SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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IP-2223-0966

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 "***KALPAVRUKSHA***", to be erected on ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 37 (THIRTY SEVEN) in Bhamti Parsodi Street Scheme, containing by admeasurement 552.51 Sq. Mtrs. (OR 5947.21 Sq. Ft.), being a portion of the entire land bearing Kh. No. 63 of Mouza – PARSODI, P.S.K. 44, bearing Corporation House No. 1993/37, City Survey No. 1130/37 and Sheet No. 23, situated in Nelco Society, Parsodi, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR. (hereinafter referred as the said Project "***KALPAVRUKSHA***").

1) I/We have investigated the title of the said land on the request of **M/S. DHANRAJ CONSTRUCTIONS,** A Partnership Firm, having its Office at Bharat Nagar, Nagpur-440033 (hereinafter referred to as "Promoter/Developer") and following documents i.e.:-

01. Description of the property.

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 37 (THIRTY SEVEN) in Bhamti Parsodi Street Scheme, containing by admeasurement 552.51 Sq. Mtrs. (OR 5947.21 Sq. Ft.), being a portion of the entire land bearing Kh. No. 63 of Mouza – PARSODI, P.S.K. 44,

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

bearing Corporation House No. 1993/37, City Survey No. 1130/37 and Sheet No. 23, situated in Nelco Society, Parsodi, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR.

02. The Documents for allotment / acquiring of plot/land.

(i) Indenture of Lease dated 18-05-2013 executed by Nagpur Improvement Trust, Nagpur in favour of (1) Shri Arvind Ramkrushna Manapure and (2) Mrs. Shashikala Gulabrao Wanjari, which is registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 3494 on 30-05-2013;

(ii) Agreement of Development dated 07-01-2016, executed by (1) Shri Arvind Ramkrushna Manapure and (2) Mrs. Shashikala Gulabrao Wanjari in favour of M/s. Dhanraj Constructions, Registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 132 on 07-01-2016.

(iii) Power of Attorney dated 07-01-2016, executed by (1) Shri Arvind Ramkrushna Manapure and (2) Mrs. Shashikala Gulabrao Wanjari in favour of M/s. Dhanraj Constructions, Registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 4 at Sr. No. 133 on 07-01-2016.

(iv) Death Certificate Dated 09-12-2017 Late Shri Arvind Ramkrushna Manapure.

(v) Confirmation Deed dated 04-01-2020 executed by (i) Smt. Anuradha Arvind Manapure, (ii) Shri. Abhijit Arvind Manapure and (iii) Miss. Anushree Arvind Manapure in favour of M/s. Dhanraj Constructions, Registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 83 on 04-01-2019.

(vi) General Power of Attorney dated 04-01-2020, executed by (i) Smt. Anuradha Arvind Manapure, (ii) Shri. Abhijit Arvind Manapure and (iii) Miss. Anushree Arvind Manapure in favour of M/s. Dhanraj Constructions, Registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 4 at Sr. No. 84 on 04-01-2019.

(vii) Sanctioned Building Plan Dated 24-11-2021

03. Search report for 30 years from 1993 till 2022.

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 (1-a) SMT. ANURADHA ARVIND MANAPURE (1-b) SHRI. ABHIJIT ARVIND MANAPURE (1-c)

SANDEEP SHASTRI NAGPUR ADVOCATE

MS. ANUSHREE ARVIND MANAPURE (2) MRS. SHASHIKALA GULABRAO WANJARI is clear, marketable and without any encumbrances. The aforesaid M/S. DHANRAJ CONSTRUCTIONS has acquired the right of development of the said property.

Owner of the land :

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 37 (THIRTY SEVEN) in Bhamti Parsodi Street Scheme, containing by admeasurement 552.51 Sq. Mtrs. (OR 5947.21 Sq. Ft.), being a portion of the entire land bearing Kh. No. 63 of Mouza – PARSODI, P.S.K. 44, bearing Corporation House No. 1993/37, City Survey No. 1130/37 and Sheet No. 23, situated in Nelco Society, Parsodi, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR	(1-a) SMT. ANURADHA ARVIND MANAPURE (1-b) SHRI. ABHIJIT ARVIND MANAPURE (1-c) MS. ANUSHREE ARVIND MANAPURE (2) MRS. SHASHIKALA GULABRAO WANJARI

Qualifying comments/ remarks if any

The Title of (1-a) SMT. ANURADHA ARVIND MANAPURE (1-b) SHRI. ABHIJIT ARVIND MANAPURE (1-c) MS. ANUSHREE ARVIND MANAPURE (2) MRS. SHASHIKALA GULABRAO WANJARI on the said land is good, valid marketable, clear and salable. The aforesaid M/S. DHANRAJ CONSTRUCTIONS has acquired the right of development of the said property.

3} The report reflecting the flow of the title of the (1-a) SMT. ANURADHA ARVIND MANAPURE (1-b) SHRI. ABHIJIT ARVIND MANAPURE (1-c) MS. ANUSHREE ARVIND MANAPURE (2) MRS. SHASHIKALA GULABRAO WANJARI, and right of development of M/S. DHANRAJ CONSTRUCTIONS on the said land is enclosed herewith as Annexure.

Date: 13-09-2022
Encl : Annexure.



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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

1) Property Card issued by City Survey Department as on date of application for registration.

It is under process

2) Mutation Entry

(i) The Property Card No. 1130/37 issued by City Survey Department, Nagpur reveal that the Mutation / Ferfar No. 11029 dated 06-03-2019 in the name of (1-a) SMT. ANURADHA ARVIND MANAPURE (1-b) SHRI. ABHIJIT ARVIND MANAPURE (1-c) MS. ANUSHREE ARVIND MANAPURE (2) MRS. SHASHIKALA GULABRAO WANJARI is recorded as owners of the said land.

