

AJAY N. AKHAND
ADVOCATE

Plot No.153 , Gokul Ganga
Apartment Jaihind Nagar ,
Mankapur , Nagpur - 440030 .
Mobile no. 9923030959 , Email :
ajayakhand@gmail.com

Date:- 30/12/2022.

FORMAT – A

[Circular No : - 28/2021]

To

MahaRERA

6 & 7 Floor, housefin Bhavan,
Plot No. C- 21, E- block,
Bandra Kurla Complex,
Bandra (E), Mumbai- 4000051

MahaRERA

Administrative Building No. 1,
Civil Lines Nagpur -440001,

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing Plot No. 17 containing by total admeasurement 270.00 Sq. mtrs. (2906.28 Sq. Ft) in the layout of Suyog Nagar Sahakari Gruhnirman Sanstha Maryadit , Nagpur , being portion of entire land bearing Khasra . No. 72 & 73 of Mouza- Dabha, P.H.No. 7 , bearing City Survey No. 280 , Sheet No.253 / 69 , N.M.C. House no. 802/17, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil & District Nagpur. (hereinafter referred to as the said plot No.17)

I have investigated the title of the said plot on the request of V R CONSTRUCTIONS, PAN. No. : AAUFV8388A , having it's office At Plot No. 21 & 22 , Flat No. 101, Sai Prasanna Apartment, Aaradhana Nagar, Kharbi Ring Road , Nagpur through It 's Partners 1. SHRI . VIJENDRA S/o. GHANSHYAM MENDHEKAR, AADHAAR NO. 1-6655-0005-4682 , Resident of Plot No. 21 & 22 , Sai Prasanna Apartment , Aaradhana Nagar, Nagpur - 440034 , 2. SHRI. RAHUL S/o. GAJANAN DAGWAL, AADHAAR NO. : 742577722123 , Resident of Plot No. 107 / C , Dube Nagar , Hudkeshwar Road , Nagpur - 440034 , and following documents.

- 1) Description of the property : - ALL THAT Piece and Parcel of land bearing Plot No. 17 containing by total admeasurement 270.00 Sq. mtrs. (2906.28 Sq. Ft.) in the layout of Suyog Nagar Sahakari Gruhnirman Sanstha Maryadit , Nagpur , being portion of entire land bearing Khasra.No. 72 & 73 of Mouza Dabha, P.H.No. 7, bearing City Survey No. 280 , Sheet No.253/69 , N.M.C. House no. 802/17 , within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust , Nagpur in Tahsil & District Nagpur :



- 2) The documents of allotment of plot. :- Sale deed.
- 3) Property card issued by City Survey Office dated **03/04/2022**, Mutation entry No. 16192, dated 03/04/2022.
- 4) Search report for 30 years from 1993 till 2022.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot I am of the opinion that the title of (following owner) is clear, marketable and without any encumbrances.

Owners of the Plot No.17 :-

V R CONSTRUCTIONS,

through It's Partners

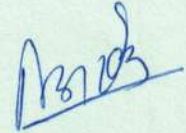
1. SHRI. VIJENDRA S/o. GHANSHYAM MENDHEKAR,

2. SHRI. RAHUL S/o. GAJANAN DAGWAL,

- 5) Qualifying comments/remarks if any - N/A

The report reflecting the flow of the title of the (owner/ promoter /developer/company) on the said plot is enclosed herewith as annexure.

Date : 30/12/2022



**AJAY N. AKHAND
ADVOCATE**



AJAY N. AKHAND
ADVOCATE

Plot No.153, Gokul - Ganga
Apartment, Jaihind Nagar,
Mankapur, Nagpur-440030.

Mobile No. 9923030959,

Email: ajayakhand@gmail.com

Date :- 30/12/2022.

FORMAT – A

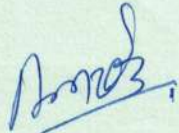
(Circular No :- 28/2021)

FLOW OF THE TITLE OF THE SAID PLOT.

- 1) P.R. Card as on date of application for registration.
- 2) Property Card Mutation Entry No. 16192 dated 03/04/2022.
- 3) Search Report for 30 years from 1993 till 2022. Taken from Sub-Registrar office at Nagpur
- 3) Any other relevant title.
- 4) Litigations if any :- while searching I could not find any litigation going on for the said property.

Date :- 30/12/2022.




AJAY N. AKHAND
ADVOCATE

AJAY N. AKHAND
ADVOCATE

Plot No.153, Gokul - Ganga
Apartment, Jaihind Nagar,
Mankapur, Nagpur-440030.

Mobile No. 9923030959,

Email: ajayakhand@gmail.com

Date :- 30/12/2022.

