D.Y. KUMBHARE ADVOCATE

Off. :-Plot No.178, Kumar Bekari Line, Beside Union Bank ATM, Gokulpeth, Nagpur-10,
Res.:-Plot No.44, Laxmi Narayan Apartment, Near Jain Hardware, Gokulpeth, Nagpur-10,
Mobile No. 9766496116, E-mail: dhiraj22@gmail.com, Roll no: Mah/3116/2005.
Note:- All postal correspondence shall be in residential address only.

FORMAT-A

(Circular No. 28/2021)

To,

MahaRERA

Mumbai

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect to amalgamated land bearing Plots No. RM-59 & RM-60, Mouza-Turakmari, Tah. Hingna, Dist. Nagpur .(hereinafter referred as the said "amalgamated Plots No. RM-59 & RM-60")

1) I have investigated the title of Plots No. RM-59 & RM-60 on the request of M/s RA Constructions a partnership firm through its authorized partners 1. Shri Anuj Sanjay Bhagwe & 2. Shri Rishi Sanjiv Sahu and following documents i.e.

A) Description of the property

All that piece and parcel of amalgamated land bearing Plot No.RM-59 & RM 60, total admeasuring 960 Sq. Mtrs., MIDC, Butibori, Mouza-Turakmari, P.H. No. 71, Tahsil Hingna, District Nagpur and bounded as under :

East	:	Plot No.RM-32 & 20 Metres MIDC Road
West	:	Plot No. RM-31 & 20 Metres MIDC Road
North	:	Plot No.RM-58
South	:	Plot No.RM-61

DHIRAJ KUMBHARE Reg. No. MAH/3116/2005 ADVOCATE

B) The Documents of Allotments of Plot

a) Agreement of Lease of Plot No. RM-59 dated 19-08-2004 registered at Sr. No. 2987.

b) Indenture Lease Deed of Plot No. RM-59 dated 01-09-2009 registered at Sr. No. 3905.

c) Deed of Assignment of Plot No. RM-59 dated 19-11-2020 registered at Sr. No. 6358.

d) Agreement of Lease of Plot No. RM-60 dated 01-11-2004 registered at Sr. No. 4425.

e) Indenture Lease Deed of Plot No. RM-60 dated 24-09-2009 registered at Sr. No. 4203.

f) Copy of MIDC Order dated 18-11-2020, transfer of Plot No. RM-59 in favor of M/s RA Constructions a partnership firm through its authorized partner 1 Shri Anuj Sanjay Bhagwe and 2. Shri Rishi Sanjiv Sahu.

g) Copy of MIDC Order dated 18-11-2020, transfer of Plot No. RM-60 in in favor of M/s RA Constructions a partnership firm through its authorized partner 1 Shri Anuj Sanjay Bhagwe and 2. Shri Rishi Sanjiv Sahu.

h) Copy of amalgamation of Plot No. RM-59 & RM-60.

i) Deed of Assignment of Plot No. RM-60 dated 19-11-2020 registered at Sr. No. 6359.

j) Sanction Plan & Building plan for residential building on Plot No. RM-59 & RM-60, vide building permit no. EE-1/PI.APP/D-74404 of 2022 dated 14-11-2022.

k) Deed of Declaration of Plot No. RM-59 & RM-60 dated 26-12-2022 registered at Sr. No. 7830.

C) Search Report for 30 years from 01-02-1992 till 01-02-2023.

2) On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the **title of M/s RA Constructions a partnership firm through its authorized**

DHIRAJ KUMBHARE Reg. No. MAH.3116 2005 ADVOCATE

partner 1 Shri Anuj Sanjay Bhagwe and 2. Shri Rishi Sanjiv Sahu is clear, marketable and without any encumbrances.

a) Owners of the land

M/s RA Construction a partnership firm through its authorized partner 1. Shri Anuj Sanjay Bhagwe and 2. Shri Rishi Sanjiv Sahu.

3) The report reflecting the flow of the title of the M/s RA Constructions a partnership firm through its authorized partner 1. Shri Anuj Sanjay Bhagwe and 2. Shri Rishi Sanjiv Sahu on the said land is enclosed herewith as annexure.

