SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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G7-2223-2208

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 the building to be known as "**GLORY**" on ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 13-A, containing by admeasurement 483.08 Sq. Mtrs. (As per City Survey Record Plot area 480.00 Sq. Mtrs.) of MOUZA – JATTARODI, bearing Corporation House No. 284/4, City Survey No. 897/3, Sheet No. 33, Circle No. 2, Division No. 1 of Mouza - Jattarodi, situated at Wanjari Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District – NAGPUR.

1} I have investigated the title of the said property on the request of **ANANDRAJ DEVELOPERS**, A Partnership Firm, having its office at Anand Palace-1, Shop No. 4, Plot No. 234, Nandanvan, Nagpur-440009, and following documents i.e.:-

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

i) Description of the property.

ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 13-A, containing by admeasurement 483.08 Sq. Mtrs. (As per City Survey Record Plot area 480.00 Sq. Mtrs.) of MOUZA – JATTARODI, bearing Corporation House No. 284/4, City Survey No. 897/3, Sheet No. 33, Circle No. 2, Division No. 1 of Mouza - Jattarodi, situated at Wanjari Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District – NAGPUR.

ii) The Document of Ownership of Plot No. 13-A

(a) Property Card.
(b) Copy of Sale Deed dated 29-09-1979.
(c) Copy Building Plan dated 22-04-1982.
(d) Copy of Sale Deed Dated 30-05-2019.
(e) Copy of Building Sanction Plan dated 05-12-2022.
(f) Copy of Development dated 21-04-2023.
(g) Copy General Power of Attorney Dated 21-04-2023.
(h) Tax Receipt.

iii) Search report for 30 year from 1993 to 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 **(1) SMT. JAYASHRI RAJENDRA JAISWAL AND (2) SHRI. KARAN RAJENDRA JAISWAL** is clear, marketable and without any encumbrances as per the available search from the online portal. The aforesaid **ANANDRAJ DEVELOPERS** has acquired the right of development of the said property.



Owners of the land:

ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 13-A, containing by admeasurement 483.08 Sq. Mtrs. (As per Sale Deed & City Survey Record Plot area 480.00 Sq. Mtrs.) of MOUZA – JATTARODI, bearing Corporation House No. 284/4, City Survey No. 897/3, Sheet No. 33, Circle No. 2, Division No. 1 of Mouza - Jattarodi, situated at Wanjari Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District – NAGPUR.	**(1) SMT. JAYASHRI RAJENDRA JAISWAL** **(2) SHRI. KARAN RAJENDRA JAISWAL**

Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **(1) SMT. JAYASHRI RAJENDRA JAISWAL;** AND **(2) SHRI. KARAN RAJENDRA JAISWAL** on the said land is good, valid, marketable, clear and salable. The aforesaid **ANANDRAJ DEVELOPERS** has acquired the right of development of the said property.

3} The report reflecting the flow of the title of the said **(1) SMT. JAYASHRI RAJENDRA JAISWAL;** AND **(2) SHRI. KARAN RAJENDRA JAISWAL** on the said land is enclosed herewith as annexure. The aforesaid **ANANDRAJ DEVELOPERS** has acquired the right of development of the said property.

Encl : Annexure
Date: 16-05-2023

SANDEEP SHASTRI NAGPUR ADVOCATE

(SANDEEP SHASTRI)
ADVOCATE

FORMAT – A

(Circular No: - 28 / 2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

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

The names of **(1) SMT. JAYASHRI RAJENDRA JAISWAL**; AND **(2) SHRI. KARAN RAJENDRA JAISWAL** are recorded in the Property Card in respect of the property comprising ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 13-A, containing by admeasurement 483.08 Sq. Mtrs. (As per City Survey Record Plot area 480.00 Sq. Mtrs.) of MOUZA – JATTARODI, bearing Corporation House No. 284/4, City Survey No. 897/3, Sheet No. 33, Circle No. 2, Division No. 1 of Mouza - Jattarodi, situated at Wanjari Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District – NAGPUR.

2} Mutation Entry –

The property card of Plot No. 13-A reveal that vide Mutation / Ferfar Entry No. 3022 dated 02-07-2020, the names of **(1) SMT. JAYASHRI RAJENDRA JAISWAL; AND (2) SHRI. KARAN RAJENDRA JAISWAL** are recorded as Owners of the said property.

3} Search report for 30 years from 1993 to 2023 taken from Sub-Registrar office at Nagpur.

(i) THAT, ALL THAT piece and parcel of land bearing Plot No. 13, containing by admeasurement 929.023 Sq. Mtrs. of MOUZA – JATTARODI, bearing City Survey No. 897/3, Sheet No. 33 of Mouza - Jattarodi, situated at Wanjari Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District – NAGPUR, Originally belonged to Shri. Govindrao Tukaram Bhole, being his separate property.

(ii) THAT, the said Shri. Govindrao Tukaram Bhole later on executed a Registered WILL dated 11-12-1964, which is registered in the Office of Sub-Registrar, Nagpur, at Sr. No. 4225 on even date.

(iii) THAT, as per the WILL dated 11-12-1964, Shri. Anand Govindrao Bhole, acquired the NORTHERN PORTION of Plot No. 13, having an

area of 483.08 Sq. Mtrs. which is executed by Shri. Govindrao Tukaram Bhole and identified as Plot No. 13-A.

