MANISH G. SHARMA
Advocate

FORMAT -A
(Circular 28/2021)

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **ALL THAT** piece and parcel of land bearing **Plot No. 2 (North Part)**, admeasuring **665.599 Sq. Mtr.**, in Shende Nagar Layout, being a part of **Khasra No. 151/2**, of **Mouza: Nari**, bearing **City Survey No. 403, Sheet No. 330A/108**, Corporation House No. 2829/A, Ward No. 57, situated at Shende Nagar, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District – Nagpur and the said Plot is bounded as under:

On the East	:	Road;
On the West	:	Plot No. 3;
On the North	:	Road;
On the South	:	Plot No. 2 (South Part).

(Hereinafter referred as the **"said Land"**).

I have investigated the title of the said land on the request of **KDR BUILDERS**, through its Partners **1) Shri Kulvinder Singh Joginder Singh Dhillon, 2) Shri Raj Goverdhan Sakhare & 3 Shri Digvijayant Wasudeo Tumdam** and following documents i.e.: -

1) Description of the property.

ALL THAT piece and parcel of land bearing **Plot No. 2 (North Part)**, admeasuring **665.599 Sq. Mtr.**, in Shende Nagar Layout, being a part of **Khasra No. 151/2**, of **Mouza: Nari**, bearing **City Survey No. 403, Sheet No. 330A/108**, Corporation House No. 2829/A, Ward No. 57, situated at Shende Nagar, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District – Nagpur and the said Plot is bounded as under:

Office / Resi : Ramnath Building, Near Sindhi Gurusangat, Sadar, Nagpur-01 **Call : 9823255377**

On the East	:	Road;
On the West	:	Plot No. 3;
On the North	:	Road;
On the South	:	Plot No. 2 (South Part).

2) Copy of Sale Deed dated 31/12/2020 of **KDR Builders**.
3) Copy of Partition Deed dated 31/03/2017.
4) Copy of Building Permit No. B.E(North)/Case No. 325587023 / Tracking No. 20220208111/943, dated 16/11/2022.
5) Copy of Akhiv Patrika in the name of **KDR Builders**.
6) Copy of Deed of Declaration dated 16/12/2022.
7) Search report for 30 years from 1994 till 2023.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said land I am of the opinion that the title of **KDR BUILDERS** is clear and marketable and they have encumbered the aforesaid property by availing Project Loan from **Arvind Sahakari Bank Ltd., Digdoh Branch, Nagpur** for constructing a Multi-storied Building over the aforesaid land to be named and styled as "**KDR ROYALE**".

OWNERS OF THE LAND:

KDR BUILDERS, through its Partners **1) Shri Kulvinder Singh Joginder Singh Dhillon, 2) Shri Raj Goverdhan Sakhare & 3 Shri Digvijayant Wasudeo Tumdam.**

The report reflecting the flow of the title of the **KDR BUILDERS**, through its Partners **1) Shri Kulvinder Singh Joginder Singh Dhillon, 2) Shri Raj Goverdhan Sakhare & 3 Shri Digvijayant Wasudeo Tumdam** as the Owner on the said land is enclosed herewith as annexure.

Encl: Annexure.

Nagpur
Date: 03/01/2023

Adv. Manish Sharma

MANISH G. SHARMA
B.Com. L.L.B. ADVOCATE
RAMNATH BUILDING,
SADAR, NAGPUR-440001.

ANNEXURE - A

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7/12 Extract or property card issued by Government of Maharashtra of Revenue Department.

2) Search Report for 30 years from 1994 - 2023 taken from Sub-Registrar, Nagpur-01 vide Receipt No. MH013096079202223E, dated 02/01/2023 and on perusal of the documents and search I am of the following opinion.

Description of the property.

