R. B. IRKHEDE
M. Com., M.A., M.Phil., LL.B.
ADVOCATE

OFFICE : 103, Shree Apartment,
Mama Road, Dharampeth,
NAGPUR - 440 010.
Mobile No. : 9822362366
E-mail : advirkhede@gmail.com

RESI. : Plot No. 77, 2nd Canal Road, Dharampeth, NAGPUR - 440 010.
COURT : Room No. 310, 3rd Floor, Nyaya Mandir, NAGPUR - 440 001.

Ref. No. **Date :** .....

FORMAT – A

(Circular No. 28/2021)

To

MahaRERA
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E- Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur – 440001.

LEGAL TITLE REPORT

Subject :- Title Clearance Certificate with respect to Building known as **"Chhaya Enclave - I"** to be erected on **ALL THAT** Piece and Parcel of land bearing **PLOT No. 01,** containing by admeasuring **528.04 Sq. Mtrs.,** bearing **Nagpur Municipal Corporation House No. 159/2/1** forming a portion of entire land bearing **KHASRA No. 159/2,** of **MOUZA – NARSALA, Patwari Halka No. 37,** situated within limits of Nagpur Municipal Corporation, at Narsala, **Ward No. 77, Nagpur (City)** Tahsil and District – **Nagpur.**

(Hereinafter referred as the said Project **"Chhaya Enclave - I")**

RBIrkhede

1] I /we have investigated the title of the said land on the request of **Shri. Mohan S/o. Ravindra Chimurkar,** Resident of Plot No. A - 6, Chintaman Nagar, Somalwada, Nagpur – 440025, Tahsil and District NAGPUR (Hereinafter referred to as **"Promoter / Developer")** and following documents i.e.:-

01. Description of the Property:-

ALL THAT Piece and Parcel of land bearing **PLOT No. 01,** containing by admeasuring **528.04 Sq. Mtrs.,** bearing **Nagpur Municipal Corporation House No. 159/2/1** forming a portion of entire land bearing **KHASRA No. 159/2,** of **MOUZA – NARSALA, Patwari Halka No. 37,** situated within limits of Nagpur Municipal Corporation, at Narsala, **Ward No. 77, Nagpur (City)** Tahsil and District **– Nagpur.**

02. The Documents for allotment / acquiring of Plot / land.

(i) Sale Deed dated 23.12.2010 executed by from Smt. Raibai WD/o. Kawaduji Mohod and others in favour of Shri. Ravindra S/o. Nilkanthrao Chimurkar which is registered at the Office of the Sub-Registrar, Nagpur (Rural) No. 10, in Book No. 1 at Serial No. 5770/2010.

(ii) Gift Deed 08.12.2020 executed by Shri. Ravindra S/o. Nilkanthrao Chimurkar in favour of his son **Shri. Mohan S/o. Ravindra Chimurkar,** which is registered at the Office of the Sub-Registrar, Nagpur (Rural) No. 7, in Book No. 1 at Serial No. 8545/2020.

(iii) 7/12 Extract of Plot No. 1.

(iv) Nagpur Municipal Corporation Tax Receipt.

(v) Sanctioned Building Plan bearing **Building Permit No. 96/BP/NARSALA/TP/NMC/1394, Dated 17-05-2022.**

03. Search Report for last 30 years from 1993 to 2022.

2] On perusal of the above mentioned documents and all other relevant documents relating to the title of the aforesaid Property, I am of the opinion that the title of **Shri. Mohan S/o. Ravindra Chimurkar,** Resident of Plot No. A - 6, Chintaman Nagar, Somalwada, Nagpur – 440025, Tahsil and District NAGPUR is clear, marketable and without any encumbrances.

