

SHILPA VISHWAS AURANGABADKAR.

L.L.B.

ADVOCATE.

SONAL A. GOLHAR

L.L.M.

ADVOCATE.

**RES./OFF. :- 17, "ASHIRVAD"
GANESH GRUH NIRMAN SOCIETY,
PANNASE LAYOUT, NAGPUR - 440022.**

DISTRICT COURT ROOM NO. 519.

MB. 9673998464.

To,
Chief Executive Officer
RERA, Maharashtra.

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect to Plot no. 23 and 24 **Kh. No. 85 of Mouza SOMALWADA P.S.K. no. 44, bearing City Survey no. 558 Sheet no. 707/69**, situated at Jaihind Co-operative Housing Society, Somalwada, Nagpur, having Ward no. 15, **Nagpur.**

I have investigated the title of the said plot on the request of **Smt. Mangala Kashinath Dhage**, R/o Plot no. 11, Near Kachore House, Near State Bank Colony, Somalwada, Wardha Road, Nagpur 440025, and the following documents i.e. :-

1) SCHEDULE OF PROPERTY / DISCRIPTION OF PROPERTY

All that piece and parcel of the land bearing **Plot No. 23 and 24, admeasuring 356.756 sq.mtr. and 222.96 sq.mtr. respectively**, thus total area **579.723 Sq. Mtrs. (OR 6240 sq.ft., being the portion of the entire land bearing Kh. No. 85 of Mouza SOMALWADA P.S.K no. 44, bearing City Survey no. 558 Sheet no. 707/69**, situated at Jaihind Co-operative Housing Society, Somalwada, Nagpur, having Ward no. 15, **Nagpur**, within the limits of Nagpur Municipal Corporation, Nagpur, Th. and Dist. Nagpur, and bounded as under:


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Plot no. 23

EAST : Road.
WEST : Plot no. 24.
NORTH : Plot no. 22.
SOUTH : Road.

Plot no. 24

EAST : Plot no. 23.
WEST : Plot no. 25.
NORTH : Plot no. 21.
SOUTH : Road.

2) The documents of allotment of Plot.

- a) **Sale Deed made** and executed between **Smt. Mangala Kashinath Dhage** and **Shri. Rajesh Sudhakar Rao Nagulwar** which is duly registered at Sr. No. 3599/2022, in the office of the Sub-Registrar Office, Nagpur 4 on 08/04/2022. (Xerox)
- b) **Sale Deed made** and executed between **Shri. Rajesh Sudhakar Rao Nagulwar** and **Smt. Vilas Gulabrao Mangalwar** which is duly registered at Sr. No. 5200/2005, in the office of the Sub-Registrar Office, Nagpur 8 on 31/12/2005. (Xerox)
- c) **Sale Deed made** and executed between **Shri. Rajesh Sudhakar Rao Nagulwar** and **Smt. Manisha Vilas Mangalwar** which is duly registered at Sr. No. 5201/2005, in the office of the Sub-Registrar Office, Nagpur 8 on 31/12/2005. (Xerox)
- d) **Sale Deed made** and executed between **Smt. Manisha Vilas Mangalwar** and **Jaihind Cooperative Housing Society Ltd. Nagpur**, which is duly registered at Sr. No. 367/2001, in the office of the Sub-Registrar Office, Nagpur 9 on 18/01/2001. (Xerox)
- e) **Sale Deed made** and executed between **Shri. Vilas Gulabrao Mangalwar** and **Jaihind Cooperative Housing Society Ltd. Nagpur**,


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which is duly registered at Sr. No. 368/2001, in the office of the Sub-Registrar Office, Nagpur 9 on 18/01/2001. (Xerox)

- f) **Regularization Letter** vide Permit no. BE(W) /572/409/117/8295 in case no. 20030527489 dated 24/10/2005, for Plot no. 23.
 - g) **Regularization Letter** vide Permit no. BE(W) /572/409/176/8221 in case no. 2005020426 for Plot no. 24.
 - h) **Order for Amalgamation** of Plot nos. 23 and 24 Order no. Asst. Engg. Town Planning Authority 92/amalgamated dated 14/11/2022 Vide Order no. E.A(P)/910.
 - i) **Building Permit & Commencement Certificate** vide permit no. B.E.(WEST)/Case no. BUL-G-00214/Tracking no. 2022111843/215 dated 29/03/2023. (Xerox)
- 3) **Akhiv Patrika** in the name of present owner issued by Nagar Bhumapan Office, Nagpur 3, dated 14/09/2022.
- 4) Search Report for 30 years from 1993 till 2023 paying necessary search fees of Rs. 750/- vide Receipt no. 1112871369 GRN No. MH017463129202223E dated 11/04/2023.

2/- On perusal of the above-mentioned documents and all relevant documents relating to title of the said property I am of the opinion that the title of the said property owned by **Smt. Mangala Kashinath Dhage** is clear, marketable and without any encumbrances.

