SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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07-2224-1847

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 "**ARHUM TULSI**", to be erected on ALL THAT Piece and Parcel of land bearing Plot No. 13, containing by admeasurement 997.92 Sq. Mrs. (OR 10741.62 Sq. Ft.), being a portion of the entire land bearing Kh. No. 157/6 of MOUZA – BORGAON, P. H. No. 8, bearing City Survey No. 547 and Sheet No. 158/54, situated at Borgaon, Katol Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR (hereinafter referred as the said Project "**ARHUM TULSI**").

1} I/We have investigated the title of the said land on the request of **BANG NAGAR PLYWOOD LIMITED**, A Company incorporated under the Companies Act, 1956, having it's Office at East Wardhaman Nagar, Nagpur-4400 08, through it's Authorised Director **SHRI. SUNIL S/o JEETMAL CHHAJER**, Resident of Wardhamannagar, Nagpur, Tahsil and District – NAGPUR and following documents i.e.:-

SANDEEP SHASTRI NAGPUR ADVOCATE

01. Description of the property.

ALL THAT Piece and Parcel of land bearing Plot No. 13, containing by admeasurement 997.92 Sq. Mrs. (OR 10741.62 Sq. Ft.), being a portion of the entire land bearing Kh. No. 157/6 of MOUZA – BORGAON, P. H. No. 8, bearing City Survey No. 547 and Sheet No. 158/54, situate at Borgaon, Katol Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR.

02. The Documents for Ownership of Plot No. 13.

(i) Copy of Sale Deed Dated 17-11-1989.
(ii) Copy of Sale Deed Dated 20-02-2008.
(iii) Copy of Sale Deed Dated 22-02-2008.
(iv) 2 separate Correction Deeds dated 01-08-2008.
(v) Copy of Regularisation Letter dated 06-08-2008.
(vi) Copy of Sale Deed dated 20-08-2008.
(vii) Correction Deed dated 19-01-2016.
(viii) Copy of Sanctioned Building Plan Dated 21-08-2023.
(ix) Copy of Property Card.
(x) 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. 13, containing by admeasurement 997.92 Sq. Mrs. (OR 10741.62 Sq. Ft.), being a portion of the entire land bearing Kh. No. 157/6 of MOUZA – BORGAON, P. H. No. 8, bearing City Survey No. 547 and Sheet No. 158/54, situate at Borgaon, Katol Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR.	**BANG NAGAR PLYWOOD LIMITED**,

SANDEEP SHASTRI NAGPUR ADVOCATE

Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **BANG NAGAR PLYWOOD LIMITED**, through it's Authorised Director **SHRI. SUNIL JEETMAL CHHAJER**, on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of said **BANG NAGAR PLYWOOD LIMITED**, through it's Authorised Director **SHRI. SUNIL JEETMAL CHHAJER** on the said land is enclosed herewith as annexure.



Encl : Annexure
Date: 25-09-2023

(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 name of **BANG NAGAR PLYWOOD LIMITED**, through it's Authorised Director **SHRI. SUNIL S/o JEETMAL CHHAJER**, is recorded in the Property Card in respect of the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 13, containing by admeasurement 997.92 Sq. Mrs. (OR 10741.62 Sq. Ft.), being a portion of the entire land bearing Kh. No. 157/6 of MOUZA – BORGAON, P. H. No. 8, bearing City Survey No. 547 and Sheet No. 158/54, situate at Borgaon, Katol Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR.

2} Mutation Entry –

The Property Card issued by City Survey Department, Nagpur for Plot No. 13 reveal that the Mutation / Ferfar No. 4721 on 23-12-2008, the name of **BANG NAGAR PLYWOOD LIMITED**, through it's Authorised Director **SHRI. SUNIL JEETMAL CHHAJER** 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 Kh. No. 157/6, having an area of 0.81 Hectors of Mouza – BORGAON, P. H. No. 8, Khate No. 260, bearing City Survey No. 547 and Sheet No. 158/54, situate at Borgaon, Katol Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR, Originally belonged to Shri. Vilas Pandurang Kshirsagar, Shri. Pandurang Sambhaji Kshirsagar, Shri. Jagobaji Dashrath Jibhkate, Shri. Kamlakar Jagoba Jibhkate and others having purchased the same by them from from Shri. Ashishkant Prabodhkant Sen and others by a Sale Deed dated 17-11-1989, which is Registered in the Office of the Sub-Registrar Nagpur-1, in Book No. 1, at Sr. No. 13421(P) on even date.

