

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

FORMAT- A

(Circular No. 28/2021)

To

MahaRERA

6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA

Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing Nazul **Leasehold Plot No. 33/2** containing by admeasurement **1040.50 Sq. Mtrs. (i.e. 11200 Sq. Ft.)** (As per City Survey Record the area is 1050.40 Sq. Mtrs.) of **Mouza - LENDHRA TOGETHERWITH** the entire R.C.C. Superstructure of a Building proposed to be constructed thereon and to be known and styled as "**RAGHAV HEALTH STAR**", bearing Corporation House No. 40, **City Survey No. 1143** and Sheet No. 57, situated at Central Bazar Road, Ramdaspath. Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72 in Tahsil and District - NAGPUR (**hereinafter referred as the said "plot"**).

(i) I have investigated the title of the said plot on the request of (1) Mr. Sameer Dattatray Meghe and (2) Mrs. Vrinda Sameer Meghe acting through their duly Constituted Attorney holder M/s. Concrete Developers acting through its Partners (1) Mr. Sanjay Nagorao Paidlewar and (2) Mr. Nitish Rameshchandra Chordiya (Name of owner/ promoter/ developer/company) and following documents

(2) Description of the property:

ALL THAT Piece and Parcel of land bearing Nazul **Leasehold Plot No. 33/2** containing by admeasurement **1040.50 Sq. Mtrs. (i.e. 11200 Sq. Ft.)** (As per City Survey Record the area is 1050.40 Sq. Mtrs.) of **Mouza - LENDHRA TOGETHERWITH** the entire R.C.C. Superstructure of a Building proposed to be constructed thereon and to be known and styled as "**RAGHAV HEALTH STAR**", bearing Corporation House No. 40, **City Survey No. 1143** and Sheet No. 57, situated at Central Bazar Road, Ramdaspath. Nagpur, within the limits of the Nagpur Municipal


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Corporation Ward No. 72 in Tahsil and District - NAGPUR and the said entire layout is bounded as under :- ON THE EAST - CITY SURVEY NO. 1141, ON THE WEST - CITY SURVEY NO. 1144/2, ON THE NORTH - CITY SURVEY NO. 1140 and ON THE SOUTH - CENTRAL BAZAR ROAD, 24.00 MTRS.

- (3) The Document of Sale Deeds of All Apartments Owners.
- (4) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 11239 dated 25-01-2023.
- (5) Search report for 30 years from 1992 to 2022

2/- 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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of land bearing Nazul Leasehold Plot No. 33/2 containing by admeasurement 1040.50 Sq. Mtrs. (i.e. 11200 Sq. Ft.) (As per City Survey Record the area is 1050.40 Sq. Mtrs.) of Mouza - LENDHRA TOGETHERWITH the entire R.C.C. Superstructure of a Building proposed to be constructed thereon and to be known and styled as " RAGHAV HEALTH STAR ", bearing Corporation House No. 40, City Survey No. 1143 and Sheet No. 57, situated at Central Bazar Road, Ramdaspath. Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72 in Tahsil and District - NAGPUR	(1) Mr. Sameer Dattatray Meghe and (2) Mrs. Vrinda Sameer Meghe acting through their duly Constituted Attorney holder M/s. Concrete Developers acting through its Partners (1) Mr. Sanjay Nagorao Paidlewar and (2) Mr. Nitish Rameshchandra Chordiya
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(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of (1) Mr. Sameer Dattatray Meghe and (2) Mrs. Vrinda Sameer Meghe acting through their duly Constituted Attorney holder M/s. Concrete Developers acting through its Partners (1) Mr. Sanjay Nagorao Paidlewar and (2) Mr. Nitish Rameshchandra Chordiya, on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the (1) Mr. Sameer Dattatray Meghe and (2) Mrs. Vrinda Sameer Meghe acting through their duly Constituted Attorney holder M/s. Concrete Developers acting through its Partners (1) Mr. Sanjay Nagorao Paidlewar and (2) Mr. Nitish Rameshchandra Chordiya (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.

