

Mrs. Kanchan G. Nimbulkar,
ADVOCATE.

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FORMAT-A

(Circular No.28/2021)

To,
MAHA RERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect Plot No. 79, City Survey No. 209 and Sheet No. 52, Corporation House No. 4254/79, of Mouza BHAMTI in Tah and Dist Nagpur.

I have investigated the title of the land on the request of Shri Sachin Ashok Khare (proprietor of M/s Shree Construction).

1. Description of the Immoveable property:-

ALL THAT piece and parcel of land bearing Plot No. 79, out of the layout of Perfect Co-operative Housing Society Ltd, Nagpur containing by total admeasurement 450.00 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 129 & 130 of MOU2A - BHAMTI, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 209 and Sheet No. 52, Corporation House No. 4254/79, situated at Pannase layout, Trimurti Nager, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Tahsil and District NAGPUR and the said plot is bounded as under :

ON THE EAST - BY PLOT NO. 78
ON THE WEST - BY PLOT NO. 80
ON THE NORTH - BY PLOT NO. 74 & 75
ON THE SOUTH - BY 12 MTR. WIDE ROAD.

2. Title deeds in original/photo copy seen By me:

1. **Copy** of DEED OF DECLEARATION executed by Shri Sachin Ashok Khare (A proprietor of M/s Shree Construction) which is duly registered before sub registrar office Nagpur vide registered sr no NGN-4/10671/2022 Dated 08/12/2022

2. **Copy** of SALE DEED executed by M/s Nirmitee through partner Mrs. Apoorva Prabodh Pachpor in favour of Shri Sachin Ashok Khare (A proprietor M/s Shree Construction) which is duly registered before sub registrar office Nagpur vide registered sr no NGN-4/232/2022 Dated 07/01/2022

3. **Copy** of SALE DEED executed by Shri Anant Narayan Dhole in favour of M/s Nirmitee through patner Mrs. Apoorva Prabodh Pachpor which is duly registered before sub registrar office Nagpur vide registered sr no NGN-4/4148/2015 Dated 25/08/2015
4. **Copy** of SALE DEED executed by Shri Madhusudan Rajagopal Chetty in favour of Shri Anant Narayan Dhole which is duly registered before sub registrar office Nagpur vide registered sr no NGN-1/587/2014 Dated 20/01/2014
5. **Copy** of SALE DEED executed by Perfect Co-operative Housing Society Ltd, Nagpur in favour of Shri Madhusudanraja gopal Chetty which is duly registered before sub registrar office Nagpur vide registered sr no NGN-1/2461/2002 Dated 18/07/2002
6. **Copy** of R.L. permit no B.E.(W)/1900(U/L)642 dated 15/09/2002
7. **Copy** of Building plan sanction by Nagpur Improvement Trust vide permit no B.E.(WEST)/Case no 1525665/Tracking No 202206245/1031 Dated 02/12/2022
8. **Copy** of Akhiv Patrika in the name of Shri Sachin Ashok Khare (A proprietor M/s Shree Construction) .
9. **Copy** of Tax Receipt 2023

3. Search in Sub Registrar's office

Sub registrar Nagpur 1 and 4 Nagpur.
I have inspected the records maintained by the Sub Registrar no. 1 and 4 Vide E Pay challan noMH015578202223Eof dated 12/02/2023 at Nagpur.

4. Search and investigation.

ALL THAT piece and parcel of land bearing Plot No. 79, out of the layout of Perfect Co-operative Housing Society Ltd, Nagpur containing by total admeasurement 450.00 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 129 & 130 of MOUZA - BHAMTI, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 209 and Sheet No. 52, Corporation House No. 4254/79, situated at Pannase layout, Trimurti Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Tahsil and District NAGPUR

WHEREAS ALL THAT piece and parcel of land bearing Plot No. 79, out of the layout of Perfect Co-operative Housing Society Ltd, Nagpur containing by total admeasurement 450.00 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 129 & 130 of MOUZA - BHAMTI, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 209 and Sheet No. 52, Corporation House No. 4254/79, situated at Pannase layout, Trimurti Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, Tahsil and District NAGPUR Originally belonged to Perfect Co-operative Housing Society Ltd, Nagpur.

WHEREAS Perfect Co-operative Housing Society Ltd, Nagpur Registered no NGP/HSG/263/1967 had purchase the land about land bearing Kh. Nos. 129 & 130 of MOUZA – BHAMTI, Tahsil and District NAGPUR.