Encl : Annexure

Dated: 01-02-2023

DHIRAJ KUMBHARE
Reg. No.
MAH/3116/2005
ADVOCATE

Signature of Advocate

(D.Y. Kumbhare)

D.Y. KUMBHARE **ADVOCATE**

Off. :-Plot No.178, Kumar Bekari Line, Beside Union Bank ATM, Gokulpeth, Nagpur-10,
Res.:-Plot No.44, Laxmi Narayan Apartment, Near Jain Hardware, Gokulpeth, Nagpur-10,
Mobile No. 9766496116, E-mail: dhiraj22@gmail.com, Roll no: Mah/3116/2005.
Note:- All postal correspondence shall be in residential address only.

Format – A

(Circular No. 28 /2021)

1) Flow of the title of amalgamated Plots No. RM-59 & RM-60.

1. That the MIDC Leasehold Plot No. RM-59 in Butibori Industrial Area, containing by admeasurements 480.00 Sq. Mtr. of Mouza- Turakmari, P. H. No. 71 situate at Village - Turakmari, within the limits of the Grampanchayat Tutakmari in Tahsil - Hingna and District - Nagpur, owned and possessed by Shri. Ramingam Ramanathan Ayyer. It reveals that Maharashtra Industrial Development Corporation having its Branch Office at Nagpur through City and Industrial Development Corporation of Maharashtra (CIDCO) has Lease out the Plot No. RM-59 for Leasehold Rights for a period of 95 (Ninety Five) Years by an Agreement to Lease dated 19-08-2004 in favour of Shri. Ramingam Ramanathan Ayyer, which is duly registered at the Office of Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. HGN/2987/2004 on even date.

2. It reveals that the aforesaid the Maharashtra Industrial Development Corporation later on executed by an indenture of Lease of Plot No. RM-59 in favor of Shri Ramlingam Ramanathan Ayyer on 01-09-2009, which is duly registered at the Office of Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. HGN/3905/2009 on even date.

3. It reveals that the aforesaid Shri. Ramlingam Ramanathan Ayyer with an order of the MIDC, vide its letter no. MIDC/RO(NGP)/BTR/LMS-561/ 3532/2020 dated 18-11-2020 transferred the Plot No. RM-59 in Butibori Industrial Area, containing by admeasurements 480.00 Sq. Mtrs. of MOUZA TURAKMARI, P. H. No. 71 by way of Deed of Assignment Dated 19-11-2020, in favor of M/s RA Constructions which is duly registered at the Office of the Joint Sub-Registrar, Hingna in Book No. at Serial No. HGN/6358/2020 on even date.



4. That the MIDC Leasehold Plot No. RM-60 in Butibori Industrial Area, containing by admeasurements 480.00 Sq. Mtr. of MOUZA-TURAKMARI, P. H. No. 71 situate at Village - Turakmari, within the limits of the Grampanchayat Tutakmari in Tahsil - Hingna and District - NAGPUR, owned and possessed by Shri. Deepakrao Balwantrao Mandloi. It reveals that Maharashtra Industrial Development Corporation having its Branch Office at Nagpur through City and Industrial Development Corporation of Maharashtra (CIDCO) has Lease out the Plot No. RM-60 for Leasehold Rights for a period of 95 (Ninety Five) Years by an Agreement to Lease dated 01-11-2004 in favor of Shri. Deepakrao Balwantrao Mandloi, which is duly registered at the Office of Joint Sub-Registrar, Hingna in Book No. 1 at Serial No HGN/4425/2004 on even date.

5. It reveals that the aforesaid the Maharashtra Industrial Development Corporation later on executed by an indenture of Lease of Plot No. RM-60 in favor of Shri. Deepakrao Balwantrao Mandloi on 24-09-2009, which is duly registered at the Office of Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. HGN/4203/2009 on even date.

