Seach report

SANDEEP SHASTRI AND ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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G7-2324-2093

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 "**KRISHNA LEELA**" on ALL THAT Piece and parcel of land bearing Plot No. 3 ontaining by admeasurement 16321.02 Sq. Ft. (OR 1516.26 Sq. Mtr.) being a portion of the entire land bearing Khasra No. 141/2 of MOUZA – JAITALA, P.S.K. 44 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 771 and sheet No. 183/53 of Mouza – Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR.

1} I have investigated the title of the said property on the request of **M/S. KRISHNA CONSTRUCTIONS,** A Partnership Firm, having its Office at at 205, Fourth Floor, Golden Palace, West High Court Road, Dharampeth, Nagpur and acting through its Partners **(1) SHRI. ASHISH S/o NEMESHWAR KASULKAR,** Resident of Plot No. 401, B-Wing, Rachana Meghsparsh Apartments, Swawalambi Nagar, Nagpur-440022, Tahsil and District – NAGPUR; AND **(2) SHRI. SUMEET S/o KASHINATH KARMILKAR,** Resident

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

of Flat No. 602, Sai Reidency Apartments, Kashmiri Gali, Indora, Nagpur-440017, Tahsil and District – NAGPUR and following documents i.e.:-

i) Description of the property.

ALL THAT Piece and parcel of land bearing Plot No. 3 ontaining by admeasurement 16321.02 Sq. Ft. (OR 1516.26 Sq. Mtr.) being a portion of the entire land bearing Khasra No. 141/2 of MOUZA – JAITALA, P.S.K. 44 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 771 and sheet No. 183/53 of Mouza – Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR.

ii) The Document of Ownership of Plot No. 3

(a) Property Card.

(b) Copy of ULC Order dated 02-07-2002.

(c) Copy of NA Order dated 08-08-2006.

(d) Copy of Agreement of Development dated 13-02-2006.

(e) Copy of Layout Plan dated 24-12-2010.

(f) Copy of Release Latter dated 23-03-2011.

(g) Copy of Sale Deed dated 31-12-2010.

(h) Copy of Sale Deed dated 16-03-2023.

(i) Copy of Building Sanction Plan dated 11-10-2023.

(j) Tax Receipt.

iii) Search report for 30 years from 1994 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 owner and Developer is clear, marketable and without any encumbrances as per the available search from the online portal.

Owners of the land:

ALL THAT Piece and parcel of land bearing Plot No. 3 ontaining by admeasurement 16321.02 Sq. Ft. (OR 1516.26 Sq. Mtr.) being a portion of the entire land bearing Khasra No. 141/2 of MOUZA – JAITALA, P.S.K. 44 including all other easementary rights appurtenant belonging thereto, bearing City	**M/S. KRISHNA CONSTRUCTIONS,** acting through its Partner **(1) SHRI. ASHISH S/o NEMESHWAR KASULKAR, (2) SHRI. SUMEET S/o**

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Survey No. 771 and sheet No. 183/53 of Mouza – Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR.	**KASHINATH KARMILKAR.**

Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **M/S. KRISHNA CONSTRUCTIONS,** A Partnership Firm, acting through its Partners **(1) SHRI. ASHISH NEMESHWAR KASULKAR**; AND **(2) SHRI. SUMEET KASHINATH KARMILKARI**, are the owners of the said land. However at present the aforesaid property is mortgaged with Arvind Sahakari Bank Ltd,.

3} The report reflecting the flow of the title of the said **M/S. KRISHNA CONSTRUCTIONS,** A Partnership Firm, acting through its Partners **(1) SHRI. ASHISH S/o NEMESHWAR KASULKAR**; AND **(2) SHRI. SUMEET S/o KASHINATH KARMILKARI I**, on the said land is enclosed herewith as annexure.

SANDEEP SHASTRI
NAGPUR
ADVOCATE

Encl : Annexure
Date: 19-10-2023

(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 **M/S. KRISHNA CONSTRUCTIONS,** A Partnership Firm, acting through its Partners **(1) SHRI. ASHISH S/o NEMESHWAR KASULKAR**; AND **(2) SHRI. SUMEET S/o KASHINATH KARMILKARI,** is recorded in the Property Card in respect of the property comprising ALL THAT Piece and parcel of land bearing Plot No. 3 ontaining by admeasurement 16321.02 Sq. Ft. (OR 1516.26 Sq. Mtr.) being a portion of the entire land bearing Khasra No. 141/2 of MOUZA – JAITALA, P.S.K. 44 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 771 and sheet No. 183/53 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 Plot No. 74 reveal that vide Mutation / Ferfar Entry No. 9558 dated 05-05-2023, the name of **M/S. KRISHNA CONSTRUCTIONS,** A Partnership Firm, acting through its Partners **(1) SHRI. ASHISH S/o NEMESHWAR KASULKAR**; AND **(2) SHRI. SUMEET S/o KASHINATH KARMILKARI** is recorded as Owners 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 Khasra No. 141/2 of MOUZA – JAITALA, P.S.K. 44 having an area of 0.49 Hectares, (i.e. 4900 sq. mtrs.) bearing City Survey No. 771 and sheet No. 183/53 of Mouza – Jaitala, situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR, Originally belonged to Smt. Savitribai Daulatrao Meshram and 4 other, being their ancestral property, as recorded owners thereof.