ALL THAT piece and parcel of land bearing **Plot No. 2 (North Part)**, admeasuring **665.599 Sq. Mtr.**, in Shende Nagar Layout, being a part of **Khasra No. 151/2**, of **Mouza: Nari**, bearing **City Survey No. 403, Sheet No. 330A/108**, Corporation House No. 2829/A, Ward No. 57, situated at Shende Nagar, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District – Nagpur and the said Plot is bounded as under:

On the East	:	Road;
On the West	:	Plot No. 3;
On the North	:	Road;
On the South	:	Plot No. 2 (South Part).

Following documents are provided to me for the purpose of verification of title:-

(a) Copy of Sale Deed dated 31/12/2020 of **KDR Builders**.
(b) Copy of Partition Deed dated 31/03/2017.
(c) Copy of Building Permit No. B.E(North)/Case No. 325587023 / Tracking No. 20220208111/943, dated 16/11/2022.
(d) Copy of Akhiv Patrika in the name of **KDR Builders**.
(e) Copy of Deed of Declaration dated 16/12/2022.

Owner of the aforesaid land are **KDR BUILDERS**, through its Partners **1) Shri Kulvinder Singh Joginder Singh Dhillon, 2) Shri Raj Goverdhan Sakhare & 3 Shri Digvijayant Wasudeo Tumdam.**

3) <u>Title history of property</u>:-

Originally **Shri Man Singh S/o. Sher Singh** and **Shri Prem Singh S/o. Sher Singh** were the owners of **ALL THAT** piece and parcel of land bearing **Plot No. 2**, admeasuring **14,500.00 Sq. Ft.**, in Shende Nagar Layout, being a part of **Khasra No. 151/2**, Revenue Rs. 21.20/-, with Malik Makbuza Rights, in **Mouza: Nari**, situated at Shende Nagar, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District – Nagpur having being purchased the same from **1) Shri Vithoba Kisan Shende, 2) Shri Namdeo Kisan Shende & 3) Shri Bapurao Kisan Shende**, vide Sale Deed dated 26/02/1954, which was duly registered in the Office of Sub-Registrar, Nagpur, in Addl. Book No. 1, Volume No. 221, at Pages 49 to 50, Regd. No. 125 on 27/02/1954.

Thereafter the said **Shri Man Singh S/o. Sher Singh** died on 06/04/1987 leaving behind his wife namely **Smt. Balwant Kaur W/o. Man Singh Dadiala** and his son namely **Shri Balbir Singh S/o. Man Singh Dadiala** as his legal heirs.

Thereafter as aforesaid Layout was under unauthorized layouts of Nagpur City and the Nagpur Improvement Trust, Nagpur included the said layout in the Development Plan of Nagpur Improvement Trust, Nagpur under The Maharashtra Gunthewari (Regulation, Upgradation & Control) Act, 2001 and **1) Shri Balbir Singh S/o. Man Singh Dadiala, 2) Smt. Balwant Kaur W/o. Man Singh Dadiala & 3) Shri Prem Singh S/o. Sher Singh** being the joint owners of the aforesaid **Plot No. 2** had applied for regularization of said plot to the Nagpur Improvement Trust, Nagpur.

Thereafter the said **Smt. Balwant Kaur W/o. Man Singh Dadiala** also died on 03/08/2001 leaving behind her son as her only legal heir namely **Shri Balbir Singh S/o. Man Singh Dadiala**.

Thereafter the demand was raised by the Nagpur Improvement Trust, Nagpur for regularization of the said **Plot No. 2** and accordingly the amount of **Rs. 2,27,813/-** was paid on 21/05/2003 towards regularization charges and the Nagpur Improvement Trust, Nagpur duly regularized the said **Plot No. 2** vide its Regularization Letter bearing Permit No. BE(NE)/3738/41/3734 dated 06/10/2003 and the area of the said **Plot No. 2** was regularized to **1331.199 Sq. Mtr**.

