

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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

To

Maha RERA

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 ALL THAT Piece and Parcel of Land bearing Amalgamated **Plot Nos. 3, 4, 27 & 28** out of the layout of Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari, containing by total admeasurements **1427.075 Sq. Mtrs.** (i.e. 15360.90 Sq. Fts.) being a part/portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 136 of **MOUZA - HINGNA, P.S.K. 49 TOGETHERWITH** the Multistoried Building proposed to be constructed thereon and to be known and styled as "**DND SKY**" and including all other easementary rights appurtenant and belonging thereto, bearing Nagar Panchayat Property Nos. 2921/27,28,3 and 3805/4, situated at Shanti Niketan Ekata Society Layout, Hingna, within the limits of Nagar Panchayat Hingna, Ward No. 18 in Tahsil - Hingna and District - NAGPUR.

1} I have investigated the title of the said land on the request of **M/s DND INFRASTRUCTURE**, a Partnership Firm, having its Office at Shivaji Chowk, Hingna-441110, Tahsil and District - NAGPUR, Income Tax PAN **AAPFD7847M** and acting through its Partners **(1) SHRI. DEEPAK S/o PANDHARINATH KHADE**, Aged about 46 Years, Occupation - Business, Aadhar Unique Identity No. 266571542889, Cell No. 9373117392, Resident of 42, North Ambazari Road, Gandhi Nagar, Nagpur-440010, Tahsil and District -



NAGPUR; (2) **SHRI. NAVIN alias NAVINKUMAR S/o SHYAMSUNDER MINIYAR**, Aged about 44 Years, Occupation – Business, Aadhar Unique Identity No. 432572130764, Cell No. 9421804275, Resident of 1225, Ward No. 6, Suraj Nagar, Hingna-441110, Tahsil – Hingna and District – NAGPUR; (3) **SHRI. DARWIN S/o RAMDAS GAUTAM**, Aged about 44 Years, Occupation – Business, Aadhar Unique Identity No. 726045055385, Cell No. 9370209139, Resident of Flat No. 104, Uttara Residency, Ward No. 17, Jageshwar Puri, Hingna-441110, Tahsil – Hingna and District – NAGPUR, AND (4) **SHRI. NARENDRA S/o GOVINDRAO BEHARE**, Aged about 53 Years, Occupation – Business, Aadhar Unique Identity No. 588042921028, Cell No. 9881186581, Resident of Ward No. 4, Bhoslewadi, Hingna-441110, Tahsil – Hingna and District – NAGPUR and following documents i.e.:-

i) Description of the property.

ALL THAT Piece and Parcel of Land bearing Amalgamated **Plot Nos. 3, 4, 27 & 28** out of the layout of Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari, containing by total admeasurements **1427.075 Sq. Mtrs. (i.e. 15360.90 Sq. Fts.)** being a part/portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 136 of **MOUZA – HINGNA, P.S.K. 49** TOGETHERWITH the Multistoried Building proposed to be constructed thereon and to be known and styled as **“DND SKY”** and including all other easementary rights appurtenant and belonging thereto, bearing Nagar Panchayat Property Nos. 2921/27,28,3 and 3805/4, situated at Shanti Niketan Ekata Society Layout, Hingna, within the limits of Nagar Panchayat Hingna, Ward No. 18 in Tahsil – Hingna and District – NAGPUR.

ii) The Document of Ownership of Plot No. 3,4,27 & 28

- 7/12 Extracts of Amalgamated Plot Nos. 3,4,27 & 28 issued by Talathi, Hingna.
- Sale Deed of Plot No. 3, 27 & 28, dated 31-03-2021 Registration No. HGN/5630/2021 on 26-07-2021.
- Sale Deed of Plot No. 4, dated 31-03-2021 Registration No. HGN/5631/2021 on 26-07-2021.

iii) Search report for 30 year from 1993 Till April 2023.

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 Owners/Promoter is clear, marketable and without any encumbrances.