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(ii) **THAT**, the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-02-1976, the said Smt. Savitribai Daulatrao Meshram and 4 others had filed a Statement/Return under ection 6(i) of the said Act before the Additional Collector and Competent Authority, U.L.C. Nagpur and on completion of enquiry in respect of the said authority vide his Order Dated 02-07-2007 passed in ULC Case No. 66/2007 declared that the said case in non actionable.

(iii) **THAT**, the aforesaid entire land comprising 141/2 of MOUZA – JAITALA is converted for Non-Agricultural Use vide Order dated 08-08-2006 passed by the Collector, Nagpur in Revenue Case No. 4/NAP-34/2006-2007.

(iv) **THAT**, the said Smt. Savitribai Daulatrao Meshram and 4 others lateron jointly decided to develop the aforesaid property into a Residential Estate by constructing various Multistoreyed Buildings. And accordingly by an Agreement of Development Dated 13-02-2006, they have entrusted the entire work of Development of the said property to M/s. S.K. Developer and Builders, A Partnership Firm, having it Office at Nagpur, for a total valuable consideration upon the several term and conditions contained therein.

(v) **THAT**, the said M/s. S.K. Developer and Builders dropped the idea to develop the said property after due consultation with the said Smt. Savitribai Daulatrao Meshram and 4 others, it has decided to sell the same to any interest buyers.

(vi) **THAT**, the said M/s. S.K. Developer and Builders being thus desirous to develop/sell the land admeauring 28500 Sq. Ft. (OR 2647.65 Sq. Mtr.) and the said M/s. Nest Realtor, a Partnership Firm, having it Office at 4, Mallhar, Lake View, Ambazari Dirve, Hingna Road, Nagpur having also offered a fairly good price for it, the said M/s. S.K. Developer and Builders after detailed negotiations, entered into an Agreement of Development with the said M/s. Nest Realtors for a total valuable consideration upon the several terms and cognition contained therein. By the same Agreement the said M/s. S.K. Developer and Builders has further specifically agreed to execute a proper Sale Deed relating to the said property in favour of the said M/s. Nest Realtors or the nominee appointed by it.

(vii) **THAT**, the aforesaid Smt. Savitribai Daulatrao Meshram left for heavenly abode on 03-07-2010 and consequent upon her death/demise

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leaving behind her 3 sons namely Shri. Shivpal Daulatrao Mehram, Shri. Rampal Daulatrao Meshram and Shri. Gopal Daulatrao Meshram and only daughter namely Miss. Maya Daulatrao Meshram have became the Joint/Co-owner of her share in the aforesaid entire property with heritable and transferable rights therein.

(viii) THAT, a layout is carved out on the said land and the same was duly sanctioned by the Nagpur Improvement Trust, Nagpur under an Agreement Dated 24-12-2010 made between the said Shri. Shivpal Daulatrao Mehram and others and the Assistant Director, Town Planning, Nagpur Improvement Trust.

(ix) THAT, the said Shri. Shivpal Daulatrao Mehram and others prepared a Plan of the layout for the said Kh. No. 141/2 of Mouza – Jaitala consisting of various Plots of different sizes therein and the said layout and the same I sanctioned and approved by the Nagpur Improvement Trust vide his Letter No. ADTP/PL/5038 Dated 24-12-2010.

(x) THAT, out of the said layout the Plot Nos. 1 and 3 are released by the Nagpur Improvement Trust, Nagpur vide its Letter No. EE(W)/178 Dated 23-03-2011.

(xi) THAT, the said M/s. Nest Realtors dropped the idea to develop the said property after due consultation with the said Smt. Savitribai Daulatrao Meshram & 4 others and M/s. S.K. Developer and Builders, it has decided to sell the same to any interest buyers.