Thereafter the said **Shri Balbir Singh S/o. Man Singh Dadiala** also died on 01/11/2007 leaving behind his legal heirs namely **1) Smt. Rajendra Kaur W/o. Balbir Singh Dadiala, 2) Smt. Kawaljit Kaur W/o. Malkeet Singh Matharu, 3) Smt. Gurdeep Kaur W/o. Sukirat Singh & 4) Shri Harpal Singh S/o. Balbir Singh Dadiala** and thereafter **1) Smt. Rajendra Kaur W/o. Balbir Singh Dadiala, 2) Smt. Kawaljit Kaur W/o. Malkeet Singh Matharu & 3) Smt. Gurdeep Kaur W/o. Sukirat Singh** relinquished their rights in favour of **Shri Harpal Singh S/o. Balbir Singh Dadiala**.

Thereafter the said **Shri Prem Singh S/o. Sher Singh** also died on 01/05/2006 leaving behind a WILL dated 10/08/1999 and as per the said WILL **Shri Prem Singh S/o. Sher Singh** bequeathed his share in the aforesaid **Plot No. 2** to his son **Shri Iqbal Singh S/o. Prem Singh Dadiala**.

Thereafter thus **Shri Harpal Singh S/o. Balbir Singh Dadiala & Shri Iqbal Singh S/o. Prem Singh Dadiala** became the joint and equal owners of **ALL THAT** piece and parcel of land bearing **Plot No. 2**, admeasuring **1331.199 Sq. Mtr.**, in Shende Nagar Layout, being a part of **Khasra No. 151/2**, with Malik Makbuza Rights, of **Mouza: Nari**, bearing **City Survey No. 403, Sheet No. 330A/108**, Ward No. 57, situated at Shende Nagar, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District – Nagpur.

Thereafter the said **Shri Harpal Singh S/o. Balbir Singh Dadiala & Shri Iqbal Singh S/o. Prem Singh Dadiala** decided to get the aforesaid **Plot No. 2** equally Partitioned among themselves by meets and bounds and therefore they executed a Partition Deed dated 31/03/2017, which was duly registered in the Office of Sub-Registrar, Nagpur-1, at

Serial No. 1915/2017 on 04/04/2017.

Thereafter the aforesaid **Shri Harpal Singh S/o. Balbir Singh Dadiala & Shri Iqbal Singh S/o. Prem Singh Dadiala** submitted an application for Sub-Division of **Plot No. 2** alongwith Sub-Division Map with Nagpur Improvement Trust, Nagpur as per the Partition Deed and the Building Engineer(N), Nagpur Improvement Trust, Nagpur has duly approved the Sub-Division of the said Plot vide Letter No. 28 dated 20/11/2017 and **Shri Harpal Singh S/o. Balbir Singh Dadiala** became the owner of **Plot No. 2 (South Part)** and **Shri Iqbal Singh S/o. Prem Singh Dadiala** became the owner of **Plot No. 2 (North Part)**.

Thereafter the said **Shri Iqbal Singh S/o. Prem Singh Dadiala** sold **ALL THAT** piece and parcel of land bearing **Plot No. 2 (North Part)**, admeasuring **665.599 Sq. Mtr.**, in Shende Nagar Layout, being a part of **Khasra No. 151/2**, of **Mouza: Nari**, bearing **City Survey No. 403, Sheet No. 330A/108**, Corporation House No. 2829/A, Ward No. 57, situated at Shende Nagar, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District – Nagpur, to **KDR BUILDERS**, through its Partners **1) Shri Kulvinder Singh Joginder Singh Dhillon, 2) Shri Raj Goverdhan Sakhare & 3) Shri Digvijayant Wasudeo Tumdam**, vide Sale Deed 31/12/2020, which was duly registered in the Office of Jt. Sub-Registrar, Nagpur-1, at Serial No. 257/2021 on 11/01/2021.

Thereafter the said **KDR BUILDERS**, through its Partners **1) Shri Kulvinder Singh Joginder Singh Dhillon, 2) Shri Raj Goverdhan Sakhare & 3) Shri Digvijayant Wasudeo Tumdam**, decided to construct a Multi-storied building thereon to be named and styled as "**KDR ROYALE**" and hence for that purpose they applied with Nagpur Improvement Trust and the Building Engineer (North), Nagpur Improvement Trust, has sanctioned the Building Plan and issued Building Permit No. B.E(North)/Case No. 325587023 / Tracking No. 20220208111/943, dated 16/11/2022.