Owner of the land:

Land being ALL THAT Piece and Parcel of Land bearing Amalgamated Plot Nos. 3, 4, 27 & 28 out of the layout of Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari, containing by total admeasurements 1427.075 Sq. Mtrs. (i.e. 15360.90 Sq. Fts.) being a part/portion of the entire Non Agricultural land bearing Survey / Khasra / Gut	M/s DND INFRASTRUCTURE, acting through its Partners (1) SHRI. DEEPAK PANDHARINATH KHADE; (2) SHRI. NAVIN alias NAVINKUMAR SHYAMSUNDER MINIYAR;
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<p>No. 136 of MOUZA – HINGNA, P.S.K. 49 TOGETHERWITH the Multistoried Building proposed to be constructed thereon and to be known and styled as “DND SKY” and including all other easementary rights appurtenant and belonging thereto, bearing Nagar Panchayat Property Nos. 2921/27,28,3 and 3805/4, situated at Shanti Niketan Ekata Society Layout, Hingna, within the limits of Nagar Panchayat Hingna, Ward No. 18 in Tahsil – Hingna and District – NAGPUR</p>	<p>(3) SHRI. DARWIN RAMDAS GAUTAM, AND (4) SHRI. NARENDRA GOVINDRAO BEHARE</p>
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Qualifying comments/ remarks if any

The Titles of **M/s DND INFRASTRUCTURE**, on the said amalgamated plot of land is good, valid, marketable, clear and salable.

3) The report reflecting the flow of the title of the said **M/s DND INFRASTRUCTURE** on the said amalgamated plot of land is enclosed herewith as annexure.

Encl : Annexure

Date: 01-07-2023



(SANDEEP SHASTRI)
Advocate

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(Circular No: - 28 / 2021)

FLOW OF THE TITLE OF THE SAID AMALGAMATED PLOTS OF LAND.

- 1) Property Card (7/12 Extract) issued by Talathi, Wanadongari as on date of application for registration –

The names of **M/s DND INFRASTRUCTURE**, acting through its Partners (1) SHRI. DEEPAK S/o PANDHARINATH KHADE, (2) SHRI. NAVIN alias NAVINKUMAR S/o SHYAMSUNDER MINİYAR, (3) SHRI. DARWIN S/o RAMDAS GAUTAM AND (4) SHRI. NARENDRA S/o GOVINDRAO BEHARE is recorded in the Property Card (7/12 Extract) issued by Talathi, Hingna in respect of the property comprising of Land bearing ALL THAT Piece and Parcel of Land bearing Amalgamated **Plot Nos. 3, 4, 27 & 28** out of the layout of Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari, containing by total admeasurements **1427.075 Sq. Mtrs.** (i.e. **15360.90 Sq. Fts.**) being a part/portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 136 of **MOUZA – HINGNA, P.S.K. 49** TOGETHERWITH the Multistoried Building proposed to be constructed thereon and to be known and styled as **"DND SKY"** and including all other easementary rights appurtenant and belonging thereto, bearing Nagar Panchayat Property Nos. 2921/27,28,3 and 3805/4, situated at Shanti Niketan Ekata Society Layout, Hingna, within the limits of Nagar Panchayat Hingna, Ward No. 18 in Tahsil – Hingna and District – NAGPUR.

- 2) Mutation Entry –

The property card (7/12 Extract) issued by Talathi, Wanadongari, Hingna of Amalgamated Plot No. 3,4,27 & 28 reveal that vide Mutation / Ferfar Entry no. 6579 the name of **M/s DND INFRASTRUCTURE**, acting through its Partners (1) SHRI. DEEPAK S/o PANDHARINATH KHADE, (2) SHRI. NAVIN alias NAVINKUMAR S/o SHYAMSUNDER MINİYAR, (3) SHRI. DARWIN S/o RAMDAS GAUTAM AND (4) SHRI. NARENDRA S/o GOVINDRAO BEHARE is recorded as owner of the said plot of land.

The property card (7/12 Extract) issued by Talathi, Wanadongari, Hingna of Plot No. 3,4,27 & 28 reveal that vide Mutation / Ferfar Entry no. 6579 the name of **M/s DND INFRASTRUCTURE**, acting through its Partners (1) SHRI. DEEPAK S/o PANDHARINATH KHADE, (2) SHRI. NAVIN alias NAVINKUMAR S/o SHYAMSUNDER MINİYAR, (3) SHRI. DARWIN S/o RAMDAS GAUTAM AND (4) SHRI. NARENDRA S/o GOVINDRAO BEHARE is recorded as owner of the said plot of land.