(ii) THAT, consequent upon the death of Shri. Vilas Pandurang Kshirsagar his share in the said property devolved upon his wife Smt. Meena Vilasrao Kshirsagar and consequent upon the death of Shri. Pandurang Sambhaji Kshirsagar his share in the said property devolved upon his daughter Smt. Karuna Madhavrao Deshmukh.

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(iii) THAT, the aforesaid (i) Smt. Meena Vilasrao Kshirsagar, (ii) Smt. Karuna Madhavrao Deshmukh (iii) Shri. Jagoba S/o Dashrath Jibhkate, (iv) Shri. Kamlakar S/o Jibhkate, (v) Shri. Harish S/o Jagoba Jibhkate, (vi) Shri. Yashwant Shrawan Jibhkate and others lateron prepared a layout of the aforesaid Piece of land comprising Kh. No. 157/6 by carving out various Plots of different sizes therein.

(iv) THAT, the aforesaid Smt. Meena Vilasrao Kshirsagar, Smt. Karuna Madhavrao Deshmukh and others lateron jointly transferred/sold the Plot No. 13 (THIRTEEN) containing by admeasurement 997.92 Sq. Mtrs., situate at Borgaon, Katol Road, Nagpur in Tahsil and District – NAGPUR, to Shri. Harish Kimatram Adwani, by a Sale Deed dated 20-02-2008, which is registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 974 on even date and a Deed of Correction to the said Sale Deed is registered at the Office of the Sub-Registrar, Nagpur-6 in Book No. 1 at Sr. No. 3821 on 01-08-2008.

(v) THAT, the aforesaid Smt. Meena Vilasrao Kshirsagar, Smt. Karuna Madhavrao Deshmukh and others lateron jointly transferred/sold the Plot No. 14 (FOURTEEN) containing by admeasurement 371.29 Sq. Mtrs., situate at Borgaon, Katol Road, Nagpur in Tahsil and District – NAGPUR, to Arif Siddiqui Sirajuhasan Siddiqui, by a Sale Deed dated 22-02-2008, which is registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1038 on even date and a Deed of Correction to the said Sale Deed is registered at the Office of the Sub-Registrar, Nagpur-6 in Book No. 1 at Sr. No. 3820 01-08-2008.

(vi) THAT, the aforesaid Plot Nos. 13 & 14 is covered under the scheme of 1900 layouts of the Nagpur Improvement Trust, Nagpur.

(vii) THAT, for Regularisation and Development of the said Plot Nos. 13 & 14 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, (i) Shri. Harish Kimatram Adwani and (ii) Arif Siddiqui Sirajuhasan Siddiqui 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.

(viii) THAT, consideration the application of the said (i) Shri. Harish Kimatram Adwani and (ii) Arif Siddiqui Sirajuhasan Siddiqui and also on receipt of the Development charges as demanded by it from them, the Nagpur Improvement Trust, Nagpur lateron regularised the said Plot Nos. 13 & 14 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)/8378/035 Dated 06-08-2008 in Case No. 2007092020, Layout No. 1900/200709208 for

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Plot No. 13 in favour of the said Shri. Harish Kimatram Adwani and Permit No. BE(W)/1900(U/L)/8379/049 Dated 06-08-2008 in Case No. 2007092021, Layout No. 1900/200709208 for Plot No. 14 in favour of the said Arif Siddiqui Sirajuhasan Siddiqui. As per the regularisation Letter Dated 06-08-2008 the area of the said Plot No. 13 is shown and declared as 997.9200 Sq. Mtrs. instead of 1059.6100 Sq. Mtrs. and the area of the said Plot No. 14 is shown and declared as 371.2900 Sq. Mtrs. instead of 390.2000 Sq. Mtrs.

(ix) THAT, the aforesaid (i) Shri. Harish Kimatram Adwani and (ii) Arif Siddiqui Sirajuhasan Siddiqui lateron transferred/sold the properties comprising ALL THOSE Pieces and Parcels of lands bearing Plot Nos. 13 & 14, containing by admeasurement 997.92 Sq. Mrs. and 371.29 Sq. Mtrs. respectively, thus totaling to 1369.21 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 157/6 of MOUZA – BORGAON, P. H. No. 8, bearing City Survey No. 547 and Sheet No. 158/54, situate at Borgaon, Katol Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR, in favour of Bang Nagar Plywood Limited, by a Sale Deed dated 20-08-2008, which is registered at the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4546 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. 883 on 16-02-2016. Thus name of Bang Nagar Plywood Limited is accordingly recorded in Revenue Record vide Ferfar Entry No. 4721 on 23-12-2008.

