

Adv.Mahendra Somkuwar,

B.A.L.L.B.

R/o=> E-01, Morya Building, Shivaji Complex, Mankapur,
Nagpur -30. Mob-9372592579.

E-Mail: mahendrasomkuwar@rediffmail.com

To: MahatRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to all that piece and parcel of land bearing Khasara No.164/5 admeasuring 0.59 H.R. Mouza- Dabha, P.H. No.7, City Survey No.37, Sheet No.209/55, along with all the easementary rights, title, share and interests appurtenant and belonging thereto within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, bearing Corporation House No. 1144/B, in Ward No. 68, Tahsil and District-Nagpur {hereinafter referred as "the said Property"]

Dear Sir,

I have investigated the title of the said property on the request of Shri. Narendra S/o Dharnidharji Gandhi, R/o 40, Balaji Nagar, Nagpur-440027, the owner of the said property and following documents i.e.:-

i) DESCRIPTION OF PROPERTY: all that piece and parcel of land bearing Khasara No.164/5 admeasuring 0.59 H.R. Mouza- Dabha, P.H. No.7, City Survey No.37, Sheet No.209/55, along with all the easementary rights, title, share and interests appurtenant and belonging thereto within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, bearing Corporation House No. 1144/B, in Ward No. 68, Tahsil and District-Nagpur and bounded by

- East : Boundary of Mouza Hazaripahad.
West : Land of City Survey No.164/10.
North : Land of City Survey No.164/4.



South : Remaining portion of Land of City Survey
No.164/5 and thereafter Land of City Survey
No.164/6 owned by Shri Suresh Oswal.

ii) THE DOCUMENTS OF OWNERSHIP.

iii) PROPERTY CARD issued by City Survey Officer No. 2, Nagpur dated 18/04/2023, Mutation Entry No.13988 dated 20/10/2018.

iv) Search Report for thirty years from 1994 till 2023 vide Receipt No.7727, dated 20/04/2023, by paying Challan of Rs. 750/-.

2) On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of Shri. Narendra S/o Dharnidharji Gandhi, is clear, marketable and without any encumbrances.

Owners of land:

(1) The land is owned by Shri. Narendra S/o Dharnidharji Gandhi.

3) The report reflecting the flow of the title of the Shri. Shri. Narendra S/o Dharnidharji Gandhi, on the said land is enclosed herewith as Annexure.

Encl.: Annexure

Nagpur.

Date: 17/04/2023


Adv. Mahendra Prabhakar Somkuwar
B.A. LL.B., Registration No. MAH/1785/99
Res./Off.: E-01, MORYA Building, Shivaji Complex,
Mankapur, Nagpur-440030.
Mobile No. 9372592579
(Mahendra P. Somkuwar)
Advocate

FLOW OF THE TITLE OF THE SAID LAND

Having engaged by **Shri.Narendra S/o Dharnidharji Gandhi**, Aged about 60 Years, Occupation - Business, R/o. Plot No.40, Balaji Nagar, Manewada Road, Nagpur - 440027 (M.S.), I Advocate Mahendra Prabhakar Somkuwar submit my report in respect of Title and Search of the property described below :

DESCRIPTION OF PROPERTY

ALL THAT PIECE AND PARCEL OF LAND bearing Khasara No.164/5 admeasuring 0.59 H.R. Mouza- Dabha, P.H. No.7, City Survey No.37, Sheet No.209/55, along with all the easementary rights, title, share and interests appurtenant and belonging thereto within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, bearing Corporation House No. 1144/B, in Ward No. 68, Tahsil and District-Nagpur and bounded by :-

East	:	Boundary of Mouza Hazaripahad.
West	:	Land of City Survey No.164/10.
North	:	Land of City Survey No.164/4.
South	:	Remaining portion of Land of City Survey No.164/5 and thereafter Land of City Survey No.164/6 owned by Shri Suresh Oswal.

History of property

1. That originally, the said southern part of said property admeasuring 0.295 H.R belonged to Late Shri Anilkumar Puroshottamdas Wagh and remaining Northern portion of said property adm. 0.295 H.R. belonged to Shri Kamal Kumar Suganchandra Jain and Shri Naresh Kumar Misrilal Jain.
2. That after the death of Shri Anilkumar Puroshottamdas Wagh, his property was inherited by his successors, namely (1) Smt. Kalpana Wd/o Anil Kumar Wagh, (2) Shri Niraj S/o Anil Kumar Wagh, (3) Shri Nishant S/o Anil Kumar Wagh (4) Shri Nitin S/o Anil Kumar Wagh, (5) Shri Amit S/o Anil Kumar Wagh (6) Shri Devendrakumar S/o Anil Kumar Wagh.
3. That Shri Kamal kumar Suganchandra Jain and Shri Naresh Kumar Misrilal Jain sold their portion of said property to Darshana Sahakari Gruha Nirman Sanstha, Maryadit , Nagpur vide Sale deed at Serial No. 794 on 10/05/04 in Jt Sub-Registrar No.4, Nagpur.
4. That Darshana Sahakari Gruha Nirman Sanstha, Maryadit , Nagpur had entered into agreement of sale dated 31/12/2008 of its part of said property to Shri Sarang S/o Vinayakrao Dhok




and regularized said agreement vide Impounding case no.223/2015 dated 19/05/2015 after paying Deficient Stamp Duty of Rs.1,21,920/- and Penalty of Rs.1,60,940/-.