3) Search report for 30 years from 1993 to 2023 Taken from data available on the website of Registration Department /relevant documents provided to us.

(1) THAT the property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / Gut No. 136 of MOUZA – HINGNA, P.S.K. 49, having an 1.15 Hectare R. i.e. 11500 Sq. Mtrs. and including all other easementary rights appurtenant and belonging thereto, situated at Village - Hingna, within the limits of Gram Panchayat Hingna, in Tahsil – Hingna and District – NAGPUR, Originally belonged to Shanti Niketan Ekta Co-operative Housing Society Limited, Wanadongari (bearing Registration No. 730/198) as recorded Owner thereof and the same is accordingly recorded in the Revenue Records.

(2) THAT the aforesaid Shanti Niketan Ekta Co-operative Housing Society Limited, Wanadongari later on decided to develop the said property into Residential Layout by carved out various plots of different sizes therein and prepared a layout plan of the said land bearing Survey/Khasra/Gut No. 136 consisting of various Plots of different sizes therein.

(3) THAT the said entire land bearing Survey / Khasra / Gut No. 136 alongwith Survey/Khasra/Gut Nos. 138 & 139 of MOUZA – HINGNA, P.S.K. 49, having total area of 3.258 Hectares are converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide its Order Dated 27-02-2004 passed in the Revenue Case No. 140/NAP-34/2003-2004 upon the several terms and conditions contained therein.

(4) THAT the aforesaid Shanti Niketan Ekta Co-operative Housing Society Limited, Wanadongari later on agreed to sell the Plot of land out of its aforesaid layout comprising ALL THAT Piece and Parcel of Land bearing Plot No. 3, admeasuring Length North-South 100 Feet and Breadth East-West 40 Feet thus total admeasurements 371.60 Sq. Mtrs. (i.e. 4000 Sq. Fts.); the Plot No. 27, admeasuring Length North-South $(89+92)/2$ Feet and Breadth East-West 40 Feet thus total admeasurements 336.31 Sq. Mtrs. (i.e. 3620 Sq. Fts.) and the Plot No. 28, admeasuring Length North-South $(92+95)/2$ Feet and Breadth East-West 40 Feet thus total admeasurements 347.45 Sq. Mtrs. (i.e. 3740 Sq. Fts.), out of the layout of Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari, being a part/portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 136 of MOUZA – HINGNA, P.S.K. 49 and including all other easementary rights appurtenant and belonging thereto, situated at Shanti Niketan Ekata Society Layout, Hingna, within the limits of Gram Panchayat Hingna, in Tahsil – Hingna and District – NAGPUR, to Mrs. Kamala Shyamsunder Miniyaar, by an Agreement to Sell Dated 12-03-2009 for Rs. 2,50,000/- (Rupees Two Fifty Thousand) Only and the said Agreement to Sell is is duly registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Serial No. HGN/1164/2009 on 12-03-2009.

(5) THAT in pursuance of the said Agreement to Sell and considering her request, the aforesaid Shanti Niketan Ekta Co-operative Housing Society Limited, Wanadongari later on transferred/sold the said Plot of lands out of its aforesaid layout comprising ALL THAT Piece and Parcel of Land bearing Plot No. 3, admeasuring Length North-South 100 Feet and Breadth East-West 40 Feet thus total admeasurements 371.60 Sq. Mtrs. (i.e. 4000 Sq. Fts.);



the Plot No. 27, admeasuring Length North-South $(89+92)/2$ Feet and Breadth East-West 40 Feet thus total admeasurements 336.31 Sq. Mtrs. (i.e. 3620 Sq. Fts.) and the Plot No. 28, admeasuring Length North-South $(92+95)/2$ Feet and Breadth East-West 40 Feet thus total admeasurements 347.45 Sq. Mtrs. (i.e. 3740 Sq. Fts.), out of the layout of Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari, being a part/portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 136 of MOUZA – HINGNA, P.S.K. 49 and including all other easementary rights appurtenant and belonging thereto, situated at Shanti Niketan Ekata Society Layout, Hingna, within the limits of Gram Panchayat Hingna, in Tahsil – Hingna and District – NAGPUR, by way of Sale to Mrs. Kamala Shyamsunder Miniya, by a Sale Dated 30-11-2011, which is duly registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Serial No. HGN/6214/2011 on 02.12.2011 and the same is accordingly recorded in the Revenue Records.

