Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

FORMAT- A
(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing **Plot No. D**, containing by total admeasurement **1115.873 Sq. Mtrs. (i.e. 12011.25 Sq. Ft.)** being a portion of the entire land bearing Khasra No. 34/8 (New) [Old Kh. No. 34/6] of **Mouza - ZINGABAI TAKLI**, P.H. No. **11**, TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as **"SWAMI SAMARTH ENCLAVE"**, bearing Corporation House No. 528/D, **City Survey No. 47** and Sheet No. 46 & 47, situated at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said layout on the request of **M/s RK Builder And Developer** acting through its Partners **(1) Mrs. Ranjana Yashwant Khodke** and **(2) Mr. Pravin alias Sachin Shamdeorao Raut** (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing **Plot No. D**, containing by total admeasurement **1115.873 Sq. Mtrs. (i.e. 12011.25 Sq. Ft.)** being a portion of the entire land bearing Khasra No. 34/8 (New) [Old Kh. No. 34/6] of **Mouza - ZINGABAI TAKLI**, P.H. No. 11, TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as **"SWAMI SAMARTH ENCLAVE"**, bearing Corporation House No. 528/D, **City Survey No. 47** and Sheet No. 46 & 47, situated at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR, BOUNDARIES :- ON THE EAST - PLOT NO. A; ON THE WEST – ROAD; ON THE NORTH - PLOT NOS. B & C and ON THE SOUTH - ROAD.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

(2) The Document of allotment of plot :- Sale Deed Dated 03-01-2023 for Plot No. D executed by M/s Shamdeo Developers & Builders Promoters acting through its Partner Mr. Pravin alias Sachin Shamdeorao Raut in favour of M/s RK Builder And Developer acting through its Partners (1) Mrs. Ranjana Yashwant Khodke and (2) Mr. Pravin alias Sachin Shamdeorao Raut, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 65/2023 on 03-01-2023.

(3) Property Card of City Survey issued by Competent Authority Mutation Entry No. 35955 for Plot No. D.

(4) 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 (following owner) is clear, marketable and without any encumbrances.
Owners of the land

ALL THAT Piece and Parcel of land bearing **Plot No. D**, containing by total admeasurement **1115.873 Sq. Mtrs. (i.e. 12011.25 Sq. Ft.)** being a portion of the entire land bearing Khasra No. 34/8 (New) [Old Kh. No. 34/6] of **Mouza - ZINGABAI TAKLI**, P.H. No. 11, TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as **"SWAMI SAMARTH ENCLAVE"**, bearing Corporation House No. 528/D, **City Survey No. 47** and Sheet No. 46 & 47, situated at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR	**M/s RK Builder And Developer** acting through its Partners **(1) Mrs. Ranjana Yashwant Khodke** and **(2) Mr. Pravin alias Sachin Shamdeorao Raut**

(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of M/s RK Builder And Developer acting through its Partners (1) Mrs. Ranjana Yashwant Khodke and (2) Mr. Pravin alias Sachin Shamdeorao Raut on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the M/s RK Builder And Developer acting through its Partners (1) Mrs. Ranjana Yashwant Khodke and (2) Mr. Pravin alias Sachin Shamdeorao Raut (Owners/Promoters/ developers/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 11.01.2023

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) Property Card of City Survey No. 47 issued by City Survey Office No. 3 as on date of application for registration

The name of M/s RK Builder And Developer acting through its Partners **(1) Mrs. Ranjana Yashwant Khodke** and **(2) Mr. Pravin alias Sachin Shamdeorao Raut** is recorded in the property Card City Survey No. 47 issued by City Survey Office No. 3, Nagpur in respect o the property comprising of ALL THAT Piece and Parcel of land bearing **Plot No. D**, containing by total admeasurement **1115.873 Sq. Mtrs. (i.e. 12011.25 Sq. Ft.)** being a portion of the entire land bearing Khasra No. 34/8 (New) [Old Kh. No. 34/6] of **Mouza - ZINGABAI TAKLI**, P.H. No. 11 and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 528/D, **City Survey No. 47** and Sheet No. 46 & 47, situated at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR.