Owners of the land

(1) Smt. Mangala Kashinath Dhage of City Survey no. 558 and Sheet no. 707/69.

(2) Qualifying comments/ remarks if any – No comments.


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3/-

The Report reflecting the flow of the title of **Smt. Mangala Kashinath Dhagr** on the said land is enclosed herewith as annexure.

Encl: Annexure

Advocate



Mrs. S.V. Aurangabadkar

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MH017463129202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Apr 2023	Receipt	Receipt no.: 1112871369
	Name of the Applicant :	ADV SHILPA ARUN AURANGABADKAR
	Details of property of which document has to be searched :	Dist :Nagpur Village :Somalawada S.No/CTS No/G.No. : 23
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH017463129202223E		
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'.		

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FLOW OF THE TITLE OF THE SAID LAND

Having being engaged by **Smt. Mangala Kashinath Dhage**, R/o Plot no. 11, Near Kachore House, Near State Bank Colony, Somalwada, Wardha Road, Nagpur 440025, for preparing the Title Verification and Search Report of immovable property mentioned in the Description / Schedule of the property. I do hereby submit my report doing needful as under:-

SCHEDULE OF PROPERTY / DISCRIPTION OF PROPOERTY

All that piece and parcel of the land bearing **Plot No. 23 and 24**, admeasuring **356.756 sq.mtr. and 222.96 sq.mtr.** respectively, thus total area **579.723 Sq. Mtrs. (OR 6240 sq.ft.,** being the portion of the entire land bearing **Kh. No. 85 of Mouza SOMALWADA P.S.K no. 44**, bearing **City Survey no. 558 Sheet no. 707/69**, situated at Jaihind Co-operative Housing Society, Somalwada, Nagpur, having Ward no. 15, **Nagpur**, within the limits of Nagpur Municipal Corporation, Nagpur, Th. and Dist. Nagpur, and bounded as under:

Plot no. 23

EAST	:	Road.
WEST	:	Plot no. 24.
NORTH	:	Plot no. 22.
SOUTH	:	Road.


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Plot no. 24

EAST : Plot no. 23.
WEST : Plot no. 25.
NORTH : Plot no. 21.
SOUTH : Road.

That, this Plot / Piece and parcel of Land as described in the Description of Property / Schedule of Property is solely owned and possessed by **Smt. Mangala Kashinath Dhage** and acquired the clean and clear title of the said property by way of Registered Sale Deed dated 08/04/2022 and registered at Sr. No. 3599/2022 in the office of the Sub-Registrar Office, Nagpur 4.

SHORT HISTORY OF THE PROPERTY.

A] Originally land bearing Plot No. 23 of Mouza SOMALWADA, P.S.K. no. 44, being the entire portion of Kh. No. 85, Nagpur within the limits of Nagpur Municipal Corporation, Th. and Dist. Nagpur, was owned and belonged to "**Shri. Vilas Gulabrao Mangalkar**" acquired the same from Jaihind Co-operative Housing Society, Maryadit, Nagpur, vide Sale Deed dated 18/01/2001 which is duly registered at Sr. no. 368 in the Sub-Registrar office Nagpur, 9.

B] That said Plot no. 23 is covered under the Scheme of 572 Layout of the Nagpur Improvement Trust, Nagpur.

C] That, thereafter said owner namely **Shri. Vilas Gulabrao Mangalkar** applied for the regularization of the said Plot nos. 23 paying the demand amount of Rs. 123128/- on 20/03/2001 with Nagpur Improvement Trust and the Nagpur Improvement Trust regularized the said Plot nos. 23 in the name of **Shri. Vilas Gulabrao Mangalkar** vide Permit no. BE(W) 572/409/117/8295 in case no. 20030527489. As per the said regularization letter both Plot nos. 23 was shown and declared the area admeasuring 356.75 sq.mtr.


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D] That, thereafter the said **Shri. Vilas Gulabrao Mangalkar** sold out the said Plot no. 23 to **Shri. Rajesh Sudhakar Rao Nagulwar** by way of Registered Sale Deed dated 31/12/2005 which is duly registered in the office of the Sub-Registrar Office, Nagpur 8 at Sr. no. 5200. The mutation of the same had been carried out in the record of rights i.e. Akhiv Patrika.

E] That, like the above mentioned fact the said land bearing Plot No. 24 of Mouza SOMALWADA, P.S.K. no. 44, being the entire portion of Kh. No. 85, Nagpur within the limits of Nagpur Municipal Corporation, Th. and Dist. Nagpur Originally, owned and belonged to "**Smt. Manisha Vilas Mangalkar**" acquired the same from Jaihind Co-operative Housing Society, Maryadit, Nagpur, vide Sale Deed dated 18/01/2001 which is duly registered at Sr. no. 367 in the Sub-Registrar office Nagpur, 9.