(6) THAT in pursuance of the Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 under section 4 (1) and the Chief Officer, Nagar Panchayat, Hingna has regularized the said plot of land bearing No. 3 containing by admeasurements 371.60 Sq. Mtrs. on payment of development charges vide its letter/Permit No. NPU/Bandh/366/19-20 Dated 11-02-2020. As per the said Regularisation Letter the area of said plot is declared as 371.60 Sq. Mtrs.

(7) THAT in the like manner in pursuance of the Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 under section 4 (1) and the Chief Officer, Nagar Panchayat, Hingna has regularized the said plot of land bearing No. 27 containing by admeasurements 336.30 Sq. Mtrs. on payment of development charges vide its letter/Permit No. NPU/Bandh/362/19-20 Dated 11-02-2020. As per the said Regularisation Letter the area of said plot is declared as 336.30 Sq. Mtrs.

(8) THAT in the like manner in pursuance of the Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 under section 4 (1) and the Chief Officer, Nagar Panchayat, Hingna has regularized the said plot of land bearing No. 28 containing by admeasurements 347.45 Sq. Mtrs. on payment of development charges vide its letter/Permit No. NPU/Bandh/361/19-20 Dated 11-02-2020. As per the said Regularisation Letter the area of said plot is declared as 347.45 Sq. Mtrs.

(9) THAT, the aforesaid Mrs. Kamala Shyamsunder Miniya later on transferred/sold her aforesaid properties comprising ALL THAT Piece and Parcel of Land bearing Plot No. 3, admeasuring Length North-South 100 Feet and Breadth East-West 40 Feet thus total admeasurements 371.60 Sq. Mtrs. (i.e. 4000 Sq. Fts.); the Plot No. 27, admeasuring Length North-South $(89+92)/2$ Feet and Breadth East-West 40 Feet thus total admeasurements 336.31 Sq. Mtrs. (i.e. 3620 Sq. Fts.) and the Plot No. 28, admeasuring Length North-South $(92+95)/2$ Feet and Breadth East-West 40 Feet thus total admeasurements 347.45 Sq. Mtrs. (i.e. 3740 Sq. Fts.), out of the layout of Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari, being a part/portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 136 of MOUZA – HINGNA, P.S.K. 49 and including all other easementary



rights appurtenant and belonging thereto, situated at Shanti Niketan Ekata Society Layout, Hingna, within the limits of Nagar Panchayat Hingna, in Tahsil – Hingna and District – NAGPUR, by way of Sale to M/s DND Infrastructure, by a Sale Deed dated 31-03-2021, which is duly registered at the office of the Joint Sub- Registrar, Hingna in Book No. 1, at Serial No. HGN/5630/2021 on 26-07-2021 and the same is accordingly recorded in the Revenue Records.

(10) THAT in the like manner the aforesaid Shanti Niketan Ekta Co-operative Housing Society Limited, Wanadongari later on transferred/sold the said Plot of land out of its aforesaid layout comprising ALL THAT Piece and Parcel of Land bearing Plot No. 4, admeasuring Length North-South 100 Feet and Breadth East-West 40 Feet thus total admeasurements 371.60 Sq. Mtrs. (i.e. 4000 Sq. Fts.) out of the layout of Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari, being a part/portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 136 of MOUZA – HINGNA, P.S.K. 49 and including all other easementary rights appurtenant and belonging thereto, situated at Shanti Niketan Ekata Society Layout, Hingna, within the limits of Gram Panchayat Hingna, in Tahsil – Hingna and District – NAGPUR, by way of Sale to Shri. Chetan Govindrao Dhondse, by a Sale Dated 15-05-2006, which is duly registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Serial No. HGN/3525/2006 on even date and the same is accordingly recorded in the Revenue Records.

(11) THAT in pursuance of the Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 under section 4 (1) and the Chief Officer, Nagar Panchayat, Hingna has regularized the said plot of land bearing No. 4 containing by admeasurements 371.60 Sq. Mtrs. on payment of development charges vide its letter/Permit No. NPU/Bandh/390/17-18 Dated 06-03-2018. As per the said Regularisation Letter the area of said plot is declared as 225.301 Sq. Mtrs.