TITLE VERIFICATION REPORT

Having been engaged by **V R CONSTRUCTIONS, PAN. No. : AAUFV8388A**, having it's office Plot No. 21 & 22, Flat No. 101, Sai Prasanna Apartment, Aaradhana Nagar, Kharbi Ring Road, Nagpur through It's Partners **1. SHRI. VIJENDRA S/o. GHANSHYAM MENDHEKAR, AADHAAR NO. :- 6655-0005-4682**, Resident of Plot No. 21 & 22, Sai Prasanna Apartment, Aaradhana Nagar, Cement Road, Nandanvan, Nagpur – 4440009, **2. SHRI. RAHUL S/o. GAJANAN DAGWAL, AADHAAR NO. : 742577722123**, Resident of Plot No. 107/C, Dube Nagar, Hudkeshwar Road, Nagpur – 440034. I the undersigned have verified and inspected the available record of the office of the Joint Sub-Registrar, Nagpur – 1 in respect of ALL THAT Piece and Parcel of land bearing **Plot No. 17** containing by Length & Breadth East - West 15 Mtrs. & North - South 18 Mtrs. total **admeasurement 270.00 Sq. Mtrs. (2906.28 Sq. Ft.) (As Per NIT Regularised area of 270.00 Sq. Mtrs.)** in the layout of Suyog Nagar Sahakari Gruhnirman Sanstha Maryadit, Nagpur, being portion of entire land bearing **Khasra. No. 72 & 73 of Mouza - Dabha, P. H. No. 7, bearing City Survey No. 280, Sheet No.253/69, N.M.C. House No. 802/17**, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil & District Nagpur more particularly described in the schedule hereunder written, paid by Chalan No. MH011974587202223E dated 30/12/2022 for the period of 1993 to 2022. **(THIRTY YEARS)** I have also verified various deed and documents produced before me and on the basis of the Title Verification and the records placed before me, I submit this Title verification report as under –

1. PRESENT OWNERSHIP :-

V R CONSTRUCTIONS, through It's Partners **1. SHRI. VIJENDRA S/o. GHANSHYAM MENDHEKAR, 2. SHRI. RAHUL S/o. GAJANAN DAGWAL,**

2. HISTORY AND CHAIN OF TRANSFERS :-

1. That, Suyog Nagar Sahakari Gruhnirman Sanstha Maryadit, Nagpur, was the owner of the land bearing Khasra No. 72 and 73, which they subsequently converted into a layout of plots and allotted plots to its members from the abovementioned

2. **That,** the said plot bearing No. 17 totally admeasuring a total extent of admeasuring 270 Sq.Mtrs out of the said layout was allotted and sold to Shri. Manish S/o. Purushottam Rangankar by Suyog Nagar Sahakari Gruhnirman Sanstha Maryadit, Nagpur Through It's Secreatary Shri. Sudhakar S/o. Ajabrao Raut by way of Sale Deed dated 03-11-2001 which is duly registered at Serial No. 1580/2001 in the office of the Sub- Registrar No. - 4, Nagpur on even date, AND
3. **That,** thereafter a Correction Deed in respect of plot No.17 has executed between Suyog Nagar Sahakari Gruhnirman Sanstha Maryadit, Nagpur Through it's Secreatary Shri. Sudhakar S/o. Ajabrao Raut and shri. Manish S/o. Purushottam Rangankar in respect of Plot Boundaries vide Correction Deed dated 21-11-2012 at Sr. No. 6803/2012 in the office of Sub - Registrar Nagpur – 1, AND
4. **That,** the said plot bearing No. 17 has Regularized by the Nagpur Improvement Trust and Regularization Letter is issued under the Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 on payment of the necessary development /regularization charges by the said shri. Manish S/o. Purushottam Rangankar. Similarly, the aforesaid Plots No. 17 is regularized by the Nagpur Improvement Trust, Nagpur, vide its Release Letter/Permit No. 3-BE(W)/1900/(U/L.)/448, dated 15-03-2013, AND
5. **That,** the said plot bearing Plot No.17 is converted into Non –Agricultural use vide Revenue Case No. 9/N.A.P. 3-1/2014-2015 on dated 07.03.2014 by Hon'ble Upper Tahasildar, Nagpur No. 5,AND
6. **That,** the said plot bearing No. 17 totally admeasuring a total extent of admeasuring 270 Sq. Mtrs. out of the said layout was sold to Shri. Nitin Sudhakar Dange by Shri. Manish S/o. Purushottam Rangankar by way of Sale Deed dated 27-04-2015 which is duly registered at Serial No. 1436/2015 in the office of the Sub-Registrar No. - 5, Nagpur on even date, AND
7. **That,** the said plot bearing No. 17 totally admeasuring a total extent of admeasuring 270 Sq. Mtrs. out of the said layout was sold to V R CONSTRUCTIONS, through It's Partners 1. SHRI. VIJENDRA S/o. GHANSHYAM MENDHEKAR, 2. SHRI. RAHUL S/o. GAJANAN DAGWAL, by the Shri. Nitin Sudhakar Dange which is duly registered at additional Book No.1, document No. 8524/2021 dated 23/12/2021, which is registered in the office of Sub-Registrar Nagpur-No.1, on even date AND,



