

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

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FORMAT- A
(Circular No. 28/2021)

To

MahaRERA

6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA

Administrative Buidling 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 Plot No. 4, containing by admeasurements 2242.568 Sq. Mtrs. (i.e. 24139.01 Sq. Ft.) being a portion of the entire land bearing Khasra Nos. 78, 166, 167 and 168 of Mouza - JAITALA, P.S.K. 44 TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "YASHWANT HEIGHTS", bearing Corporation Ward No. 1047/4, City Survey Nos. 489 & 648 and Sheet No. 37(571) & 44(572) of Mouza - Jaitala, situated at Jaitala Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said plot on the request of **Yashwant Sahakari Pat Sanstha Maryadit, Nagpur**, acting through its Secretary **Mr. Vijay Nanaji Saratkar** (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing **Plot No. 4**, containing by admeasurements **2242.568 Sq. Mtrs. (i.e. 24139.01 Sq. Ft.)** being a portion of the entire land bearing Khasra Nos. 78, 166, 167 and 168 of **Mouza - JAITALA, P.S.K. 44 TOGETHERWITH** a Multistoreyed Building proposed to be constructed thereon and to be known and styled as **"YASHWANT HEIGHTS"**, bearing Corporation Ward No. 1047/4, **City Survey Nos. 489 & 648** and Sheet No. 37(571) & 44(572) of Mouza - Jaitala, situated at Jaitala Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR and bounded as under :- ON THE EAST - 18.00 MTRS. WIDE ROAD, ON THE WEST - PLOT NO. 3, ON THE NORTH - 12.00 MTRS. WIDE ROAD, ON THE SOUTH - PLOT NO. 5.


ASHWIN R. PATIL
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(2) The Document of allotment of plot :- Sale Deed Dated 07.04.2022 for Plot No. 4 executed M/s Shri Kedasreshwar Builders and Developers acting through its Partners (1) Mr. Madhav Wamanrao Deshpande and (2) Mr. Abhijit Bapuraoji Dudhane in favour of **Yashwant Sahakari Pat Sanstha Maryadit, Nagpur**, acting through its Secretary **Mr. Vijay Nanaji Saratkar**. Registered Serial No. 3516/2022.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 8876 dated 08.09.2022.

(4) Search report for 30 years from 1993 to 2022

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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of land bearing Plot No. 4, containing by admeasurements 2242.568 Sq. Mtrs. (i.e. 24139.01 Sq. Ft.) being a portion of the entire land bearing Khasra Nos. 78, 166, 167 and 168 of Mouza – JAITALA, P.S.K. 44 TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "YASHWANT HEIGHTS", bearing Corporation Ward No. 1047/4, City Survey Nos. 489 & 648 and Sheet No. 37(571) & 44(572) of Mouza – Jaitala, situated at Jaitala Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR	Yashwant Sahakari Pat Sanstha Maryadit, Nagpur , acting through its Secretary Mr. Vijay Nanaji Saratkar
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(i) Qualifying comments / remarks if any:..... (No Comment)

In accordance with the available search from the online portal the Title of **Yashwant Sahakari Pat Sanstha Maryadit, Nagpur**, acting through its Secretary **Mr. Vijay Nanaji Saratkar**, on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the **Yashwant Sahakari Pat Sanstha Maryadit, Nagpur**, acting through its Secretary **Mr. Vijay Nanaji Saratkar** the Developer (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 30.09.2023


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ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND**

1) Property Card of City Survey No. 489 & 648 issued by City Survey Office No. 3 as on date of application for registration

The name of **YASHWANT SAHAKARI PAT SANSTHA MARYADIT, NAGPUR**, a Society duly registered under the Maharashtra Co-operative Societies Act, 1960, (Maharashtra Act XXIV of 1961) bearing Registration No. NGP/HGN/RSR/884/2007-08, having its Office at Plot No. 6/2, MIDC Area, Hingna Road, Nagpur-440016 and acting through its Secretary **MR. VIJAY S/o NANAJI SARATKAR** recorded in the property Card City Survey No. 489 and 648 issued by City Survey Office No. 3, Nagpur in respect o the property comprising of ALL THAT Piece and Parcel of land bearing **Plot No. 4**, containing by admeasurements **2242.568 Sq. Mtrs. (i.e. 24139.01 Sq. Ft.)** being a portion of the entire land bearing Khasra Nos. 78, 166, 167 and 168 of **Mouza – JAITALA**, P.S.K. 44 and including all other easementary rights appurtenant and belonging thereto, bearing Corporation Ward No. 1047/4, **City Survey Nos. 489 & 648** and Sheet No. 37(571) & 44(572) of Mouza – Jaitala, situated at Jaitala Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR.