(12) THAT the aforesaid Shri. Chetan Govindrao Dhondse later on transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of Land bearing Plot No. 4, admeasuring Length North-South 100 Feet and Breadth East-West 40 Feet thus total admeasurements 371.60 Sq. Mtrs. (i.e. 4000 Sq. Fts.) out of the layout of Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari, being a part/portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 136 of MOUZA – HINGNA, P.S.K. 49 and including all other easementary rights appurtenant and belonging thereto, situated at Shanti Niketan Ekata Society Layout, Hingna, within the limits of Nagar Panchayat Hingna, in Tahsil – Hingna and District – NAGPUR, by way of Sale to M/s DND Infrastructure, by a Sale Deed dated 31-03-2021, which is duly registered at the office of the Joint Sub- Registrar, Hingna in Book No. 1, at Serial No. HGN/5631/2021 on 26-07-2021 and the same is accordingly recorded in the Revenue Records.

(13) THAT, as a result therefore the aforesaid M/s. DND Infrastructure, has now become an exclusive, absolute and full Owner of the properties bearing Plot No. 3, 4, 27 and 28, containing by admeasurements 371.60 Sq. Mtrs., 371.60 Sq. Mtrs., 336.30 Sq. Mtrs. and



347.45 Sq. Mtrs. respectively thus total admeasuring 1427 Sq. Mtrs. (i.e. 15360 Sq. Fts.) with heritable and transferable

(14) THAT the aforesaid M/s DND INFRASTRUCTURE, acting through its Partners (1) Shri. Deepak Pandharinath Khade, (2) Shri. Navin alias Navinkumar Shyamsunder Miniyaar, (3) Shri. Darwin Ramdas Gautam and (4) Shri. Narendra Govindrao Behare has applied for amalgamation of the said Plot Nos. 3, 4, 27 and 28 in Single unit to the Chief Executive Officer, Nagar Panchayat, Hingna and considering its request, the Chief Executive Officer, Nagar Panchayat, Hingna has amalgamated the aforesaid Plot Nos. 3, 4, 27 and 28 in Single unit vide Letter No. NPH/1922/2021 Dated 25-10-2021 upon the several terms and conditions contained therein and declared the area of the said Amalgamated Plot Nos. 3, 4, 27 and 28 is **1427.075 Sq. Mtrs.**

(15) THAT, the aforesaid M/s DND INFRASTRUCTURE, acting through its Partners (1) Shri. Deepak Pandharinath Khade, (2) Shri. Navin alias Navinkumar Shyamsunder Miniyaar, (3) Shri. Darwin Ramdas Gautam and (4) Shri. Narendra Govindrao Behare later on decided to develop the said Amalgamated Plot No. 3,4,27 & 28 into a RESIDENTIAL ESTATE by constructing a Multistoried Buildings thereon consisting of various self contained separate Apartments and Duplex Apartments therein. And accordingly the Grantor has prepared the Plan of a Multistoried Building proposed to be constructed on the said Plot Nos. 3, 4, 27 and 28 and to be known and styled as "DND SKY" and the same is duly sanctioned and approved by the Chief Executive Officer, Nagar Panchayat, Hingna, vide its Building Permit and Commencement Certificate upto Plinth Level bearing No. NPH/ 1118/2022 Dated 04-07-2022.

(16) THAT, the aforesaid entire property comprising Amalgamated Plot No. 3,4,27 & 28 Togethewith the Multistoried Buildings proposed to be constructed thereon and to be known and styled as "DND SKY" is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration on 29-09-2022 and the same is also registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Serial No. HGN/5874/2022 on 30-09-2022.

