

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II
265-A, South Ambazari Road,
Bajaj Nagar,
Nagpur - 440 010
Phone : +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : shastriassociates@gmail.com

62-2324-1174

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-400 051,

MahaRERA

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

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to building Known as "**GAJANAN HEIGHTS**", to be erected on ALL THAT Piece and parcel of land bearing Plot No. 26 out of the layout of Gokul/Joras Co-operative Housing Society Limited, Nagpur, containing by admeasurement 884.8340 Sq. Mtrs., being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 73/2, 76/1, 77, 77/1, 78/1, 81 and 82 of MOUZA – BORGAON, P.S.K. 8A, bearing City Survey No. 17 and Sheet No. 23 of Mouza – Borgaon, Situated at Borgaon, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR (hereinafter referred as the said Project "**GAJANAN HEIGHTS**").

1) I/We have investigated the title of the said land on the request of **SHREE GAJANAN BUILDERS AND DEVELOPERS**, A Partnership Firm, having its Registered Office at Plot No. 13, Gajanan Orchid, G-01, 02, Gokul Housing Society, Gorewada Road, Borgaon, Nagpur-440013, and following documents i.e.:-



01. Description of the property.

ALL THAT Piece and parcel of land bearing Plot No. 26 out of the layout of Gokul/Joras Co-operative Housing Society Limited, Nagpur, containing by admeasurement 884.8340 Sq. Mtrs., being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 73/2, 76/1, 77, 77/1, 78/1, 81 AND 82 of MOUZA – BORGAON, P.S.K. 8A, bearing City Survey No. 17 and Sheet No. 23 of Mouza – Bargaon, Situated at Bargaon, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR.

02. The Documents for Ownership of Plot No. 26.

- (i) Copy of Sale Deed Dated 10-09-1992.
- (ii) Copy of Regularisation Letter dated 23-06-2008.
- (iii) Copy of Sale Deed dated 14-09-2021.
- (iv) Correction Deed dated 09-01-2023.
- (v) Copy of Sanctioned Building Plan Dated 26-07-2023.
- (vi) Copy of Property Card.
- (vii) Tax Receipt.

03. Search report for 30 years from 1994 till 2023.

2} On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of owner and Developer is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner of the land :

ALL THAT Piece and parcel of land bearing Plot No. 26 out of the layout of Gokul/Joras Co-operative Housing Society Limited, Nagpur, containing by admeasurement 884.8340 Sq. Mtrs., being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 73/2, 76/1, 77, 77/1, 78/1, 81 & 82 of MOUZA – BORGAON, P.S.K. 8A, bearing City Survey No. 17 and Sheet No. 23 of Mouza – Bargaon, Situated at Bargaon, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR.	SHREE GAJANAN BUILDERS AND DEVELOPERS, through its Authorised Partner SHRI. DEEPAK BHOLANATH SAHU,
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Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **SHREE GAJANAN BUILDERS AND DEVELOPERS**, acting through its Authorised Partner **SHRI. DEEPAK BHOLANATH SAHU**, on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of said **SHREE GAJANAN BUILDERS AND DEVELOPERS**, acting through its Authorised Partner **SHRI. DEEPAK BHOLANATH SAHU** on the said land is enclosed herewith as annexure.

Encl : Annexure

Date: 03-08-2023




(SANDEEP SHASTRI)
Advocate

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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

1} Property Card as on date of application for registration –

The name of **SHREE GAJANAN BUILDERS AND DEVELOPERS**, acting through its Authorised Partner **SHRI. DEEPAK S/o BHOLANATH SAHU**, is recorded in the Property Card in respect of the property comprising ALL THAT Piece and parcel of land bearing Plot No. 26 out of the layout of Gokul/Joras Co-operative Housing Society Limited, Nagpur, containing by admeasurement 884.8340 Sq. Mtrs., being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 73/2, 76/1, 77, 77/1, 78/1, 81 & 82 of MOUZA – BORGAON, P.S.K. 8A, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 17 and Sheet No. 23 of Mouza – Bargaon, Situated at Bargaon, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR.

2} Mutation Entry –

The Property Card issued by City Survey Department, Nagpur for Plot No. 26 reveal that the Mutation / Ferfar No. 22127 on 16-02-2022, the name of **SHREE GAJANAN BUILDERS AND DEVELOPERS**, acting through its Authorised Partner **SHRI. DEEPAK S/o BHOLANATH SAHU** is recorded as Owner of the said property.

3} Search report for 30 years from 1994 to 2023 taken from Sub-Registrar office at Nagpur.

(i) THAT, ALL THAT Piece and parcel of land bearing Plot No. 26 out of the layout of Gokul/Joras Co-operative Housing Society Limited, Nagpur, containing by admeasurement 929.36 Sq. Mtrs., being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 73/2, 76/1, 77, 77/1, 78/1, 81 AND 82 of MOUZA – BORGAON, P.S.K. 8A, bearing City Survey No. 17 and Sheet No. 23 of Mouza – Bargaon, Situated at Bargaon, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, belongs to (i) Dr. Shri. Sudhir Jagdishchandra Sharma and (ii) Shri. Yogesh Hiralalji Saboo, having purchased the same by them from Gokul/Joras Co-operative Housing Society Nagpur, by a Sale Deed Dated 10-09-1992, which is registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Addl. Book No. 1, Volume No. 45 on pages 79 to 80 at Sr. No. 2437(P) on 17-12-1992.