WHEREAS Perfect Co-operative Housing Society Ltd, Nagpur executed SALE DEED in favour of Shri Madhusudanraja Gopal Chetty which is duly registered before sub registrar office Nagpur vide registered sr no NGN-1/2461/2002 Dated 18/07/2002 in respect of Plot No. 79, containing by total admeasurement 450.00 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 129 & 130 of MOUZA – BHAMTI ,

WHEREAS the said owner having paid the necessary regulation/ development charges to the NIT, the building engineer (west) of the NIT regularized the said plot 79 of land its permit no B.E.(W)/1900(U/L)642 dated 15/09/2002 and plot area is regulized having area 450.00 Sq. Mtrs.

WHEREAS Shri Madhusudan Rajagopal Chetty executed SALE DEED in favour of Shri Anant Narayan Dhole which is duly registered before sub registrar office Nagpur vide registered sr no NGN-1/587/2014 Dated 20/01/2014 in respect of Plot No. 79, containing by total admeasurement 450.00 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 129 & 130 of MOUZA – BHAMTI ,

WHEREAS Shri Anant Narayan Dhole executed SALE DEED in favour of M/s Niemitee through prop Mrs. Apoorva Prabodh Pachpor which is duly registered before sub registrar office Nagpur vide registered sr no NGN-4/4148/2015 Dated 25/08/2015 in respect of Plot No. 79, containing by total admeasurement 450.00 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 129 & 130 of MOUZA – BHAMTI ,

WHEREAS M/s Nirmitee through partner Mrs. Apoorva Prabodh Pachpor executed SALE DEED in favour of Shri Sachin Ashok Khare (A proprietor M/s Shree Construction) which is duly registered before sub registrar office Nagpur vide registered sr no NGN-4/232/2022 Dated 07/01/2022 in respect of Plot No. 79, containing by total admeasurement 450.00 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 129 & 130 of MOUZA – BHAMTI ,

WHEREAS Shri Sachin Ashok Khare (A proprietor M/s Shree Construction) decided to constructed a Multistoried Building on the Plot No. 79 which to be known as **SHREE RESIDENCY** and got the Sanction of Building Plan issued by NIT vide vide permit no B.E.(WEST)/Case no 1525665/Tracking No 202206245/1031 Dated 02/12/2022 being a portion of the entire land bearing Kh. Nos. 129 & 130 of MOUZA – BHAMTI ,

WHEREAS Shri Sachin Ashok Khare (A proprietor M/s Shree Construction) executed DEED OF DECLARATION which is duly registered before sub registrar office Nagpur vide registered sr no NGN-4/10671/2022 Dated 08/12/2022 in respect of Plot No. 79, containing by total admeasurement 450.00 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 129 & 130 of MOUZA – BHAMTI . IN THE SAID DOD it is mentioned that the Grantor hereto is entitled to use and utilized the Transferable Development Rights (T.D. R) of 126.00Sq. Mtrs in the construction to be carried by the said Shri Sachin Ashok Khare (A proprietor M/s Shree Construction) on the said plot no. 79.

The Link in the Title chain has been established and has been found to be correct and tallying with the records of the sub registrars.

In view of the above I am of the opinion that above said Shri Sachin Ashok Khare (A proprietor M/s Shree Construction) possess a good valid, clear and perfect marketable title over the said Property.

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 Shri Sachin Ashok Khare (A proprietor M/s Shree Construction) is clear, Marketable and without any encumbrances.

5. Owners of the land

Plot No. 79, City Survey No. 209 and Sheet No. 52, Corporation House No. 4254/79, of Mouza BHAMTI in Tah and Dist Nagpurls Shri Sachin Ashok Khare (A proprietor M/s Shree Construction)

The report reflecting the flow of the title of the Shri Sachin Ashok Khare (A proprietor M/s Shree Construction) on the said Land is Enclosed herewith as Annexure

Place Nagpur
Date:13/02/2023


Yours Faithfully
Mrs. Kanchan G.Nimbalkar
Advocate

Mrs. Kanchan G. Nimbulkar,
ADVOCATE.

248, Bajaj Nagar, Nagpur.

Mo. 9372108854,

Email:adv.kanchan.nimbulkar@gmail.com

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FLOW OF THE TITLE OF THE SAID LAND.

1. **Copy** of SALE DEED executed by M/s Nirmitee through prop Mrs. Apoorva Prabodh Pachpor in favour of Shri Sachin Ashok Khare (A proprietor M/s Shree Construction) which is duly registered before sub registrar office Nagpur vide registered sr no NGN-4/232/2022 Dated 07/01/2022.
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8. **Copy** of Akhiv Patrika in the name of Shri Sachin Ashok Khare (A proprietor M/s Shree Construction).
9. **Copy** of Tax Receipt 2023

Place Nagpur

Date: 13/02/2023.


Yours Faithfully.
Mrs. Kanchan G. Nimbulkar.
Advocate