(17) THAT, for the purpose of verification of title, the following documents relating to the property comprising ALL THAT Piece and Parcel of Land bearing Amalgamated Plot Nos. 3, 4, 27 & 28 out of the layout of Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari, containing by total admeasurements **1427.075 Sq. Mtrs.** (i.e. **15360.90 Sq. Fts.**) being a part/portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 136 of **MOUZA – HINGNA, P.S.K. 49** TOGETHERWITH the Multistoried Building proposed to be constructed thereon and to be known and styled as "DND SKY" and including all other easementary rights appurtenant and belonging thereto, bearing Nagar Panchayat Property Nos. 2921/27,28,3 and 3805/4, situated at Shanti Niketan Ekata Society Layout, Hingna, within the limits of Nagar Panchayat Hingna, Ward No. 18 in Tahsil – Hingna and District – NAGPUR are provided to us :-



- (i) Copy of Sale Dated 30-11-2011, bearing Registration No. HGN/6214/2011 Regd. on 02.12.2011.
- (ii) Copy of Regularisation Letter dated 11-02-2020 for Plot No. 3
- (iii) Copy of Regularisation Letter dated 11-02-2020 for Plot No. 27
- (iv) Copy of Regularisation Letter dated 11-02-2020 for Plot No. 28
- (v) Copy of Sale Deed dated 31-03-2021, bearing Registration No. HGN/5630/2021 Regd. on 26-07-2021.
- (vi) Copy of Sale Dated 15-05-2006, bearing Registration No. HGN/3525/2006
- (vii) Copy of Regularisation Letter dated 06-03-2018 for Plot No. 4
- (viii) Copy of Sale Deed dated 31-03-2021, bearing Registration No. HGN/5631/2021 Regd. on 26-07-2021.
- (ix) Copy of Amalgamation Letter of Plot No. 3-4-27-28 of Chief Executive Officer, Nagar Panchayat, Hingna, bearing No. Chief Executive Officer, Nagar Panchayat, Hingna.
- (x) Copy of Building Permit and Sanctioned Map of "DND SKY" dated 04-07-2022.
- (xi) Copy of Deed of Declaration bearing Registration No. 30-09-2022.

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

(19) THAT, we have verified all the relevant index entries from online data made available by the Authority for the period of last 30 (THIRTY) Years i.e. from 1993 to 2023 by depositing necessary Search Fees in the Office of the Joint District Registrar, Pune Urban, through vide E-challan bearing No. MH010482069202223E and General Receipt No. 1112630839 Dated 12-11-2022 for the period 2005 to 2022 and in the Office of the Joint Sub Registrar, Hingna vide GRN No. MH010483024202223E of which Receipt No. 8752 Dated 14-11-2022 for the period 1993 to 2004, and vide E-challan bearing No. MH003587690202324E and General Receipt No. 1112948955 Dated 14-06-2023 only those available out of the torn and disarrange index and found that there is no adverse entry is recorded at the Office of Sub-Registrar, Nagpur and Hingna over the said property and therefore the aforesaid present Owner namely M/s DND INFRASTRUCTURE, acting through its Partners (1) Shri. Deepak Pandharinath Khade, (2) Shri. Navin alias Navinkumar Shyamsunder Miniyar, (3) Shri. Darwin Ramdas Gautam and (4) Shri. Narendra Govindrao Behare thereof hold a good, valid and marketable title relating to the said property and are fully entitled to develop the said property into a Residential Estate and also to deal in respect of the Built-up spaces with the prospective purchasers.

(20) THAT, links in the title history of last 30 (Thirty) years of chain of title have been properly established. All the transactions which have taken place at Hingna/Nagpur have been duly verified from the relevant records of the Registrar, Revenue Department etc. at Hingna/Nagpur. We have taken search of records of Registrar's Office from inspection Book



No. (I) and day books, which were kept & maintained by the office and made available to us and other relevant records.

(21) While searching the records, it was found that some record was mutilated and torn form. Some Index was not available at Hingna Office, some was incomplete and disorganized lot of jurisdictional changes have taken place during different periods in Registrar Offices. It is informed by the officials that in Sub-Registrar Nagpur/Hingna indexes are not compiled since couple of years. It is also informed that recent Indexes are not sort out and compiled mouzawise, some indexes are even yet not printed out in the Office Hingna/Nagpur.

(22) In alternative only entry of the registration of the documents can be verified from the Token register/day book. As per procedure adopted in the Office of the Sub-Registrar, Hingna/Nagpur only name of the Purchaser is noted and so also the name of Vendor and details of property is noted in the Token Register/Day book. In Nagpur District Encumbrance Certificate is not issued by the Sub-Registrar Offices. In view of abovementioned reasons, unavailable records, concurrent jurisdiction of the Sub-Registrar Office, it is necessary to obtain an affidavit sworn by the present Owner in respect to the title, non encumbrances and non execution of any type of the document/mentioning no transaction of any kind has taken place in respect of the property at any of the Sub-Registrar Offices or any other place till this date etc.