2) Mutation Entry -

The Property Card of City Survey No. 648 issued by City Survey Office No. 3 reveal that vide Mutation Entry /Ferfar Entry No. 8876 dated 08.09.2022 the name of **Yashwant Sahakari Pat Sanstha Maryadit, Nagpur**, acting through its Secretary **Mr. Vijay Nanaji Saratkar** is recorded as owners of the said land.

3) Search report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Nagpur.

THAT ALL THAT Pieces and Parcel of Land bearing Khasra Nos. 78, 166, 167 and 168 of Mouza - JAITALA, P.S.K. 44, having an area of 0.39 Hectare R. and 7.29 Hectare R. respectively thus total admeasuring 7.68 Hectare R. (i.e. 76800 Sq. Mtrs.) bearing City Survey Nos. 489 & 648 and Sheet Nos. 37(571) & 44(572), situate at Jaitala, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR, originally belongs to M/s Shri Kedasreshwar Builders and Developers acting through its Partners (1) Mr. Madhav


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Wamanrao Deshpande and (2) Mr. Abhijit Bapuraoji Dudhane, having purchased the same by it from (1) Mr. Madhukar Purushottam Dhabe, (2) Mr. Prabhakar Purushottam Dhabe, (3) Miss. Saral Purushottam Dhabe, (4) Mr. Shirish Mukund Dhabe, (5) Mr. Girish Mukund Dhabe, (6) Mr. Kanchan Mukund Dhabe and (7) Mrs. Naina Kamalakar Tarasekar, by a Sale Deed dated 11.12.2012, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Registered Sr. No. 6227/2012 on 11.12.2012.

THAT the said M/s Shri Kedasreshwar Builders and Developers acting through its Partners (1) Mr. Madhav Wamanrao Deshpande and (2) Mr. Abhijit Bapuraoji Dudhane have prepared a Plan of the layout for the said Khasra Nos. 78, 166, 167 and 168 by carving out of various Plots of different sizes therein and the said layout is duly tentatively approved by the Assistant Director, Town Planning, Nagpur Municipal Corporation on 04.05.2013.

THAT the layout Plan for the Khasra Nos. 78, 166, 167 & 168, consisting of various Plots of different sizes therein is sanctioned by the Assistant Director, Town Planning, Nagpur Municipal Corporation on 23.07.2013 vide its Letter No. मनपाना/नरवि/अभि.मंजूरी/तत्त्वतः/08.

THAT the said M/s Shri Kedasreshwar Builders and Developers acting through its Partners (1) Mr. Madhav Wamanrao Deshpande and (2) Mr. Abhijit Bapuraoji Dudhane has got the above said land bearing Khasra No. 78 converted for Non-Agricultural (Residential) use as per the Letter of the Collector, Nagpur bearing No. Prastut/Collector/KV/423/2013 Dated 04.06.2013 passed in the Revenue Case No. 75/NAP-34/2012-2013 and Khasra Nos. 166, 167 & 168 converted for Non- Agricultural (Residential) use as per the letter of the Collector, Nagpur bearing No. Prastut/Collector/KV/424/2013 Dated 04.06.2013 passed in the Revenue Case No. 74/NAP-34/2012-2013.

THAT the aforesaid M/s Shri Kedasreshwar Builders and Developers acting through its Partners (1) Mr. Madhav Wamanrao Deshpande and (2) Mr. Abhijit Bapuraoji Dudhane lateron prepared a revised Plan of the layout and submitted to the Nagpur Municipal Corporation, which is sanctioned by the Assistant Director, Town Planning, Nagpur Municipal Corporation on 01.02.2022 vide its Letter No. मनपाना/नरवि/इमारत विभाग/20/अभिन्वास.