(x) THAT during the course of time the City Survey number relating to said Plot Nos. 13 & 14 was changed from 536 to 547.

(xi) THAT, the aforesaid Bang Nagar Plywood Limited, lateron decided to decide to develop the said Plot No. 13 into a Residential Estate by constructing a Multistoried Building thereon consisting various self contained separate Apartments therein.

(xii) THAT, accordingly the aforesaid Bang Nagar Plywood Limited, has prepared the Plan of the Multistoried Building proposed to be constructed on the said Plot No. 13 and to be known and styled as "**ARHUM TULSI**" 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. BUL-G-208652/Tracking No. 20211026106/49 Dated 21-08-2023.

(xiii) 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 20-02-2008 executed by Smt. Meena Vilasrao Kshirsagar and others in favour of Shri. Harish Kimatram Adwani, Registered at Sr. No. 974.

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b) Correction Deed dated 01-08-2008 executed by Smt. Meena Vilasrao Kshirsagar, Smt. Karuna Madhavrao Deshmukh and others in favour of Shri. Harish Kimatram Adwani, Registered at Sr. No. 3821.
c) 2 Separate Copy of Regularisation Letters dated 06-08-2008.
d) Copy of Sale Deed dated 20-08-2008 executed by (i) Shri. Harish Kimatram Adwani and (ii) Arif Siddiqui Sirajuhasan Siddiqui in favour of Bang Nagar Plywood Limited, registered at Sr. No. 4546.
e) Copy of Correction Deed dated 16-02-2016 executed by (i) Shri. Harish Kimatram Adwani and (ii) Arif Siddiqui Sirajuhasan Siddiqui in favour of Bang Nagar Plywood Limited, registered at Sr. No. 883.
f) Copy of Sanctioned Building Plan Dated 21-08-2023.
g) Copy of Property Card.
h) Tax Receipt.

(xiv) 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.

(xv) 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. 547 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. MH007896214202324E, dated 09-09-2023 i.e. for the period of 1994 to 2005 and GRN No. MH007895860202324E, dated 09-09-2023 i.e. for the period of 2006 to 2023. The receipts of the same are enclosed herewith.

(xvi) 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.

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

Date: 25-09-2023

(SANDEEP SHASTRI)
Advocate

CHALLAN
MTR Form Number-6

GRN	MH007895860202324E	BARCODE	Date	09/09/2023-16:35:08	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.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	450.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Four Hundred Fifty Rupees Only
Total	450.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023090913868	2827716168
Cheque/DD No.		Bank Date	RBI Date	09/09/2023-16:35:53	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 181734337 Mobile No. : 9850361454

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

टीप : चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 09-09-2023 04:37:02

MH007895860202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
09 Sep 2023	Receipt	Receipt no.: 1113072838
	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. : 519
	Period of search :	From :2006 To :2023
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH007895860202324E		
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'.		

SANDEEP SHASTRI
NAGPUR
ADVOCATE

CHALLAN

MTR Form Number-6

N MH007896214202324E	BARCODE	Date 09/09/2023-16:45:19	Form ID

artment Inspector General Of Registration		Payer Details	
e of Payment Search Fee / Other Items		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
ce Name NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name	SANDEEP ANANT SHASTRI
ation NAGPUR			
r 2023-2024 One Time		Flat/Block No.	.
Account Head Details	Amount In Rs.	Premises/Building	
0072201 SEARCH FEE	300.00	Road/Street	MOUZA BORGAON
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 3
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1994 TO 2005 CITY SURVEY NO 519
		Amount In Words	Three Hundred Rupees Only
l	300.00		

ment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	91033320230909139 58	2827718046
que/DD No.		Bank Date	RBI Date	09/09/2023-16:46:13	Not Verified with RBI
e of Bank		Bank-Branch		IDBI BANK	
e of Branch		Scroll No. , Date		Not Verified with Scroll	

rtment ID : Mobile No. : 9850361454

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

चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Print Date 09-09-2023 04:46:25