2) Mutation Entry -

The Property Card of City Survey No. 47 issued by City Survey Office No. 3 reveal that vide Mutation Entry /Ferfar Entry No. 35955 the name of M/s RK Builder And Developer acting through its Partners (1) Mrs. Ranjana Yashwant Khodke and (2) Mr. Pravin alias Sachin Shamdeorao Raut is recorded as owners of the said land.

3) Search report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Nagpur (Rural).

THAT, ALL THAT Piece and Parcel of land bearing Khasra No. 34/6 (New Kh. No. 34/8) of Mouza - ZINGABAI TAKLI, P.H. No. 11, having an area of 0.30 Hectare R., Land Revenue Rs. 3.00/-, held in Bhogwatdar Class-1 Rights and including all other easementary rights appurtenant and belonging thereto, situated at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation in Tahsil and District – NAGPUR, Originally belonged to Mrs. Usha Yograj Raut, being her separate property, having acquired the same by her by a family Partition and the same is mutated in her name in all relevant records.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

THAT the aforesaid land bearing Khasra No. 34/8 (Old Kh. No. 34/6) is converted for Non Agricultural (Residential) Use by the Additional Tahslidar, Nagpur vide its Order Dated 07.12.2012 passed in the Revenue Case No. 2172/NAP-34/2012-13 of Mouza – Zingabai Takli.

THAT, the aforesaid entire land bearing Khasra No. 34/8 (Old Kh. No. 34/6) is covered under the Scheme 1900 layout of the Nagpur Improvement Trust, Nagpur under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001.

THAT, the said Khasra No. 34/8 (Old Kh. No. 34/6) is regularized by the Nagpur Improvement Trust, Nagpur under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly the Building Engineer (North) of the Nagpur Improvement Trust, Nagpur has issued a Regularization Letter to that effect vide its Permit No. 419 Dated 28.12.2012, In Case No. 20090430101 and Layout No. 1900/ZT/5081 in favour of Mrs. Usha Yograj Raut. As per the said Regularisation Letter Dated 28.12.2012, the area of the said land is shown and declared as 2093.0560 Sq. Mtrs. instead of 2521.9530 Sq. Mtrs. Thus the area of the said land is at present 2093.0560 Sq. Mtrs.

THAT during the course of time the aforesaid Mrs. Usha Yograj Raut lateron sub-divided the said land into 4 parts (i.e. Plot Nos. A, B, C and D). Thu Sub-Division of the aforesaid land is duly sanctioned and approved by the Building Engineer, Nagpur Improvement Trust, Nagpur vide his Letter No. BE(N)/1132 Dated 27.02.2017.

THAT the aforesaid Mrs. Usha Yograj Raut lateron transferred/sold the ALL THAT Piece and Parcel of land bearing Plot No. D, containing by total admeasurement 1115.873 Sq. Mtrs. (i.e. 12011.25 Sq. Ft.) being a portion of the entire land bearing Khasra No. 34/8 (New) [Old Kh. No. 34/6] of Mouza - ZINGABAI TAKLI, P.H. No. 11 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 47 and Sheet No. 46 & 47, situated at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR, by way of Sale to M/s Shamdeo Developers and Builders Promoters acting through its Partners Mr. Pravin alias Sachin Shamdeorao Raut, by a Sale Deed Dated 28.02.2018, which is registered in the Office of the Sub Registrar, Nagpur-8 in Book No. 1 at Registered Sr. No. 604/2018 on 28.02.2018. As a result therefore the aforesaid M/s Shamdeo Developers and Builders Promoters and the same is accordingly mutated in its name in all relevant records and also recorded in the Property Card of City Survey.