(iv) THAT, the said Shri. Anand Govindrao Bhole lateron transferred/sold the said Plot No. 13-A, having an area of 483.08 Sq. Mtrs. in favour of Shri. Arun Jagannath Gedam, by a Sale Deed Dated 29-09-1979, which is Registered in the Office of the Sub-Registrar, Nagpur-1 at Sr. No. 4175 on even date.

(v) THAT, the said Shri. Arun Jagannath Gedam later on constructed a Double Storeyed Residential House on the said Plot No. 13-A covering a total Built-up area of 111.48 Sq. Mtrs. in accordance with the Plan sanctioned and approved by the Building Engineer, Nagpur Improvement Trust, Nagpur vide his Building Permit No. IA/13645/12716, Case No. IA/12716, Dated 22-04-1982, bearing Corporation House No. 284/4, City Survey No. 897/3, Sheet No. 33 of Mouza – Jattarodi.

(vi) THAT, the aforesaid Shri. Arun Jagannath Gedam lateron transferred/sold the aforesaid property comprising ALL THAT piece and parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 13-A, containing by admeasurement 483.08 Sq. Mtrs. (As per City Survey Record Plot area 480.00 Sq. Mtrs.) of MOUZA – JATTARODI, alongwith Two storied building having a built-up area of 111.48 Sq. Mtrs. bearing Corporation House No. 284/4, City Survey No. 897/3, Sheet No. 33, Circle No. 2, Division No. 1 of Mouza - Jattarodi, situated at Wanjari Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District – NAGPUR, by way of Sale to (i) Smt. Jayashri Rajendra Jaiswal and (ii) Shri. Karan Rajendra Jaiswal, by a Sale Deed Dated 30-05-2019, which is registered at the Office of the Sub-Registrar, Nagpur-6 in Book No. 1 at Serial No. 2831 on even date and the same is also accordingly mutated in their name Vide Ferfar Entry No. 3022 dated 20-07-2020.

(vii) THAT, the aforesaid (i) Smt. Jayashri Rajendra Jaiswal and (ii) Shri. Karan Rajendra Jaiswal later on decided to develop the aforesaid property by constructing a Multistoried Building consisting of various self contained separate Apartments therein.

(viii) THAT, accordingly by a Development Agreement Dated 21-04-2023, they have entrusted the entire work of Development of the said property

to **ANANDRAJ DEVELOPERS**, A Partnership Firm, having its office at Anand Palace-1, Shop No. 4, Plot No. 234, Nandanvan, Nagpur-440009, upon the 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. 3645 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon.

(ix) THAT, the said Owners have executed a General Power of Attorney in respect of the said property in favour of **ANANDRAJ DEVELOPERS**, A Partnership Firm, having its office at Anand Palace-1, Shop No. 4, Plot No. 234, Nandanvan, Nagpur-440009, on 21-04-2023and the same is registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 3646 on even date.

(x) THAT, a plan of a Multistoried building then proposed to be constructed on the said Plot and known and styled as **"GLORY"** is sanctioned by the Deputy Director, Town Planning Department of the Nagpur Municipal Corporation, Nagpur vide its Permit No. 262/BP/Jattarodi/TP/NMC/403 Dated 05-12-2022.

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

(a) City Survey Property Card.
(b) Copy of Sale Deed dated 29-09-1979 by Shri. Anand Govindrao Bhole in favour of Shri. Arun jagannath Gedam, Registered at Sr. No. 4175.
(c) Copy of Building Plan dated 22-04-1982.
(d) Copy of Sale Deed dated 30-05-2019 by Shri. Arun jagannath Gedam, in favour of Smt. Jayashri. Rajendra Jaiswal, and Shri. Karan Rajendra Jaiswal, Registered at Sr. No. 2831.
(e) Copy of Building Sanction Plan dated 05-12-2022.
(f) Copy of Development dated 21-04-2023.
(g) Copy General Power of Attorney Dated 21-04-2023
(h) Tax Receipt.

(xii) 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 necessary to obtain an Affidavit from the aforesaid Owners that they

SANDEEP SHASTRI ADVOCATE NAGPUR

have not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or a third party interest is created.

(xiii) 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. 897 MOUZA : JATTARODI, for the period of 30 (Thirty) years (i.e. from 1993 to 2022 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH011952709202223E, dated 10-12-2022, Receipt No. 20162, for the period of 1993 to 2004 and GRN No. MH011950122202223E, dated 10-12-2022, Receipt No. 1112673564 for the period of 2005 TO 2022 and GRN No. MH001901144202324, dated 11-05-2023, Receipt No. 1112909331. The receipts of the same are enclosed herewith.

(xiv) 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: 16-05-2023

(SANDEEP SHASTRI)
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH001901144202324E	BARCODE		Date	11/05/2023-14:19:42	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	2023-2024 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	300.00
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.	69103332023051115202 / 2807746868
Cheque/DD No.		Bank Date / RBI Date	11/05/2023-14:21:04 / Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : 9850361454

Department ID : 526561568

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

टर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाढीच लागु आहे . इतर कारणांसाढी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .



Print Date 11-05-2023 02:22:12

MH001901144202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 May 2023	Receipt	Receipt no.: 1112909331
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Jatatarodi S.No/CTS No/G.No. : 897
	Period of search :	From :2022 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH001901144202324E		
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'.		