6. It reveals that the aforesaid Shri. Deepakrao Balwantrao Mandloi with an order of the MIDC, vide its letter no. MIDC/RO(NGP)/BTR/LMS-765/3531/2020 dated 18-11-2020 later on transferred the Plot No. RM-60 in Butibori Industrial Area, containing by admeasurements 480.00 Sq. Mtrs. of MOUZA TURAKMARI, P. H. No. 71 by way of Deed of Assignment Dated 19-11-2020, in favor of M/s RA Constructions which is duly registered at the Office of the Joint Sub-Registrar, Hingna in Book No. at Serial No. HGN/6359/2020 on even date.

7. It reveals that on the application of M/s RA Constructions the Area Manager, MIDC, Nagpur by its letter no. MIDC/RO(Nagpur)/Butibori/ LMS – 765/3099/ 2022 dated 02-09-2022 amalgamated the Plot No. RM-59 & RM-60 area admeasuring 960 Sq.Mtrs. along the common boundaries.

8. It reveals that the MIDC has approved the first building plan for residential building on Plot No. RM-59 & RM-60, vide building permit no. EE-1/PI.APP/D-74404 of 2022 dated 14-11-2022.

DHIRAJ KUMBHARE
Reg. No. MAH/3116/2005
ADVOCATE

9. It reveals that M/s RA Constructions under the provision of Maharashtra Apartment Ownership Act 1970 was executed a Deed of Declaration of "Divyanjali Apartments" Plot No. RM-59 & RM-60 total admeasuring 960 Sq.Mts. which has been registered in the office of Joint- Sub Registrar Hingna at Sr. No.7830 on 26-12-2022.

2) Mutation Entry

3) Search report for 30 years from 01-01-1992 to 08-01-2023 taken and verified online from the Inspector General of Registration by depositing Rs.750/- vide GRN No. MH013412740202223E & MH013412533202223E Dt. 08-01-2023.

4) Any other relevant title – No.

5) Litigation of any – No.

DHIRAJ KUMBHARE Reg. No. MAH/3116/2005 ADVOCATE

Place : Nagpur
Dated: 01-02-2023

Signature of Advocate
(D.Y. Kumbhare)

CHALLAN
MTR Form Number-6

GRN	MH013412740202223E	BARCODE		Date	08/01/2023-16:24:05	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	HGN_HINGNA SUB REGISTRAR	Full Name	Adv Dhiraj Kumbhare
Location	NAGPUR		
Year	2022-2023 From 01/01/1992 To 31/12/2007	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	350.00
Total	350.00

Remarks (If Any)

PLOT NO. RM 59 AND RM 60 TOTAL AREA 960 SQ. MTR. MOUZA TURAKMARI HINGNA DISTRICT NAGUR

Amount In Words: Three Hundred Fifty Rupees Only

Payment Details	BANK OF BARODA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	02003942023010800216	1318479643
Bank Date	RBI Date	08/01/2023-16:25:13	Not Verified with RBI
Bank-Branch		BANK OF BARODA	
Scroll No., Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9766496116

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 08-01-2023 04:25:24

CHALLAN
MTR Form Number-6

GRN	MH013412533202223E	BARCODE		Date	08/01/2023-16:05:10	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	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	dhiraj yadaorao kumbhare
Location	PUNE	Flat/Block No.	
Year	2022-2023 One Time	Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	400.00
Total	400.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
Amount In Words	Four Hundred Rupees Only

DEFACED ₹400.00 DEFACED

Payment Details	BANK OF BARODA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	02003942023010800212	1318478576
Bank Date	RBI Date	08/01/2023-16:07:09	Not Verified with RBI
Bank-Branch		BANK OF BARODA	
Scroll No. , Date		Not Verified with Scroll	

Department ID : 6101022 Mobile No. : 9766496116

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.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0006647484202223	08/01/2023-16:18:43	IGR002	400.00
			Total Defacement Amount		400.00

Print Date 08-01-2023 04:27:50

MH013412533202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
08 Jan 2023	Receipt	Receipt no.: 1112718401
	Name of the Applicant :	dhiraj yadaorao kumbhare
	Details of property of which document has to be searched :	Dist :Nagpur Village :Turakmari Ta.sa.kra.71 S.No/CTS No/G.No. : 59
	Period of search :	From :2008 To :2023
	Received Fee :	400
The above mentioned Search fee has been credited to government vide GRN no :MH013412533202223E		
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'.		