(23) THAT, during our online search we did not came across any adverse entry recorded relating to the aforesaid property and consequentially therefore the aforesaid present Owner namely M/s DND INFRASTRUCTURE, acting through its Partners (1) Shri. Deepak Pandharinath Khade, (2) Shri. Navin alias Navinkumar Shyamsunder Miniyaar, (3) Shri. Darwin Ramdas Gautam and (4) Shri. Narendra Govindrao Behare hold a good, valid marketable title in respect of their aforesaid property.

(24) THAT In view of getting clarity as regards non execution of any unregistered documents/mentioning no transaction of any kind has taken place in respect of the aforesaid property at any of the Sub-Registrar Offices or any other place till this date, an affidavit from the Owner/present recorded Owner be obtained.

(25) THAT, with the result we are of the opinion that the aforesaid Owner M/s DND INFRASTRUCTURE, acting through its Partners (1) Shri. Deepak Pandharinath Khade, (2) Shri. Navin alias Navinkumar Shyamsunder Miniyaar, (3) Shri. Darwin Ramdas Gautam and (4) Shri. Narendra Govindrao Behare can very well execute various Agreements to Sell and Sale Deeds relating to the various apartments/residential units out of the aforesaid entire proposed Project known and styled as "DNY SKY", in favour of the prospective Purchasers/Buyers.

(26) THAT, naturally therefore any prospective buyer/purchaser who desires to purchase a Built-up premises in the Scheme/Complex proposed to be constructed on ALL THAT Piece and Parcel of Land bearing Amalgamated Plot Nos. 3, 4, 27 & 28 out of the layout of Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari, containing by total



admeasurements **1427.075 Sq. Mtrs.** (i.e **15360.90 Sq. Fts.**) being a part/portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 136 of **MOUZA – HINGNA, P.S.K. 49** TOGETHERWITH the Multistoried Building proposed to be constructed thereon and to be known and styled as “**DND SKY**” and including all other easementary rights appurtenant and belonging thereto, bearing Nagar Panchayat Property Nos. 2921/27,28,3 and 3805/4, situated at Shanti Niketan Ekata Society Layout, Hingna, within the limits of Nagar Panchayat Hingna, Ward No. 18 in Tahsil – Hingna and District – NAGPUR shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed from the present Owner Shri. Sanjay Madhukarrao Ugale subject to observation made herein under and fulfilling following modalities:-

- i) The present Owner/Promoter shall comply with the provisions applicable in accordance with the prevailing Development Control Rules and all the developmental activities to abide with and/or to be made subject to directions of the Local Body Planning Authority.
- ii) The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The aforesaid project is new project and the provisions of the said Act, Rules and Regulation thereof are applicable to the said Project thus the Registration is to be sought from the said Authority on getting aforesaid various approvals from the Competent Authorities empowered on that behalf.

(27) THAT in view of getting clarity as regards non execution of any unregistered documents/mentioning no transaction of any kind has taken place in respect of the aforesaid properties or built-up spaces out of the proposed building/project at any of the Sub-Registrar Offices or any other place till this date, an affidavit from the present Owner namely M/s DND INFRASTRUCTURE, acting through its Partners (1) Shri. Deepak Pandharinath Khade, (2) Shri. Navin alias Navinkumar Shyamsunder Miniyaar, (3) Shri. Darwin Ramdas Gautam and (4) Shri. Narendra Govindrao Behare be obtained.

(28) THAT, it is needless to mention here that on obtaining such Sale Deed, the prospective purchaser/buyer can very well mortgage her/his/their/its property to any Financial Institution by way of security for the repayment of housing loan, if any advanced to her/him/them/it.

Hence this report.

Dated : 01-07-2023



SANDEEP SHASTRI
ADVOCATE

MH003587690202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
14 Jun 2023	Receipt	Receipt no.: 1112948955
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Hingana Ta.sa.kra.49 S.No/CTS No/G.No. : 136
	Period of search :	From :2022 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no MH003587690202324E		
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 '.		

