE,** aged about 47 years, R/o. Plot No.207, Tiranga Chowk, Near Rajgire Hospital, Shivnagar, Nandanwan Layout, Nagpur-440009. and **2) MR. SANJAY S/O. YASHWANTRAO DHAWLE,** aged about 49 years, R/o. Plot No.97, Diamond Nagar, Near Gajanan Mandir, Nagpur-440009, and following documents i.e. :-

1) Description of Property ALL THAT piece and parcel of **Plot No.03,** admeasuring about area **353.70 Sq. Mtrs.,** situated in the NIT sanctioned Non-Agriculture Land bearing Khasra No.9/2, Mouza – Vihirgaon, P.H No.37, Tahsil – Nagpur Gramin, and District – Nagpur.

2) Deed of Sale, registered at Serial No.21/2012, on 02-01-2012 and Serial No.4691/2015, on 14-07-2015 before Sub-Registrar Nagpur Gramin-7. By virtue of this sale deed the **V DAS INFRA PROJECTS,** acting through its Partner **1) MR. HEMANT S/O. MOTIRAM GAWANDE,** aged about 47 years, R/o. Plot No.207, Tiranga Chowk, Near Rajgire Hospital, Shivnagar, Nandanwan Layout, Nagpur-440009. and **2) MR. SANJAY S/O. YASHWANTRAO DHAWLE,** aged about 49 years, R/o. Plot No.97, Diamond Nagar, Near Gajanan Mandir, Nagpur-440009, has become the owner of property stated above and their names

3) Search report from 2002 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 (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. (if any encumbrances please mention in separate sheet)
Owner of the land

V DAS INFRA PROJECTS, acting through its Partner

1) MR. HEMANT S/O. MOTIRAM GAWANDE,

and

2) MR. SANJAY S/O. YASHWANTRAO DHAWLE,

3/- The report reflecting the flow of the title of the **V DAS INFRA PROJECTS** (Owner/Promoter/Developer/Company) on the said land is enclosed herewith as annexure

Encl : Annexure.
Date 11/11/2022

Akash Raut
Advocate
(Akash Raut)
Advocate