(ii) THAT, the aforesaid Plot No. 26 is covered under the scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur.



(iii) THAT, for Regularisation and Development of the said Plot No. 26 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, (i) Dr. Shri. Sudhir Jagdishchandra Sharma and (ii) Shri. Yogesh Hiralalji Saboo had applied to the Nagpur Improvement Trust, Nagpur for the same. They also paid/deposited the Development Charges for Regularisation and Development of the said Plot of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it.

(iv) THAT, consideration the application of the said (i) Dr. Shri. Sudhir Jagdishchandra Sharma and (ii) Shri. Yogesh Hiralalji Saboo and also on receipt of the Development charges as demanded by it from them, the Nagpur Improvement Trust, Nagpur lateron regularised the said Plot No. 26 and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (W), Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)/1900(U/L)/8469/1635 Dated 23-06-2008 in Case No. 200303274831, Layout No. 1900/N/BG/1208 for Plot No. 26 in favour of the said (i) Dr. Shri. Sudhir Jagdishchandra Sharma and (ii) Shri. Yogesh Hiralalji Saboo. As per the regularisation Letter Dated 23-06-2008 the area of the said Plot No. 26 is shown and declared as 884.8340 Sq. Mtrs. instead of 929.3600 Sq. Mtrs. Thus the area of the said plot is at present 884.8340 Sq. Mtrs.

(v) THAT, the aforesaid (i) Dr. Shri. Sudhir Jagdishchandra Sharma and (ii) Shri. Yogesh Hiralalji Saboo lateron transferred/sold the property comprising ALL THAT Piece and parcel of land bearing Plot No. 26 out of the layout of Gokul/Joras Co-operative Housing Society Limited, Nagpur, containing by admeasurement 884.8340 Sq. Mtrs., being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 73/2, 76/1, 77, 77/1, 78/1, 81 AND 82 of MOUZA – BORGAON, P.S.K. 8A, bearing City Survey No. 17 and Sheet No. 23 of Mouza – Borgaon, Situated at Borgaon, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, in favour of Shree Gajanan Builders & Developers, by a Sale Deed dated 14-09-2021, which is registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7157 on even date and a Deed of Correction to the said Sale Deed is registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 274 on 09-01-2023. The name of Shree Gajanan Builders & Developers is accordingly recorded in Revenue Record vide Ferfar Entry No. 22127 dated 16-02-2022.

(vi) THAT, the aforesaid Shree Gajanan Builders and Developers, A Partnership Firm, lateron decided to decide to develop the said Plot No. 26 into a Residential Estate by constructing a Multistoried Building thereon consisting various self contained separate Apartments therein.



(vii) THAT, accordingly the aforesaid Shree Gajanan Builders and Developers, has prepared the Plan of the Multistoried Building proposed to be constructed on the said Plot No. 26 and to be known and styled as "**GAJANAN HEIGHTS**" and the same is sanctioned and approved by the Building Engineer (West) of the Nagpur Improvement Trust, Nagpur vide its Building Permit No. B.E.(WEST)/Case No. 01521545/Tracking No. 2022070657/174. Dated 26-07-2023.

(viii) THAT for the purpose of giving clear title over the Apartments proposed to be constructed to the prospective Purchaser in the said building Owner has executed a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970 which is registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6909 on 03-08-2023.

(ix) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us:-

- a) Copy of Sale Deed Dated 10-09-1992 executed by The Gokul/Joras Co-operative housing Society Limited, Nagpur in favour of (i) Dr. Shri. Sudhir jagdishchandra Sharma and (ii) Dr. Shri. Yogesh Hiralalji Saboo, Registered at Sr. No. 2437(P).
- b) Copy of Regularisation Letter dated 23-06-2008.
- c) Copy of Sale Deed dated 14-09-2021 executed by (i) Dr. Shri. Sudhir jagdishchandra Sharma and (ii) Dr. Shri. Yogesh Hiralalji Saboo in favour of Shree Gajanan Builders and Developers, registered at Sr. No. 7157.
- d) Copy of Correction Deed dated 09-01-2023 executed by (i) Dr. Shri. Sudhir jagdishchandra Sharma and (ii) Dr. Shri. Yogesh Hiralalji Saboo in favour of Shree Gajanan Builders and Developers, registered at Sr. No. 274.
- e) Copy of Sanctioned Building Plan Dated 26-07-2023.
- f) Copy of Property Card.
- g) Tax Receipt.

(x) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present Owner. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owner that it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or a third party interest is created.

(xi) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 17 of MOUZA – BORGAON for the period of 30 (Thirty) years (i.e. from 1994 to 2023 by depositing necessary Search Fees online with the department of



Registration vide GRN No. MH005932565202324E, dated 29-07-2023 i.e. for the period of 1994 to 2005 and GRN No. MH005931432202324EE, dated 29-07-2023 i.e. for the period of 2006 to 2023. The receipts of the same are enclosed herewith.

(xii) 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.

Date: 03-08-2023




(SANDEEP SHASTRI)
ADVOCATE

MH005931432202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
29 Jul 2023	Receipt	Receipt no.: 1113004646
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Borgaon S.No/CTS No/G.No. : 17
	Period of search :	From :2006 To :2023
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH005931432202324E		
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 '.		