Dated : 04.05.2023



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ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND****1) Property Card of City Survey No. 1143 issued by City Survey Office No. 3 as on date of application for registration**

The name of (1) Mr. Sameer Dattatray Meghe and (2) Mrs. Vrinda Sameer Meghe recorded in the property Card City Survey No. 1143 issued by City Survey Office No. 3, Nagpur in respect of the property comprising of ALL THAT Piece and Parcel of land bearing Nazul **Leasehold Plot No. 33/2** containing by admeasurement **1040.50 Sq. Mtrs. (i.e. 11200 Sq. Ft.)** (As per City Survey Record the area is 1050.40 Sq. Mtrs.) of **Mouza - LENDHRA**, bearing Corporation House No. 40, **City Survey No. 1143** and Sheet No. 57, situated at Central Bazar Road, Ramdaspath. Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72 in Tahsil and District - NAGPUR.

2) Mutation Entry -

The Property Card of City Survey No. 1143 issued by City Survey Office No. 3 reveal that vide Mutation Entry /Ferfar Entry No. 11239 dated 25.01.2023 the name of (1) Mr. Sameer Dattatray Meghe and (2) Mrs. Vrinda Sameer Meghe is recorded as owners of the said land.

3) Search report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Nagpur.

THAT ALL THAT Piece and Parcel of land Nazul Leasehold Plot No. 33 admeasuring East-West 80 Ft. and North-South 240 Ft. thus equal to 19200 Sq. Ft (OR 1783.72 Sq. Mtrs.) including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 1143 and Sheet No. 57 of MOUZA – LENDHRA, situated at Central Bazar Road, Ramdaspath. Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72 in Tahsil and District - NAGPUR Originally belonged to Mr. Sardar Lakhindersingh S/o Sardar Dharamsingh, being his separate property, having acquired the same by him from Nazul Department on Leasehold Rights.

THAT the aforesaid Mr. Sardar Lakhmdersmgh S/o Sardar Dharamsingh later on transferred the aforesaid property comprising Nazul Plot No. 33 by way of Sale to Mr. Gopikisan


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S/o Madangopal Taori, by a Sale Deed Dated 04-11-1961, which is duly Registered at the office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 742 on Pages 21 to 25 at Sr. No. 1974 on even date.

THAT the said Plot No. 33 was Sub-divided in two parts i.e. Plot No 33/1 admeasuring East-West 80 Ft and North-South 100 Ft. thus equal to 8000 Sq. Ft. and Plot No. 33/2 admeasuring East-West 80 Ft and North-South 140 Ft. thus equal to 11200 Sq. Ft., bearing City Survey No. 1143 passed by the Nalb Tahsildar, Nagpur vide his Order Dated 17-06-1964 in Revenue Case No. 2-A-56/S1-62 Mouza – Lendhra.

THAT the aforesaid Mr. Gopikisan S/o Madangopal Taori later on transferred the said property comprising ALL THAT Piece and Parcel of land Nazul Leasehold Plot No. 33/1 admeasuring East-West 80 Ft. and North-South 100 Ft thus equal to 8000 Sq. Ft. (OR 743.22 Sq. Mtrs.) including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 1143 and Sheet No. 57 of MOUZA - LENDHRA, situated at Central Bazar Road, Ramdaspath, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 72 in Tahsil and District – NAGPUR, by way of Sale to The Nagpur Co-operative Housing Society Limited, Gandhibagh, Nagpur, by a Sale Deed Dated 04-07-1966 and the said Mr. Gopikisan S/o Madangopal Taori retained the Sub-divided Nazul Plot No. 33/2 admeasuring 11200 Sq. Ft. for his own occupation.

THAT the said Mr. Gopikisan S/o Madangopal Taori later on constructed a Double storeyed Residential House and 5 Shops on the said Nazul Plot No. 33/2 covering a total Built-up area of 743.32 Sq. Mtrs. (OR 8,000 Sq. Ft.) in accordance with the Plan duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/5763/5953 dated 22-08-1964, bearing Corporation House No. 40, City Survey No. 1143 and Sheet No. 57 of Mouza – Lendhra.