Thereafter the said **KDR BUILDERS**, through its Partners **1) Shri Kulvinder Singh Joginder Singh Dhillon, 2) Shri Raj Goverdhan Sakhare & 3) Shri Digvijayant Wasudeo Tumdam**, have availed

Project Loan from **Arvind Sahakari Bank Ltd., Digdoh Branch, Nagpur** for constructing a Multi-storied Building and have executed a Mortgage Deed dated 25/10/2022, which is duly registered in the Office of Sub-Registrar, Nagpur-3, at Serial No. 7092/2022.

Thereafter the said **KDR BUILDERS**, through its Partners **1) Shri Kulvinder Singh Joginder Singh Dhillon, 2) Shri Raj Goverdhan Sakhare & 3) Shri Digvijayant Wasudeo Tumdam**, has submitted the aforesaid land into the provisions of Maharashtra Apartment Ownership Act, 1970 and have duly executed and registered a Deed of Declaration dated 16/12/2022, which is duly registered in the Office of Sub-Registrar, Nagpur-1, at Serial No. 11088/2022 on 19/12/2022.

Therefore the said **KDR BUILDERS**, through its Partners **1) Shri Kulvinder Singh Joginder Singh Dhillon, 2) Shri Raj Goverdhan Sakhare & 3) Shri Digvijayant Wasudeo Tumdam** are the owner of the aforesaid **SCHEDULE** property and have availed loan **Arvind Sahakari Bank Ltd., Digdoh Branch, Nagpur** by mortgaging the aforesaid property mentioned in the **SCHEDULE** above.

That the name of the owners **KDR BUILDERS**, through its Partners **1) Shri Kulvinder Singh Joginder Singh Dhillon, 2) Shri Raj Goverdhan Sakhare & 3) Shri Digvijayant Wasudeo Tumdam** are mutated in the Akhiv Patrika.

That **KDR BUILDERS**, through its Partners **1) Shri Kulvinder Singh Joginder Singh Dhillon, 2) Shri Raj Goverdhan Sakhare & 3) Shri Digvijayant Wasudeo Tumdam** are the owners of the schedule property and they have mortgaged the aforesaid schedule property with **Arvind Sahakari Bank Ltd., Digdoh Branch, Nagpur** and have executed a Mortgage Deed dated 25/10/2022, which is duly registered in the Office of Sub-Registrar, Nagpur-3, at Serial No. 7092/2022.

That before selling the **Flat/Apartment** to the prospective purchaser/s **KDR BUILDERS**, through its Partners **1) Shri Kulvinder Singh Joginder Singh Dhillon, 2) Shri Raj Goverdhan Sakhare & 3) Shri Digvijayant Wasudeo Tumdam** shall have to obtain NOC from **Arvind Sahakari Bank Ltd., Digdoh Branch, Nagpur**.

4) Any other relevant title:- NA

5) There is no Litigation/Pending Litigation against the aforesaid property as on today.

Nagpur
Date: 03/01/2023

Adv. Manish Sharma

MANISH G. SHARMA
B.Com. L.L.B. ADVOCATE
RAMNATH BUILDING,
SADAR, NAGPUR-440001.

CHALLAN

MTR Form Number-6

GRN	MH013096079202223E	BARCODE		Date	02/01/2023-11:49:09	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)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	Adv Manish Sharma
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No.**	Ramnath Building
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	Sadar
0030072201 SEARCH FEE	750.00	**Area/Locality**	Nagpur
		Town/City/District	
		PIN	4 4 0 0 0 1
		Remarks (If Any)	Mouza Nari Khasra No 151/2 City Survey No 403 Search Fees for 30 Years
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.	69103332023010212032	2785408180
Cheque/DD No.		Bank Date	RBI Date	02/01/2023-11:50:33	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. : 9823255377

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 02-01-2023 12:52:41