F] That said Plot no. 24 is covered under the Scheme of 572 Layout of the Nagpur Improvement Trust, Nagpur.

G] That, thereafter said owner namely **Smt. Manisha Vilas Mangalkar** applied for the regularization of the said Plot nos. 24 paying the demand amount of Rs. 76536/- on 20/03/2001 with Nagpur Improvement Trust and the Nagpur Improvement Trust regularized the said Plot nos. 24 in the name of **Smt. Manisha Vilas Mangalkar** vide Permit no. BE(W) 572/409/176/8221 in case no. 2005020426. As per the said regularization letter of Plot no. 24 was shown and declared the area admeasuring 222.9670 sq.mtr.

H] That, thereafter the said **Smt. Manisha Vilas Mangalkar** sold out the said Plot no. 24 to **Shri. Rajesh Sudhakar Rao Nagulwar** by way of Registered Sale Deed dated 31/12/2005 which is duly registered in the office of the Sub-Registrar Office, Nagpur 8 at Sr. no. 5201. The mutation of the same had been carried out in the record of rights i.e. Akhiv Patrika.

I] That, thereafter said **Shri. Rajesh Sudhakar Rao Nagulwar** sold out the said Plot nos. 23 and 24 which are owned and possessed by him to **Smt. Mangala Kashinath Dhage** vide Sale Deed dated 08/04/2022 which is duly

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registered in the Sub-Registrar office Nagpur 4 at Sr. no. 3599/2022 on 08/04/2022.

J] That thereafter the said owner **Smt. Mangala Kashinath Dhage** decided to develop both the Plot nos. 23 and 24 and therefore amalgamated both the Plot nos. 23 and 24 vide Order of Competent Authority Nagpur Municipal Corporation Order No. Asst. Engg. Town Planning Authority 92/amalgamated dated 14/11/2022.

The mutation of the same had been not been carried out in the record of rights i.e. Akhiv Patrika and revenue department.

K] That the sanctioned plan of the proposed building is approved and sanctioned by Building Engineer (W) Nagpur Improvement Trust vide Order dated 29/03/2023 Permit no. permit no. B.E.(WEST)/Case no. BUL-G-00214/Tracking no. 2022111843/215.

L] At present **Smt. Mangala Kashinath Dhage** is the sole and absolute owner of the said property as described in the Schedule / Descriptions of Property as above by way of registered sale deed and all other relevant documents.

M] All the chains of the Title of the property have been properly established. I have taken the search of the records of the Sub-Registrar Office Nagpur vide Chalan bearing Receipt no. 1112871369 GRN No. MH017463129202223E dated 11/04/2023 for 30 years i.e. 1993 to 2023 by paying necessary search fees of Rs. 750/-.

N] That, during the course of my search, I have only inspected those documents available to me and in the office of the Sub-Registrar, excluding the missing, torn, incomplete, and damaged records. I have not found any adverse entry in respect of the property mentioned in Para No. {A} and No. {B} of this section. Thus, in my opinion **Smt. Mangala Kashinath Dhage**, owns the said property and the title is clear, marketable and transferable only on the basis of title deed and other relevant documents.



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O] That, I have verified the following documents placed before me in respect of the said property mentioned in Para No. {A} and No. {B} of this section. I have verified all the documents and tallied all those documents from the different departments from the records of the different authorities. During the course of the search and inspection I did not found any entry as to create any encumbrance or charges over the said property.

LIST OF ORIGINAL DOCUMENTS VERIFIED DURING THE COURSE OF THE SEARCH AND TITLE VERIFICATION.

- 1] **Sale Deed made and executed between Smt. Mangala Kashinath Dhage and Shri. Rajesh Sudhakar Rao Nagulwar** which is duly registered at Sr. No. 3599/2022, in the office of the Sub-Registrar Office, Nagpur 4 on 08/04/2022. (Xerox)
- 2] **Sale Deed made and executed between Shri. Rajesh Sudhakar Rao Nagulwar and Smt. Vilas Gulabrao Mangalwar** which is duly registered at Sr. No. 5200/2005, in the office of the Sub-Registrar Office, Nagpur 8 on 31/12/2005. (Xerox)
- 3] **Sale Deed made and executed between Shri. Rajesh Sudhakar Rao Nagulwar and Smt. Manisha Vilas Mangalwar** which is duly registered at Sr. No. 5201/2005, in the office of the Sub-Registrar Office, Nagpur 8 on 31/12/2005. (Xerox)
- 4] **Sale Deed made and executed between Smt. Manisha Vilas Mangalwar and Jaihind Cooperative Housing Society Ltd. Nagpur,** which is duly registered at Sr. No. 367/2001, in the office of the Sub-Registrar Office, Nagpur 9 on 18/01/2001. (Xerox)
- 5] **Sale Deed made and executed between Shri. Vilas Gulabrao Mangalwar and Jaihind Cooperative Housing Society Ltd. Nagpur,** which is duly registered at Sr. No. 368/2001, in the office of the Sub-Registrar Office, Nagpur 9 on 18/01/2001. (Xerox)


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6] **Regularization Letter** vide Permit no. Permit no. BE(W) /572/409/117/8295 in case no. 20030527489 dated 24/10/2005, for Plot no. 23.