RBamkode

Owner of the Land

ALL THAT piece and parcel of land bearing **PLOT No. 01,** containing by admeasuring **528.04 Sq. Mtrs.,** [537.50 Less Tangent 9.46 = 528.04 Sq. Mtrs.] bearing **Nagpur Municipal Corporation House No. 159/2/1** forming a portion of entire land bearing **KHASRA No. 159/2,** of **MOUZA – NARSALA,** Patwari Halka No. 37, situated within limits of Nagpur Municipal Corporation, at Narsala, **Ward No. 77, Nagpur (City)** Tahsil and District – **Nagpur.**	**Shri. Mohan S/o. Ravindra Chimurkar.**

Qualifying comments / remarks if any the Title of **Shri. Mohan S/o. Ravindra Chimurkar** on the said Land is good, valid, marketable, clear and salable.

3] The Report reflecting the flow of the title of **Shri. Mohan S/o. Ravindra Chimurkar** and right of development on the said land is enclosed herewith as Annexure.

R. B. IRKHEDE
(Advocate)

Dated : 15-06-2022.

Encl : Annexure.

R. B. IRKHEDE
Advocate
Mama Road, Dharampeth,
NAGPUR - 10

R. B. IRKHEDE
M. Com., M.A., M.Phil., LL.B.
ADVOCATE

OFFICE : 103, Shree Apartment,
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(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) (7/12) issued by the Revenue Department, Nagpur, issued on the date of application for registration. It is under process.

2) Mutation Entry

(i) The (7/12) issued by the Revenue Department Nagpur, the said **PLOT No. 01,** containing by admeasuring **528.04 Sq. Mtrs.,** Mutation / Ferfar No. 4240 Dated 18/02/2021, in the name of **Shri. Mohan S/o. Ravindra Chimurkar,** Resident of Plot No. A - 6, Chintaman Nagar, Somalwada, Nagpur – 440025, Tahsil and District NAGPUR and he is the recorded Owner of the said Plot.

3) **Search report for last 30 years 1993 to 2022 taken from the Sub-Registrar, Office at Nagpur.**

(i) **THAT** the land bearing **KHASRA No. 159/2,** of **MOUZA – NARSALA, Patwari Halka No. 37,** having a area of **0.81 Hector (OR 8100.00 Sq. Mtrs),** situated within the local limits of Gram Panchayat Narsala, at Narsala, in Tahsil Nagpur (Rural) and District **NAGPUR** originally belonged to Smt. Raibai WD/o. Kawaduji Mohod.

(ii) **THAT** the aforesaid property owned by the aforesaid Smt. Raibai WD/o. Kawaduji Mohod specified for **RESIDENTIAL USE** in the sanctioned Regional Development Plan of Nagpur City and consequentially the Urban Land (Ceiling and Regulation) Act 1976 having come into force with effect from 17.02.1976, therefore the provisions of said Act, came to be applicable to the aforesaid land.

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(iii) **THAT** the said Smt. Raibai WD/o. Kawaduji Mohod lateron decided to developed aforesaid Agricultural land admeasuring **0.81 Hectors** bearing **KHASRA NO. 159/2**, of **MOUZA – NARSALA,** into a Residential Estate by carving out various Residential Plots of different sizes therein as per the guidelines of the Urban Land (Ceiling and Regulation) Act 1976, but having no experience she has entrust the entire work of Development of the said entire property to Shri. Ravindra S/o. Nilkanthrao Chimurkar by an agreement Dated 10.04.2003.

(iv) **THAT** the said Smt. Raibai WD/o. Kawaduji Mohod lateron filed Return **Under Section 6 (2)** of the **Urban Land (Ceiling & Regulation) Act, 1976** in respect of land bearing **KHASRA No. 159/2**, of **MOUZA – NARSALA,** Tahsil – Nagpur (Rural) District Nagpur, admeasuring **8100.00 Sq. Mtrs.,** on 29.07.2002. The returns filed by the said Smt. Raibai WD/o. Kawaduji Mohod registered as **U.L.C. Case No. 78 / 2003**, and after scrutiny of the returns filed the **Competent Authority U.L.C. Nagpur,** vide its Order Dated 13.05.2003 passed **Under Section 8 (4)** allowed **3000.00 Sq. Mtrs.,** of land as a retainable land i.e. **2 Retainable Shares** in the name of said Smt. Raibai WD/o. Kawaduji Mohod and her daughter namely Ku. Rajas D/o. Kawduji Mohod, and the land admeasuring **5100.00 Sq. Mtrs.,** declared as **Surplus Vacant Land** within the meaning of the said Act and directed the said owners to file a Scheme on the said Surplus Vacant Land Under Section 20 (1) (a) of the Urban Land (Ceiling & Regulation) Act, 1976, on the patter of "Talegaon – Dabhade Scheme" within a period of 60 days from the date of said Order.