THAT during his life time the aforesaid Mr. Gopikisan S/o Madangopal Taori executed his LAST WILL AND TESTAMENT on 05-01-1971 and thereby he bequeathed the aforesaid entire property comprising Nazul Plot No. 33/2 Togetherwith the existing Building standing thereon to his Wife Smt. Radhabai Gopikisan Taori, son Mr. Suresh Gopikisan Taori and 4 nephews namely Mr. Lalit Ballabhadas Taori, Mr. Rajesh Mohan Taori, Mr. Brijesh Mohan Taori and Mr. Pranay Girdhar Taori, absolutely forever with heritable and transferable rights therein.


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THAT said Mr. Gopikisan S/o Madangopal Taori left for heavenly abode and consequent upon his demise/death, his Wife Smt. Radhabai Gopikisan Taori, son Mr. Suresh Gopikisan Taori and 4 nephews namely Mr. Lalit Ballabhadas Taori, Mr. Brijesh Mohan Taori, Mr. Rajesh Mohan Taori and Mr. Pranay Girdhar Taori become the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein in terms of the aforesaid WILL Dated 05-01-1971.

THAT on expiration of the Original term of Lease, the Nazul Department i.e. Collector, Nagpur on behalf of the Governor of Maharashtra State later on extended the same for a further term/period commencing from 01-04-1975 and ending on 31-03-2005 by executing a Renewed Indenture of Lease regarding the said property comprising Plot No 33/2 in favour of the said Smt. Radhabai Gopikisan Taori, Mr. Suresh Gopikisan Taori, Mr. Lalit Ballabhadas Taori, Mr. Brijesh Mohan Taori, Mr. Rajesh Mohan Taori and Mr. Pranay Girdhar Taori on 08-05-1998 passed in Revenue Case No. 101/NAA-48/88-89.

WHEREAS the aforesaid Smt. Radhabai Gopikisan Taori left for heavenly abode on 11-11-2016 and consequent upon her death, her share in the said property devolved upon her son namely Mr. Suresh Gopikisan Taori, by way of intestate succession, being the only legal heir of the deceased.

THAT on expiration of the second term of Lease, the Nazul Department i.e. Collector, Nagpur on behalf of the Governor of Maharashtra State later on extended the same for a further term/period commencing from 01-04-2005 and ending on 31-03-2035 by executing a Renewed Indenture of Lease regarding the said property comprising Plot No. 33/2 in favour of Mr. Suresh Gopikisan Taori, Mr. Lalit Ballabhadas Taori, Mr. Brijesh Mohan Taori, Mr. Rajesh Mohan Taori and Mr. Pranay Girdhar Taori on 30-08-2022 passed in Revenue Case No. 115/NAA-48/2014-15 and the same is also accordingly mutated in their joint names in all relevant records.

THAT the aforesaid Mr. Suresh Gopikisan Taori, Mr. Lalit Ballabhadas Taori, Mr. Brijesh Mohan Taori, Mr. Rajesh Mohan Taori and Mr. Pranay Girdhar Taori jointly lateron transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of land bearing Nazul Leasehold Plot No. 33/2 containing by admeasurement 1040.50 Sq. Mtrs. (OR 11200 Sq. Ft.) (As per City Survey Record the area is 1050.40 Sq. Mtrs.) of Mouza - LENDHRA Togetherwith the existing Building standing thereon covering a total Built-up area of 743.32 Sq. Mtrs. (OR 8,000 Sq. Ft.) including all connections, fittings, electric and water meters and all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 40, City Survey No. 1143 and Sheet No. 57, situated at Central Bazar Road, Ramdaspeh, Nagpur, within


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the limits of the Nagpur Municipal Corporation Ward No. 72 in Tahsil and District – NAGPUR, by way of Sale to (1) Mr. Sameer Dattatray Meghe and (2) Mrs. Vrinda Sameer Meghe, by a Sale Deed Dated 13.10.2022, which is duly registered in the Office of the Sub Registrar, Nagpur-4 in Book No. 1 at Registered Sr. No. 9128/2022 on 13.10.2022.