THAT, the aforesaid M/s Shamdeo Developers and Builders Promoters lateron decided to develop the said Plot No. D into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self-contained separate Apartments therein. Accordingly it has prepared a Building plan of a Multistoreyed Building proposed to be constructed on the said Plot

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

No. D and the same is duly sanctioned and approved by the Building Engineer (N) of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE(NORTH)/Case No. 265626263/Tracking No. 2022102015/1022 Dated 21-12-2022. However the aforesaid M/s Shamdeo Developers and Builders Promoters could not commence its Constructions activity on the said Plot and the said land is at present vacant land; AND

THAT, the said M/s Shamdeo Developers and Builders Promoters acting through its Partners Mr. Pravin alias Sachin Shamdeorao Raut, have sought the loan from the Tirupati Urban Co-operative Bank Ltd., Nagpur and mortgaged the said property to it by way of security for the repayment of loan by a Mortgage Deed Dated 20-03-2019, which is duly registered in the Office of the Sub-Registrar Nagpur-4 at Registered Serial No. 1875/2019 on 20-03-2019. During the course of time it has now repaid the entire amount of loan togetherwith an interest accrued thereon to the said Mortgagee Bank and got its property freed and discharged from its mortgage. And accordingly a Release Letter to that effect is also issued by the said bank in it's favour on 15-12-2022 and the said Tirupati Urban Co-operative Bank Ltd., Nagpur executed Deed of Release on 21-12-2022 in favour of M/s Shamdeo Developers and Builders Promoters acting through its Partners Mr. Pravin alias Sachin Shamdeorao Raut and the same is duly registered in the Office of the Sub-Registrar Nagpur-4 at Registered Serial No. 11006/2022 on 21-12-2022.

THAT, the aforesaid M/s Shamdeo Developers and Builders Promoters acting through its Partners Mr. Pravin alias Sachin Shamdeorao Raut lateron transferred/sold its aforesaid property comprising ALL THAT Piece and Parcel of land bearing Plot No. D, containing by total admeasurement 1115.873 Sq. Mtrs. (i.e. 12011.25 Sq. Ft.) being a portion of the entire land bearing Khasra No. 34/8 (New) [Old Kh. No. 34/6] of Mouza - ZINGABAI TAKLI, P.H. No. 11 and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 528/D, City Survey No. 47 and Sheet No. 46 & 47, situated at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR, by way of sale to M/s RK Builder And Developer acting through its Partners (1) Mrs. Ranjana Yashwant Khodke and (2) Mr. Pravin alias Sachin Shamdeorao Raut, by a Sale Deed dated 03-01-2023, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 65/2023 on 03-01-2023.

THAT, the said M/s RK Builder And Developer acting through its Partners (1) Mrs. Ranjana Yashwant Khodke and (2) Mr. Pravin alias Sachin Shamdeorao Raut has decide to construct a Multistoried Building on the said Plot No. D and to be known and styled as **"SWAMI SAMARTH ENCLAVE"** in accordance with the Plan duly sanctioned and approved by the Building Engineer (N) of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. BE(NORTH)/Case No. 265626263/Tracking No. 2022102015/1022 Dated 21-12-2022.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

(i) Sale Deed Dated 28-02-2018 for Plot No. D executed by Mrs. Usha Yograj Raut in favour of M/s Shamdeo Developers and Builders Promoters, bearing Registered Sr. No. 604/2018 on 28-02-2018.
(ii) Sale Deed dated 03-01-2023 for Plot No. D executed by M/s Shamdeo Developers and Builders Promoters in favour of M/s RK Builders and Developers, Registered Serial No. 65 on 03-01-2023.
(iii) Non Agricultural Order Dated 07.12.2012.
(iv) Regularisation Letter Dated 28.12.2012.
(v) Sub-Divided Letter Dated 27.02.2017.
(vi) Building Plan is sanctioned Dated 21-12-2022.

THAT all the aforesaid documents produced before by M/s RK Builder And Developer acting through its Partners (1) Mrs. Ranjana Yashwant Khodke and (2) Mr. Pravin alias Sachin Shamdeorao Raut to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. 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 it's ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Southern Portion of the Plot No. D of Mouza ZINGABAI TAKLI in Tahsil and District Nagpur for the period of 30 (Thirty) Years (i.e. 1992 to 2022).

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.

Nagpur.
Dated : 11.01.2023

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15