THAT, the aforesaid M/s Shri Kedasreshwar Builders and Developers acting through its Partners (1) Mr. Madhav Wamanrao Deshpande and (2) Mr. Abhijit Bapuraoji Dudhane latereon transferred/sold the Plot of land out of its aforesaid layout comprising ALL THAT Piece and Parcel of land bearing Plot No. 4, containing by admeasurements 2242.568 Sq. Mtrs. (i.e. 24139.01 Sq. Ft.) being a portion of the entire land bearing Khasra Nos. 78, 166, 167 and 168 of Mouza -


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JAITALA, P.S.K. 44 and including all other easementary rights appurtenant and belonging thereto, bearing Corporation Ward No. 1047/4, City Survey Nos. 489 & 648 and Sheet No. 37(571) & 44(572) of Mouza – Jaitala, situated at Jaitala Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR, by way of Sale to **Yashwant Sahakari Pat Sanstha Maryadit, Nagpur**, acting through its Secretary **Mr. Vijay Nanaji Saratkar**, by a Sale Deed Dated 06.04.2022, which is registered in the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Sr. No. 3516/2022 on 07.04.2022. As a result, therefore the aforesaid the aforesaid Yashwant Sahakari Pat Sanstha Maryadit, Nagpur, acting through its Secretary Mr. Vijay Nanaji Saratkar has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is mutated in its name in all relevant records and also mutated in the Property Card of City Survey.

THAT, the said Yashwant Sahakari Pat Sanstha Maryadit, Nagpur, acting through its Secretary Mr. Vijay Nanaji Saratkar lateron decided to develop the said Plot of land into Residential Estate by constructing a Multistoreyed Building thereon consisting of various self-contained separate Apartments therein.

THAT the said Yashwant Sahakari Pat Sanstha Maryadit, Nagpur, acting through its Secretary Mr. Vijay Nanaji Saratkar has accordingly prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said Plot No. 4 and to be known and styled as **“YASHWANT HEIGHTS”** and the same is duly sanctioned and approved by the Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur vide its Revised Building Permit No. 196883, Permit No. NMO/RB/2023/APL/00118 Dated 08.08.2023.

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

- i) Sale Deed Dated 06.04.2022 for Plot No. 4 executed M/s Shri Kedasreshwar Builders and Developers acting through its Partners (1) Mr. Madhav Wamanrao Deshpande and (2) Mr. Abhijit Bapuraoji Dudhane in favour of Yashwant Sahakari Pat Sanstha Maryadit, Nagpur, acting through its Secretary Mr. Vijay Nanaji Saratkar. Registered Serial No. 3516/2022.
- ii) BUILDING PERMIT AND SANCTIONED BUILDING MAP Dated 08.08.2023 issued by Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur Revised Building Permit No. 196883, Permit No. NMO/RB/2023/APL/00118.

THAT all the aforesaid documents produced before by **Yashwant Sahakari Pat Sanstha Maryadit, Nagpur**, acting through its Secretary **Mr. Vijay Nanaji Saratkar**, the Owner/Developer


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to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. 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 his ownership rights are affected, diluted or third party interest is created.

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. 489 & 648 of Mouza – Jaitala in Tahsil and District - Nagpur for the period of 30 (Thirty) Years (i.e. 1992 to 2022) vide Challan GRN No. MH008821379202324E Dated 30.09.2023

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.

Nagpur.
Dated : 30.09.2023


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CHALLAN
MTR Form Number-6



GRN	MH008821379202324E	BARCODE			Date	30/09/2023-15:01:02		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name		Adv Ashwin Patil	
Location				NAGPUR		Flat/Block No.		54	
Year				2023-2024 One Time		Premises/Building		Sawarkar Nagar	
Account Head Details				Amount In Rs.		Road/Street		Nagpur	
0030072201 SEARCH FEE				375.00		Area/Locality		Nagpur	
						Town/City/District			
						PIN		4 4 0 0 1 5	
						Remarks (If Any)		Search For 15 Years Mouza Jaitala CTS No. 498 and 648	
						Amount In		Three Hundred Seventy Five Rupees Only	
Total				375.00		Words			
Payment Details				STATE BANK OF INDIA					
Cheque-DD Details				Bank CIN		Ref. No.		00040572023093056007 IK0CLVKHD8	
Cheque/DD No.				Bank Date		RBI Date		30/09/2023-15:24:01 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.

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