(v) **THAT** the said owners accordingly submitted a scheme Under Section 20 (1) (a) of the Urban Land (Ceiling & Regulation) Act, 1976, on the said Surplus and Retainable Vacant Land admeasuring 8100.00 Sq. Mtrs., for providing plots and / or construction of tenements and considering the same **Additional Collector and Competent Authority, Urban Land Ceiling, Nagpur** exempts the aforesaid vacant land admeasuring 2500.00 Sq. Mtrs., from the provisions of **Chapter – III** of the said Act vide its **ORDER No. A T P / U L C / T D (317) / 2003 / 2839, Dated 29.05.2003.**

(vi) **THAT** the said entire Land admeasuring **8100.00 Sq. Mtrs., (0.81 H.R)** bearing **Khasra No. 159/2**, of **MOUZA – NARSALA,** subsequently converted for **NON AGRICULTURAL USE** vide Order Dated 13.04.2006, passed by **HON'BLE COLLECTOR, NAGPUR,** passed in **Revenue Case No. 669 / NAP – 34 / 2005 –2006.**

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(vii) **THAT** the said owners in view of the said Exemption Order dated **29.05.2003** submitted the Layout plan for its FINAL sanction and considering the same the **ASSISTANT DIRECTOR, TOWN PLANNING, NAGPUR** sanctioned the **"FINAL LAYOUT PLAN"** as per letter No. Mouza – Narsala / Sansanaga / 987 Dated 05-03-2008.

(viii) **THAT** said Shri. Ravindra S/o. Nilkanthrao Chimurkar acquired the absolute title and ownership of the aforesaid **Plot No. 1** containing by admeasuring **528.04 Sq. Mtrs.,** being a portion of entire land bearing **KHASRA No. 159/2**, of **MOUZA – NARSALA,** in his name by Registered Sale Deed Dated 23.12.2010 which is duly registered at the Office of Sub-Registrar, Nagpur – 10 at Serial No. 5770/2010.

(ix) **THAT** said **Shri. Ravindra S/o. Nilkanthrao Chimurkar,** later on applied for Release of the aforesaid **Plot No. 1** area admeasuring **528.04 Sq. Mtrs.**, to the Nagpur Municipal Corporation and considering his application **Assistant Director, Town Planning Department** of **Nagpur Municipal Corporation, Nagpur,** by its **RELEASE LETTER No. 2990 Dated 07.01.2017** Released the aforesaid **Plot No. 1** area admeasuring **528.04 Sq. Mtrs.**, for the purpose of construction.

(x) **THAT** said **Shri. Ravindra S/o. Nilkanthrao Chimurkar** subsequently **GIFTED** the aforesaid property bearing **Plot No. 1** containing by admeasuring **528.04 Sq. Mtrs.,** being a portion of entire land bearing **KHASRA No. 159/2**, of **MOUZA – NARSALA** to / in favour of his son namely **Shri. Mohan S/o. Ravindra Chimurkar,** by Registered Gift Deed Dated **08-12-2020** which is registered at the Office of the Sub-Registrar, Nagpur (Rural) No. 7, in Book No. 1 at Serial No. 8545/2020.

(xi) **THAT** in pursuance of the said **Gift Deed dated 08-12-2020,** the present Owner **Shri. Mohan S/o. Ravindra Chimurkar,** became sole and absolute legal owner of the said **Plot No. 1** containing by admeasuring **528.04 Sq. Mtrs.,** being a portion of entire land bearing **KHASRA No. 159/2**, of **MOUZA – NARSALA** with all heritable and transferable rights and the name of the Owner also mutated in 7/12 Revenue Record and also in the record of Nagpur Municipal Corporation and other relevant records of the Government.