7] **Regularization Letter** vide Permit no. BE(W) /572/409/176/8221 in case no. 2005020426 for Plot no. 24.

8] **Order for Amalgamation** of Plot nos. 23 and 24 Order no. Asst. Engg. Town Planning Authority 92/amalgamated dated 14/11/2022 Vide Order no. E.A(P)/910.

9] **Building Permit & Commencement Certificate** vide permit no. B.E.(WEST)/Case no. BUL-G-00214/Tracking no. 2022111843/215 dated 29/03/2023. (Xerox)

10] **Akhiv Patrika** in the name of present owner.

P] **That**, in the view of the incomplete, missing, torn, and damaged records and possibility of oversight, a declaration or Affidavit be obtained from the owner namely **Smt. Mangala Kashinath Dhage** to that effect, that the said plot / property is free from all encumbrances and the property is not the subject matter of any litigation, attachment of any third party interest or any charge is created on the said property.

Q] **In result**, on the basis of search made by me and the documents placed before me for the same I certify that the said property mentioned in Para No. {A} and {B} above is owned and possess by owner namely **Smt. Mangala Kashinath Dhage**

R] **For establishing** better and good title please asked the owner to submit following documents such as under :

1] **Sale Deed made** and executed between **Smt. Mangala Kashinath Dhage** and **Shri. Rajesh Sudhakar Rao Nagulwar** which is duly registered at Sr. No. 3599/2022, in the office of the Sub-Registrar Office, Nagpur 4 on 08/04/2022. (Xerox)


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- 2] **Sale Deed** made and executed between **Shri. Rajesh Sudhakar Rao Nagulwar** and **Smt. Vilas Gulabrao Mangalwar** which is duly registered at Sr. No. 5200/2005, in the office of the Sub-Registrar Office, Nagpur 8 on 31/12/2005. (Xerox)
- 3] **Sale Deed** made and executed between **Shri. Rajesh Sudhakar Rao Nagulwar** and **Smt. Manisha Vilas Mangalwar** which is duly registered at Sr. No. 5201/2005, in the office of the Sub-Registrar Office, Nagpur 8 on 31/12/2005. (Xerox)
- 4] **Sale Deed** made and executed between **Smt. Manisha Vilas Mangalwar** and **Jaihind Cooperative Housing Society Ltd. Nagpur**, which is duly registered at Sr. No. 367/2001, in the office of the Sub-Registrar Office, Nagpur 9 on 18/01/2001. (Xerox)
- 5] **Sale Deed** made and executed between **Shri. Vilas Gulabrao Mangalwar** and **Jaihind Cooperative Housing Society Ltd. Nagpur**, which is duly registered at Sr. No. 368/2001, in the office of the Sub-Registrar Office, Nagpur 9 on 18/01/2001. (Xerox)
- 6] **Regularization Letter** vide Permit no. Permit no. BE(W) /572/409/117/8295 in case no. 20030527489 dated 24/10/2005, for Plot no. 23.
- 7] **Regularization Letter** vide Permit no. BE(W) /572/409/176/8221 in case no. 2005020426 for Plot no. 24.
- 8] **Order for Amalgamation** of Plot nos. 23 and 24 Order no. Asst. Engg. Town Planning Authority 92/amalgamated dated 14/11/2022 Vide Order no. E.A(P)/910.
- 9] **Building Permit & Commencement Certificate** vide permit no. B.E.(WEST)/Case no. BUL-G-00214/Tracking no. 2022111843/215 dated 29/03/2023. (Xerox)


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10] Akhiv Patrika in the name of present owner.

11] Tax Receipt upto 31/03/2024 for both Plot nos. 23 and 24.

Sr. no.

- 1) P.R. Card as on date of registration in the name of Smt. Mangala Kashinath Dhage.
- 2) Mutation entry no.51242 dated 14/09/2022.
- 3) Search Report for 30 years from 1993 to 2023 taken from Sub- Registrar Office at Nagpur.
- 4) Any other relative title – No.
- 5) Litigation if any- No.

Hence this TITLE VERIFICATION AND SEARCH REPORT.

Date:- 11/04/2023
Nagpur.


(Shilpa V. Aurangabadkar.)
ADVOCATE.

Adv. Shilpa V. Aurangabadkar
17, Ganesh Colony, Pannase Layout
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