(xii) THAT, the aforesaid Shri. Shivpal Daulatrao Mehram and others lateron transferred the said property comprising ALL THAT Piece and parcel of land bearing Plot No. 3 out of the sanctioned layout containing by admeasurement 16321.02 Sq. Ft. (OR 1516.26 Sq. Mtr.) being a portion of the entire land bearing Khasra No. 141/2 of MOUZA – JAITALA, P.S.K. 44 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 771 and sheet No. 183/53 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 Om Construction, a Partnership Firm, by a Sale Deed Dated 31-12-2010, which is duly Registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1904 on 25-03-2011. The said Sale Deed is duly signed by M/s. S.K. Developer and Builders & M/s. Nest Realtors in the capacity of Consentors.

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(xiii) THAT, the aforesaid Om Construction, a Partnership Firm lateron transferred the said property comprising ALL THAT Piece and parcel of land bearing Plot No. 3 out of the sanctioned layout containing by admeasurement 16321.02 Sq. Ft. (OR 1516.26 Sq. Mtr.) being a portion of the entire land bearing Khasra No. 141/2 of MOUZA – JAITALA, P.S.K. 44 including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 771 and sheet No. 183/53 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 M/s. Krishna Construction, a Partnership Firm, by a Sale Deed Dated 16-03-2023, which is duly Registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 2327 on even date. As a result therefore M/s. Krishna Construction has become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly recorded in Revenue Record in 7/12 Extract vide Ferfar Entry No. 9558 on 05-05-2023.

(xiv) THAT, it is observed that the aforesaid M/s. Krishna Constructions availed Loan from Arvind Sahakari Bank Ltd., and mortgaged the aforesaid property, by a Mortgage Deed Dated 16-03-2023, which is Registered at the Office of the Joint Sub Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 2354 on even date towards security for the repayment of said Loan.

(xv) THAT, the aforesaid M/s. Krishna Construction later on decided to develop the aforesaid Plot No. 3 by constructing a Multistoried Building consisting of various self contained separate Apartments therein and shall be known and styled as **"KRISHNA LEELA"** is duly sanctioned by the Building Engineer, Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E.(WEST)/Case No. 254695695/Tracking No. 2023030239/151, Dated 11-10-2023.

(xvi) 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 ULC Order dated 02-07-2002.

(c) Copy of NA Order dated 08-08-2006.

(d) Copy of Agreement of Development dated 13-02-2006 executed between Smt. Savitribai Daulatrao Meshram and 4 others in favour of M/s. S. K. Developer.

(e) Copy of Layout Plan dated 24-12-2010.

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

(f) Copy of Release Latter dated 23-03-2011.

(g) Copy of Sale Deed dated 31-12-2010 executed by Shri. Shivpal Daulatrao Meshram and others in favour of Om Construction, Registered at Sr. No. 1904.

(h) Copy of Sale Deed dated 16-03-2023 executed by Om Construction in favour of M/s. Krishna Construction, Registered at Sr. No. 2327.

(i) Copy of Building Sanction Plan dated 11-10-2023.

(j) Tax Receipt.

(xvii) THAT, all the aforesaid documents produced before me for Scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owners that it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or third party interest is created.

(xviii) 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. 771 MOUZA : JAITALA, 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. MH009490568202324E, dated 14-10-2023 i.e. for the period of 1994 to 2005 and GRN No. MH009490364202324E, dated 14-10-2023 i.e. for the period of 2006 to 2023. The receipts of the same are enclosed herewith.

(xix) THAT, with the result of the searches made by us, we are of the opinion that the said property is owned by M/s. Krishna Constructions and the same is mortgaged with Arvind Sahakari Bank Ltd.

4} Any other relevant Title: - N. A.

5} Litigations if any: - N. A.

SANDEEP SHASTRI NAGPUR ADVOCATE

Date: 19-10-2023

(SANDEEP SHASTRI)
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH009490364202324E	BARCODE		Date	14/10/2023-13:40:36	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	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	450.00
Total	450.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
Amount In Words	Four Hundred Fifty Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023101412156	2833411380
Cheque/DD No.		Bank Date	RBI Date	14/10/2023-13:41:15	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 456251863 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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

Print Date 14-10-2023 01:41:39

MH009490364202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
14 Oct 2023	Receipt	Receipt no.: 1113126533
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Jaitala S.No/CTS No/G.No. : 771
	Period of search :	From :2006 To :2023
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH009490364202324E		
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'.		



CHALLAN
MTR Form Number-6

GRN	MH009490568202324E	BARCODE		Date	14/10/2023-13:45:43	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	2023-2024 One Time	**Flat/Block No.**	.
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	300.00	**Road/Street**	MOUZA JAITALA
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 3 6
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1994 TO 2005 CITY SURVEY NO 771
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.	69103332023101412202	2833412298
Cheque/DD No.		Bank Date	RBI Date	14/10/2023-13:46:19	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 कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

SANDEEP SHASTRI ★ ADVOCATE ★ NAGPUR

Print Date 14-10-2023 01:46:30