Res. : 54 Sawarkar Nagar,
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Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

All That Piece and parcel of property bearing **Plot No. 26**, adm : 255.833 Sq. Mtr., situated at Kh. No. 117/5 (Old), 140/1 (New), Mouza : Hingna, Sheet No. 49, Nagar Panchayat House No. 4451/26, Ward No. 18, Nagar Panchayat : Hingna, Tehsil : Hingna, Dist. Nagpur.

All That Piece and parcel of property bearing **Plot No. 27**, adm : 267.27 Sq. Mtr., situated at Kh. No. 117/5 (Old), 140/1 (New), Mouza : Hingna, Sheet No. 49, Nagar Panchayat House No. 4264/27, Ward No. 18, Nagar Panchayat : Hingna, Tehsil : Hingna, Dist. Nagpur.

I have investigated the title of the said plots on the request of M/s Sundershilp Builders and Developers through partners : Shri Darvin Ramdasji Gautam and Shri Parag Pyarelalji Pardhi all residents of Hingna and following documents i.e:-

1) Description of the property.

All That Piece and parcel of property bearing **Plot No. 26**, adm : 255.833 Sq. Mtr., situated at Kh. No. 117/5 (Old), 140/1 (New), Mouza : Hingna, Sheet No. 49, Nagar Panchayat House No. 4451/26, Ward No. 18, Nagar Panchayat : Hingna, Tehsil : Hingna, Dist. Nagpur.

All That Piece and parcel of property bearing **Plot No. 27**, adm : 267.27 Sq. Mtr., situated at Kh. No. 117/5 (Old), 140/1 (New), Mouza : Hingna, Sheet No. 49, Nagar Panchayat House No. 4264/27, Ward No. 18, Nagar Panchayat : Hingna, Tehsil : Hingna, Dist. Nagpur.

2) The documents of allotment of plot.

i. Sale Deed dated 24/01/2023 for Plot No. 26 executed by Smt. Shashikalabai Shankarrao Thakre, Shri Amitkumar Shankarrao Thakre and Shri Smita Ajay Wade in favour of M/s Sundership Builders and Developers duly registered with the office of the Sub Registrar , Hingna at Sr. No. 568.

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Advocate
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ii. Sale Deed dated 05/08/2022 for Plot NO.27 executed by Smt. Shashikalabai Shankarrao Thakre in favour of M/s Sundershilp Builders and Developers duly registered with the Office of the Sub-Registrar, Hingna at Sr. No. 4782

iii. Property Card Issued by City Survey Officer

3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of 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 there is no litigation is pending in respect of Plot No. 27 in any court or before any authority.

That the title of

i. M/s Sundershilp Builders and Developers for Plot No. 26 and 27 is clear,Marketable and without any encumbrances.

Owners of the Land

Owners of the land –

M/s Sundershilp Builders and Developers for Plot No. 26 and 27

The report reflecting the flow of the title of

M/s Sundershilp Builders and Developers for Plot No. 26 and 27 is enclosed herewith as annexure.

REMARKS :

ENCL : ANNEXURE

Date : 27/05/2023

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FORMAT - A
(Circular No.:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 Extract / PR Card as on date of application for Registration.

2) Property Card Issued by City Survey Officer

3) Search report for 30 years Taken from Sub-Registrar-1 office at Nagpur Vide Receipt vide GRN No. MH003009240202324E

NARRATION ON FLOW OF TITLE:

PLOT NO 26

The property originally belonged to Shri Keshavrao Narayanrao Deshmukh, who dold the said property to Shri. Shankarao Parasramji Thackeray on 26/03/1987 through a registered sale deed, the said sale deed being Hon. Joint Sub Registrar, Nagpur City Number 929 of book 1 has been recorded.

Thereafter, Shri. Shankarrao Parasramji Thakre died on 15/09/2007. After his death, the above said property was transferred to Smt. Shashikalabai Shankarrao Thakre, Shri Amitkumar Shankarrao Thakre and Shri Smita Ajay Wade by right of heir under the Hindu Succession Act.

Thereafter , Smt. Shashikalabai Shankarrao Thakre, Shri Amitkumar Shankarrao Thakre and Shri Smita Ajay Wade sold the above said property to M/s Sundershilp Builders and Developers , Partners Shri Darvin Ramdasji Gautam and Shri Parag Pyarelalji Pardhi, vide Sale deed dated 24/01/2023 duly registered with the Sub Registrar Hingna, Dist ,Nagpur at Sr. No. 568

The above property falling under Nagar Panchayat, Hingana, Dist. Maharashtra near Nagpur is included under the Gunthewari Development Scheme and the Headmaster, Nagar Panchayat, Hingana, Distt. Nagpur under the (Regulation, Grading and Control) Act dated 02/09/2022 under the Regulated license no. R. L/1480/TDP/22-23 under Gunthewari Development Regulations / regularization letter has been issued. Also, as per original sale deed , area is 255.833 sq.m and has been regularized.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

PLOT NO 27

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ADVOCATE

The property originally belonged to Shri Keshavrao Narayanarao Deshmukh , who sold the said property to Shri Shashikalbai Shankarrao Thakre on 26/03/1987 through registered sale deed and the said sale deed is Hon. Joint Sub Registrar, Nagpur City Number 930 of Book 1 has been recorded

Thereafter , Smt. Shashikalabai Shankarrao Thakre, sold the above said property to M/s Sundershilp Builders and Developers , Partners Shri Darvin Ramdasji Gautam and Shri Parag Pyarelalji Pardhi, vide Sale deed dated 05/08/2022 duly registered with the Sub Registrar Hingna, Dist ,Nagpur at Sr. No. 4782

The above property falling under Nagar Panchayat, Hingana, Dist. Maharashtra near Nagpur is included under the Gunthewari Development Scheme and the Headmaster, Nagar Panchayat, Hingana, Distt. Nagpur: Under section 4 sub-section 3 of the (Regulation, Grading and Control) Act, 2021 dated 19/04/2022, issued regulatory license no. Certificate under Gunthewari Development Rules has been issued under Napanhi/628/22-23.

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur

Dated 27-05-2023

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

CHALLAN

MTR Form Number-6

GRN	MH003009240202324E	BARCODE		Date	02/06/2023-19:09:40	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 ASHWIN PATIL
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No.**	54
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	SAWARKAR NAGAR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	PLOT NO 27 KHASRA NO 140 NEW MOUZA HINGNA
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023060218756	2811248302
Cheque/DD No.		Bank Date	RBI Date	02/06/2023-19:10:46	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. : 7020387041

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 02-06-2023 07:10:57