5. That above stated owners of said property namely (1) Smt. Kalpana Wd/o Anil Kumar Wagh, (2) Shri Niraj S/o Anil Kumar Wagh, (3) Shri Nishant S/o Anil Kumar Wagh (4) Shri Nitin S/o Anil Kumar Wagh, (5) Shri Amit S/o Anil Kumar Wagh (6) Shri Devendrakumar S/o Anil Kumar Wagh (7) Darshana Sahakari Gruha Nirman Sanstha, Maryadit, Nagpur along with Consensor Shri Sarang S/o Vinayakrao Dhok sold the said property to Shri Narendra S/o Dharnidharji Gandhi vide Sale Deed No. NGN1-4663-2015 on 07/08/2015 in the office of Jt Sub- Registrar No.1, Nagpur. The name of present owner Shri Narendra S/o Dharnidharji Gandhi came to be mutated in the 7/12 extract vide Fer-Far No.1024 dated 10/11/2015.
6. That the said agricultural land was converted for Non-Agricultural Use by Add. Tahsildar, Non-Agricultural, Nagpur vide Order dated 31/01/2017 given in Rev. App. No. 150/N.A.P. 34/2016-17 and the said property was mutated in the name of Shri Narendra S/o Dharnidharji Gandhi on 20/10/2018 vide Fer-Far No.13088.
7. That Nagpur Improvement Trust has issued Building Permit No. B.E.(WEST)/Case No. 202652656/Tracking No.2022041375/778 dated 29/07/2022.

SEARCH

Having taken the History of Property/Chain of Title as mentioned above and after ascertaining the title of the Property. I was supposed to verify the record of Joint Sub-Registrar, Nagpur, for the 30 Years (Thirty Years) i.e. from the year 1994 till 2023. Hence I paid the search fees of Rs.750/- (Rupees Seven Hundred Fifty Only) online vide Challan No. GRN- MH000837540202324E dated 20/04/2023 in respect of above mentioned Property at Mouza-Dabha and obtained Receipt no .7727 dated 20/04/2023 from office of sub registrar no.1, Nagpur to conduct the said search. I have conducted online search of said property and also searched in the offices of Jt. Sub -Registrar and I have also perused the documents placed before me, in respect of the said Property and found no entry adverse to the Ownership of aforementioned Owner in respect of scheduled property pertaining to any transfer, lease, mortgage, gift etc.

I have also searched the official website of Nagpur District Court and High Court of Bombay, Bench at Nagpur. I have verified that property mentioned herein is not in dispute in any case. Hence I am of the




opinion that the property title is clear, and marketable. I have also searched in the office of Superintendent of Land Records and Deputy Director of Land Records and found that there is no case or appeal pending against any entry in the Akhiv Patrika of the above described property.

DOCUMENTS PERUSED AND VERIFIED FROM THE ORIGINALS:

- 1 Building Permit & Commencement Certificate and Sanctioned Plan dated 29/07/2022 bearing Permit No. B.E.(WEST)/Case No. 202652656/Tracking No.2022041375/778 dated 29/07/2022.
- 2 Akhiv Patrika dated 18/04/2023.
- 3 Sale Deed No.NGN1-4663-2015 on 07/08/2015
- 4 Sale deed bearing NGN 4- 794-2004 on 10/05/04
- 5 Agreement of sale dated 31/12/2008 regularized vide Impounding case no.223/2015 dated 19/05/2015 after paying Deficient Stamp Duty of Rs.1,21,920/- and Penalty of Rs.1,60,940/-.
- 6 No Due Certificate dated 13/10/2021 issued by State Bank of India, SME Branch, Amravati road, Nagpur-33

OPINION

Hence based on my own search and the Original Documents shown and supplied to me /, I certify that the property described above in the Schedule of Property is owned by aforementioned Owner Shri Narendra S/o Dharnidharji Gandhi, whose title is clear and marketable and I am of the opinion that any transfer made by the Owner of the said Property shall be legal and valid. The chain and the series of transactions and transfer of properties at the end of which Shri Narendra S/o Dharnidharji Gandhi obtained title of the property are flawless. He has absolute title to the said property. The above said property was mortgaged to State Bank of India, SME Branch, Amravati road, Nagpur-33 for ABL Loan of Rs.6.25 Crores, however said loan was satisfied and the State Bank of India, SME Branch, Amravati road, Nagpur-33 had issued No Due Certificate dated 13/10/2021. There is no loan or encumbrances on the said property. As such the property is good marketable and its title is clear. It is also advised to secure a sworn affidavit from the present Owner in the prescribed format regarding Nil encumbrance, No litigation, Clear title and No acquisition Notice or proposal.

Hence this title search and verification report.

Nagpur.

Date:17-04-2023

Adv. Mahendra Prabhakar Somkuwar
B.A. LL.B., Registration No. MAH/1785/99
Res/Off.:E-01, MORYA Building, Shivaji Complex,
Mankapur, Nagpur-440030.
Mobile No. 9372592579

(Mahendra P. Somkuwar)

Advocate

इतर पावती

Original/Duplicate

नोंदणी क्र. : 39म

Regn.:39M

पावती क्रं.: 7727 दिनांक: 20/04/2023

दस्तावेजाचा अनुक्रमांक: नगन1-0-2023

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड महेन्द्र पी.सोमकुंवर

वर्णन शोध अर्ज क्र.2673/2023 मौजा दाभा खसरा क्र.164/5 सीटी सन्हे नं.37 शिट नं.55 कापॉरिशन घर नं.1144/B
शोध सन 1994 ते 2023

शोध व निरीक्षणे

रु. 750.00

एकूणः

रु. 750.00

R220 NGP1

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000837540202324E दिनांक: 20/04/2023

वैकिचे नाव व पत्ता:

सह-पुष्पम निवंधक, बर्म-०
नागपर शहर क्र.१