THAT as a result therefore the aforesaid (1) Mr. Sameer Dattatray Meghe and (2) Mrs. Vrinda Sameer Meghe have now become the Joint/Co-Owner of the aforesaid entire property comprising Nazul Leasehold Plot No. 33/2 togetherwith the existing Residential house standing thereon with heritable and transferable rights therein.

THAT, the said (1) Mr. Sameer Dattatray Meghe and (2) Mrs. Vrinda Sameer Meghe have availed the loan from HDFC Bank Ltd. and mortgaged the aforesaid property to it by way of security for the repayment of loan.

THAT the said (1) Mr. Sameer Dattatray Meghe and (2) Mrs. Vrinda Sameer Meghe have now decided to develop the said Nazul Leasehold Plot No. 33/2 into a Commercial cum Residential Estate by constructing a Multistoreyed Building thereon consisting of various shops/chambers/blocks and self-contained separate Apartments therein.

THAT for the purpose of construction of additional Built-up spaces on the said Plot of land, the aforesaid (1) Mr. Sameer Dattatray Meghe and (2) Mrs. Vrinda Sameer Meghe have purchased the Transferable Development Rights (TDR) of 8801.00 Sq. Mtrs. from M/s. Concrete Developer out of the TDR Certificate No. 073 dated 11.02.2019, by a Transfer Deed dated 26.12.2022, which is duly registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 11164/2022 on 26.12.2022.

THAT accordingly by an Agreement of Development Dated 17.04.2023, the aforesaid Owners namely (1) Mr. Sameer Dattatray Meghe and (2) Mrs. Vrinda Sameer Meghe have entrusted the entire work of Development of the said Nazul Leasehold Plot No. 33/2 to M/s. Concrete Developers, a Partnership Firm, having its Office at Plot No. 3 & 4, Gauri Heights, Canal Road, Ramdaspath, Nagpur, acting through its Partners (1) Mr. Sanjay Nagorao Paidlewar and (2) Mr. Nitish Rameshchandra Chordiya, upon the several terms and conditions contained therein and the said Agreement of Development is duly Adjudicated by Collector of Stamp, Nagpur vide Adj. Case No. 56/2023 dated 24.03.2023 and the same is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 3480/2023 on 17.04.2023. By the same Agreement they further agreed to execute various Agreement to Sell and Sale Deeds each

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relating to the Undivided Proportionate share in the said Nazul Leasehold Plot No. 33/2 in favour of each such individual buyer as may be nominated by M/s. Concrete Developers.

THAT for completion of the said proposed Multistoreyed Building, the aforesaid Owners namely (1) Mr. Sameer Dattatray Meghe and (2) Mrs. Vrinda Sameer Meghe have executed General Power of Attorney in favour of M/s. Concrete Developers acting through its Partners (1) Mr. Sanjay Nagorao Paidlewar and (2) Mr. Nitish Rameshchandra Chordiya on 17.04.2023 and thereby allowed to develop the said property and the said General Power of Attorney is duly Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 3481/2023 on 17.04.2023.

THAT, in pursuance of the aforesaid Agreement, the Confirming Party has accordingly prepared a Plan of a Multistoreyed Building proposed to be constructed on the said Nazul Leasehold Plot No. 33/2 and to be known and styled as **"RAGHAV HEALTH STAR"** and the same is duly sanctioned and approved by Deputy Director, Town Planning, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 161920 and Permit No. NMO/B/2023/APL/01308 Dated 10-03-2023.