3. **SALE DEED :-**

It is seen that the plot bearing No. 17 totally admeasuring a total extent of admeasuring 270 Sq.Mtrs out of the said layout was sold to sold to V R CONSTRUCTIONS, through It's Partners 1. SHRI. VIJENDRA S/o. GHANSHYAM MENDHEKAR, 2. SHRI. RAHUL S/o. GAJANAN DAGWAL, by the Shri. Nitin Sudhakar Dange which is duly registered at additional Book No.1, document No. 8524/2021 dated 23/12/2021, which is registered in the office of Sub-Registrar Nagpur-No.1, on even date AND,

4. **SANCTION OF BUILDING PLAN :-**

(i) It appears from the record a building plan has also been sanctioned and approved by the Nagpur Improvement Trust, vide Building plan permit No. B.E. (WEST) Case No. BUL-G-008982356/Tracking No. 2021112452/1015, Dated 25/11/2021,

5. **MUTATION IN THE RECORD OF AUTHORITIES.**

It is observed that the said plot has been mutated and recorded in the name of present owner in the relevant record of rights such as Akhiv Patrika etc.

6. **APPLICATION OF MAHARASHTRA APARTMENT OWNERSHIP ACT.**

It is observed that the said building has been submitted under the provisions of Maharashtra Apartment Ownership Act, 1970 by virtue of Declaration Deed duly registered in the office of the Sub Registrar Nagpur -No. 1 bearing serial/registration No. 10874/2022 dated 14/12/2022. The said building is known and styled as **SHREE SAI RESIDENCY.**

7. **RIGHTS AND ENTITLEMENT OF PARTIES :-**

(i) In view of the said Sale deed, **V R CONSTRUCTIONS**, through It's Partners **1. SHRI. VIJENDRA S/o. GHANSHYAM MENDHEKAR, 2. SHRI. RAHUL S/o. GAJANAN DAGWAL**, are owner and entitled to float a flat scheme and further to transfer the flats/apartments to any person or persons with rights relating to undivided variable proportionate share and interest in the said piece of land by way of sale.

8. **LEGAL OPINION AND FINDINGS**

(i) On the basis of verification of relevant record and the documents produced before me & the statements of party, it is opined that the said present owner/s are of the said property and have rights to float flat scheme and to sell various apartments to individual desiring buyers subject to necessary permissions etc., of local authorities and other, if required. The said proposed project is also

(iii) There is no registration of any encumbrance over the above said plot in record of rights as such it appeared to be free from encumbrances, or any registered charge on the basis of documents produced before me.

(iv) The prospective buyer/s of the apartments will get clear, marketable and good title by execution & registration of valid and lawful conveyance deeds subject to such permissions of local authorities as may be required.

(v) The Sale Deed dated 23/12/2021 referred above, the said **V R CONSTRUCTIONS**, through It's Partners **1. SHRI. VIJENDRA S/o. GHANSHYAM MENDHEKAR, 2. SHRI. RAHUL S/o. GAJANAN DAGWAL**, are owner, lawfully authorized and empowered to float the scheme and further to sell the Flats etc. with rights relating to undivided share in said land to any person or persons and further to receive consideration amount from prospective purchasers. The prospective purchasers will get good and marketable title subject to all clearances and NOC as may be required as per law.

Hence this Report.

SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of land bearing **Plot No. 17** containing by Length & Breadth East - West 15 Mtrs. & North - South 18 Mtrs. total **admeasurement 270.00 Sq. Mtrs. (2906.28 Sq. Ft.) (As Per NIT Regularised area of 270.00 Sq. Mtrs.)** in the layout of Suyog Nagar Sahakari Gruhnirman Sanstha Maryadit, Nagpur, being portion of entire land bearing **Khasra. No. 72 & 73 of Mouza - Dabha, P. H. No. 7, bearing City Survey No. 280, Sheet No.253/69, N.M.C. House No. 802/17**, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil & District Nagpur, and same is bounded as under :-

ON THE EAST	-	Plot No. 18,
ON THE WEST	-	Plot NO. 16.
ON THE NORTH	-	Plot NO. 34,
ON THE SOUTH	-	9.00 Mtrs. Wide Road.

NAGPUR.

DATE :- 30/12/2022.



AJAY N. AKHAND.

(ADVOCATE)