3) Search report for 30 years from 1993 to 2022 taken from Sub-Registrar' office at Nagpur.

(i) THAT, ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 37 in Bhamti Parsodi Street Scheme, containing by admeasurement 552.51 Sq. Mtrs. (OR 5947.21 Sq. Ft.), being a portion of the entire land bearing Kh. No. 63 of Mouza – PARSODI, P.S.K. 44, bearing Corporation House No. 1993/37, City Survey No. 1130/37 and Sheet No. 23, situated in Nelco Society, Parsodi, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR, belongs to (1) Shri Arvind Ramkrushna Manapure and (2) Mrs. Shashikala Gulabrao Wanjari, being their separate and self acquired property, having acquired the same by them jointly from the Nagpur Improvement Trust, Nagpur on Leasehold Rights for a term commencing from 30-06-2011 and ending on 29-06-2041 by an Indenture of Lease dated 18-05-2013, which is registered at the Office of the Joint Sub-Registrar, Nagpur City No. 1, in Book No. 1 at Sr. No. 3494 on 30-05-2013.

(ii) THAT the aforesaid (1) Shri Arvind Ramkrushna Manapure and (2) Mrs. Shashikala Gulabrao Wanjari jointly decided to develop the said plot of land into a Residential Estate by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein. And accordingly by an Agreement of Development Dated 07-01-2016 they have entrusted the entire work of Development of the said plot of land to the M/s. Dhanraj Construction upon several terms and conditions contained therein and the said Agreement is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 132-2016 on even date.

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(iii) THAT, the aforesaid (1) Shri Arvind Ramkrushna Manapure and (2) Mrs. Shashikala Gulabrao Wanjari executed a General Power of Attorney in favour of M/s. Dhanraj Constructions, on 07-01-2016 which is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 4 at Sr. No. 133 on even date.

(iv) THAT, the aforesaid Shri. Arvind Ramkrushna Manapure left for heavenly abode on 09-12-2017 leaving behind him, his widow Smt. Anuradha Arvind Manapure, only son Shri. Abhijit Arvind Manapure and only daughter Miss. Anushree Arvind Manapure, as the only legal heirs of the deceased.

(v) THAT, the aforesaid (i) Smt. Anuradha Arvind Manapure, (ii) Shri. Abhijit Arvind Manapure and (iii) Miss. Anushree Arvind Manapure, latereon confirmed the aforesaid Agreement of Development dated 07-01-2016, by a Deed of Confirmation dated 04-01-2019, which is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 83-2020 on even date.

(vi) THAT, the aforesaid (i) Smt. Anuradha Arvind Manapure, (ii) Shri. Abhijit Arvind Manapure (iii) Miss. Anushree Arvind Manapure & (iv) Mrs. Shashikala Gulabrao Wanjari lateron executed a General Power of Attorney in favour of M/s. Dhanraj Constructions, a Partnership Firm, on 04-01-2020 which is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 84-2020 on even date.

(vii) THAT in pursuance of the said Agreements, the said M/s. Dhanraj Constructions has proposed to construct a Multistoreyed Building on the said Nagpur Improvement Trust Leasehold Plot No. 37 to be known and styled as **"KALPAVRUKSHA"**, having Ground Floor and Six Upper Floors consisting of various Apartments therein in accordance with the plans sanctioned and approved by the Assistant Director, Town Planning, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 529/BP/Parsodi/ TP/NMC/2509, Dated 24-11-2021.

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

a. Indenture of Lease Dated 18-05-2013
b. Agreement of Development Dated 07-01-2016
c. General Power of Attorney Dated 07-01-2016
d. Death Certificate Dated 09-12-2017 of Late Shri. Arvind Ramkrushna Manapure
e. Confirmation Deed Dated 04-01-2020
f. General Power of Attorney Dated 04-01-2020
g. Sanctioned Building Plan Dated 24-11-2021

ii) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owners. In the Like manner it is further

SANDEEP SHASTRI NAGPUR ADVOCATE

necessary to obtain an Affidavit from the aforesaid Owners that they have not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or a third party interest is created.

iii) 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. 1130/37 of MOUZA – PARSODI for the period of 12 (Twelve) Years (i.e. from 1993 to 2004) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH006227783202223E Dated 09-08-2022 and 18 (Eighteen) Years (i.e. from 2005 to 2022) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH006226580202223E Dated 09-08-2022 Receipt No. Receipt No. 1112515335. The Receipt of the same is enclosed herewith.

iv) THAT, during our online search we did not came across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant title:- N.A.

5) Litigations if any:- N.A.

Nagpur
Date: 13-09-2022

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

Adv. Sandeep Shastri

CHALLAN
MTR Form Number-6

GRN	MH006226580202223E	BARCODE		Date	09/08/2022-16:49:20	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	450.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	450.00	Amount In Words	Four Hundred Fifty Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320220809144 86	2760944272
Cheque/DD No.		Bank Date	RBI Date	09/08/2022-16:50:19	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 963200122 Mobile No. : 9850381454

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



Print Date 09-08-2022 04:51:32

CHALLAN
MTR Form Number-6

GRN MH006227783202223E	BARCODE	Date 09/08/2022-17:13:43	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	SANDEEP ANANT SHASTRI
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	300.00	Road/Street	MOUZA PARSODI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 2
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1993 TO 2004 CITY SURVEY NO 1130
Total	300.00	Amount In Words	Three Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	91033320220809147 80	2700949266
Cheque/DD No.		Bank Date	RBI Date	09/08/2022-17:14:20	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9850361454

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 लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Print Date 09-08-2022 05:14:31