(xii) **THAT, Shri. Mohan S/o. Ravindra Chimurkar** as a sole Proprietor of **"Chimurkar Construction"** decided to develop the Project Land i.e **Plot No. 1** containing by admeasuring **528.04 Sq. Mtrs.,** being a portion of entire land bearing **KHASRA No. 159/2**, of **MOUZA – NARSALA** into a Commercial cum Residential Estate by constructing

Multi-storeyed Building thereon consisting of various Shop Blocks and self contained separate Apartments therein.

(xiii) **THAT, Shri. Mohan S/o. Ravindra Chimurkar** a sole Proprietor of Chimurkar Construction has proposed to construct on the said plot bearing **Plot No. 1** containing by admeasuring **528.04 Sq. Mtrs.,** being a portion of entire land bearing **KHASRA No. 159/2,** of **MOUZA – NARSALA** a Multi-storeyed Building to be known **"Chhaya Enclave - I"** consisting of various Shops and self contained separate Apartments therein in accordance with the Plan sanctioned and approved by the **Assistant Director, Town Planning Department** of the **Nagpur Municipal Corporation** vide its **Building Permit No. 96/BP/NARSALA/TP/NMC/1394, Dated 17-05-2022.**

(i) THAT for the purpose of verification of title, the following documents relating to said property is provided to me:-

a. **Exemption Order** No. A T P / U L C / T D (317) / 2003 / 2839, Dated 29.05.2003 Dated 29.05.2003 passed under Chapter – III of ULC Act., by Additional Collector and Competent Authority, Urban Land Ceiling, Nagpur.
b. **Non-Agricultural Order** Dated 13.04.2006, passed by **HON'BLE COLLECTOR, NAGPUR** in **Revenue Case No. 669 / NAP – 34 / 2005 –2006.**
c. **"Final Layout Plan"** approved and sanctioned by **Assistant Director, Town Planning, Nagpur** as per letter No. Mouza – Narsala / Sansanaga / 987 Dated 05-03-2008.
d. **Sale Deed** dated 23.12.2010 executed by from Smt. Raibai WD/o. Kawaduji Mohod and others in favour of Shri. Ravindra S/o. Nilkanthrao Chimurkar.
e. **RELEASE LETTER No. 2990 Dated 07.01.2017** issued by Assistant Director, Town Planning Department of Nagpur Municipal Corporation, Nagpur.
f. **Gift Deed** 08.12.2020 executed by **Shri. Ravindra S/o. Nilkanthrao Chimurkar** in favour of his son / present owner **Shri. Mohan S/o. Ravindra Chimurkar.**
g. **Copy of 7/12 Extract** of Plot No. 1.
h. Copy of Nagpur Municipal Corporation Tax receipt.
i. **Sanction Building Permit & Commencement Certificate** Dt. **17-05-2022.**
j. **Sanction Building Plan** dated **17-05-2022.**

(ii) THAT, all the aforesaid documents are produced before me are photocopies. It is necessary to verify Original Copies in the custody of the present Owner **Shri. Mohan S/o. Ravindra Chimurkar.** In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owners that the has not

executed any unregistered Deed or documents whereby his ownership rights are affected, diluted or a third party interest is created.

(iii) THAT I have I have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of **Plot No. 1** containing by admeasuring **528.04 Sq. Mtrs.,** being a portion of entire land bearing **KHASRA No. 159/2**, of **MOUZA – NARSALA** for the period 30 (Thirty) years by depositing necessary Search Fees of Rs. 750/- online with the Department of Registration Vide **Challan No. GRN MH003004865202223E** on **07-06-2022.** The Receipts of the same is enclosed herewith.

(iv) THAT during our online search I did not came across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant title : N.A.

5) Litigation if any : N.A.

R. B. IRKHEDE
(Advocate)

R. B. IRKHEDE
Advocate
Mama Road, Dharampeth,
NAGPUR - 10

Nagpur.
Dated : 15-06-2022.