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

- (i) Sale Deed Dated 04-11-1961 for Nazul Plot No. 33 executed by Mr. Sardar Lakhmdersmgh S/o Sardar Dharamsingh in favour of Mr. Gopikisan S/o Madangopal Taori, bearing Regd. Sr. No. 1974.
- (ii) Renewal Indenture of Lease Dated 08-05-1998 vide Revenue Case No. 101/NAA-48/88-89 for Nazul Leasehold Plot No. 33/2 in favour of Smt. Radhabai Gopikisan Taori, Mr. Suresh Gopikisan Taori, Mr. Lalit Ballabhadas Taori, Mr. Brijesh Mohan Taori, Mr. Rajesh Mohan Taori and Mr. Pranay Girdhar Taori.
- (iii) Renewed Indenture of Lease Dated 30-08-2022 vide Revenue Case No. 115/NAA-48/2014-15 for Nazul Leasehold Plot No. 33/2 in favour of Mr. Suresh Gopikisan Taori, Mr. Lalit Ballabhadas Taori, Mr. Brijesh Mohan Taori, Mr. Rajesh Mohan Taori.
- (iv) Sale Deed Dated 13.10.2022 for Nazul Leasehold Plot No. 33/2 executed by Mr. Suresh Gopikisan Taori, Mr. Lalit Ballabhadas Taori, Mr. Brijesh Mohan Taori, Mr. Rajesh Mohan Taori and Mr. Pranay Girdhar Taori jointly in favour of (1) Mr. Sameer Dattatray Meghe and (2) Mrs. Vrinda Sameer Meghe, bearing Registered Sr. No. 9128/2022.
- (v) Transfer Deed dated 26.12.2022 for the purpose of construction of additional Built-up spaces on the said Plot of land purchased by (1) Mr. Sameer Dattatray Meghe


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and (2) Mrs. Vrinda Sameer Meghe from M/s. Concrete Developer, bearing Registered Serial No. 11164/2022.

(vi) Agreement of Development Dated 17.04.2023 for Nazul Leasehold Plot No. 33/2 executed by (1) Mr. Sameer Dattatray Meghe and (2) Mrs. Vrinda Sameer Meghe in favour of M/s. Concrete Developers acting through its Partners (1) Mr. Sanjay Nagorao Paidlewar and (2) Mr. Nitish Rameshchandra Chordiya, bearing Registered Serial No. 3480/2023.

(vii) General Power of Attorney Dated 17.04.2023 for Nazul Leasehold Plot No. 33/2 executed by (1) Mr. Sameer Dattatray Meghe and (2) Mrs. Vrinda Sameer Meghe in favour of M/s. Concrete Developers acting through its Partners (1) Mr. Sanjay Nagorao Paidlewar and (2) Mr. Nitish Rameshchandra Chordiya, bearing Registered Serial No. 3481/2023.

THAT all the aforesaid documents produced before by (1) Mr. Sameer Dattatray Meghe and (2) Mrs. Vrinda Sameer Meghe acting through their duly Constituted Attorney holder M/s. Concrete Developers acting through its Partners (1) Mr. Sanjay Nagorao Paidlewar and (2) Mr. Nitish Rameshchandra Chordiya to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owners that they have not executed any unregistered Deed or document. Whereby their ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Nazul Leasehold Plot No. 33/2 of MOUZA – LENDHRA in Tahsil and District Nagpur of the period of 30 (Thirty) Years (i.e. 1992 to 2022).

THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

(4) Any other relevant Title : N.A.

(5) Litigations if any : - N.A.

Nagpur.

Dated : 08.05.2023


Ashwin Patil

Advocate

ASHWIN R. PATIL

Advocate

54, Sawarkar Nagar,
Khamla Road, Nagpur-15



CHALLAN
MTR Form Number-6



GRN	MH001619628202324E	BARCODE			Date	04/05/2023-17:24:18		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name		ASHWIN PATIL	
Location				NAGPUR		Flat/Block No.		54	
Year				2023-2024 One Time		Premises/Building		SAWARKAR NAGAR	
Account Head Details				Amount In Rs.		Road/Street		NAGPUR	
0030072201 SEARCH FEE				375.00		Area/Locality		NAGPUR	
						Town/City/District			
						PIN		4 4 0 0 1 5	
						Remarks (If Any)		SEARCH FEE 30 YEARS NAZUL PLOT NO 33/2 CITY SURVEY NO 1143 MOUZA LENDHRA RAGHAV HEALTH STAR	
						Amount In		Three Hundred Seventy Five Rupees Only	
Total				375.00		Words			
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		00040572023050426949 IK0CFRGWI8	
Cheque/DD No.				Bank Date		RBI Date		04/05/2023-17:24:25 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9822936551

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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.