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

Shivkrupa, Level II,
265-A, South Ambazari Road, Bajaj Nagar,
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G7-2324-2701

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 Lay-out of plotted development to be known as "**SHIVANKAR LAYOUT**" on ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 64/3 of MOUZA – TARODI (KHURD), P.S.K. 33 having an area of 1.9270 Hectares (i.e. 19270.00 Sq. Mtrs.) held in occupancy Class – 1 Rights, situated at Village – Tarodi (Khurd), within the limits of Nagpur Metropolitan Region in Tahsil – Kamptee and District – NAGPUR.

1} I have investigated the title of the said property on the request of **SHIVLAXMI LAND DEVELOPERS**, (PAN AELFS9603J), A Partnership Firm, through its Partners **(1) SHRI. SANJAY MADHUKARRAO MAHAKALKAR**, Aged about 49, Years, Occupation – Business, PAN AEDPM9631E & AADHAR UID 3376 5555 1915, Resident of Plot No. 97, Ridge Road, Raghuji Nagar, Nagpur-440024, Tahsil and District-NAGPUR; AND **(2) SHRI. NANDLAL HARILAL SHAHU**, Aged about 42 Years, Occupation – Business, PAN BQFPS8260J & AADHAR UID 4011 2307 0624, Resident of House No. 3570, Wathoda Road, Near power House, New Panther Nagar, Nagpur-440008, Tahsil and District-NAGPUR, and following documents i.e.:-

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i) Description of the property.

ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 64/3 of MOUZA – TARODI (KHURD), P.S.K. 33 having an area of 1.9270 Hectares (i.e. 19270.00 Sq. Mtrs.) held in occupancy Class – 1 Rights, situated at Village – Tarodi (Khurd), within the limits of Nagpur Metropolitan Region in Tahsil – Kamptee and District – NAGPUR.

ii) The Document of Ownership of Khasra/Survey No. 64/3.
(a) 7/12 Extracts issued by Talathi, Kamptee.
(b) Sale Deed of Kh. No. 64/3, dated 05-06-1984, Registration No. 3651, SRO-Kamptee, Nagpur.
(c) Sale Deed of Kh. No. 64/3, dated 22-07-1988, Registration No. 2491, SRO-Kamptee, Nagpur.
(d) Sale Deed of Kh. No. 64/3, dated 23-11-2023, Registration No. 6353, SRO-Kamptee, Nagpur.
(e) N.A. Order dated 24-07-2023.
(f) Sanctioned Layout Plan Dated 12-09-2023.

iii) The property card (7/12 Extract) issued by Talathi, Nagpur-Rural of Survey / Khasra / Gut No. 64/3 reveal that vide Mutation / Ferfar Entry No. 872 dated 29-12-2023

iv) Search report for 30 year 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.

Owner of the land:

ALL THAT Piece and Parcel of non-agricultural land bearing Khasra / Survey No. 64/3 of MOUZA – TARODI (KHURD), P.S.K. 33 having an area of 1.9270 Hectares (i.e. 19270.00 Sq. Mtrs.) held in occupancy Class – 1 Rights, situated at Village – Tarodi (Khurd), within the limits of Nagpur Metropolitan Region in Tahsil – Kamptee and District – NAGPUR.	**SHIVLAXMI LAND DEVELOPERS,** A Partnership Firm, through its Partners **(1) SHRI. SANJAY MADHUKARRAO MAHAKALKAR, (2) SHRI. NANDLAL HARILAL SHAHU.**

Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **SHIVLAXMI LAND DEVELOPERS**, A Partnership Firm, through its Partners **(1) SHRI. SANJAY MADHUKARRAO MAHAKALKAR, (2) SHRI. NANDLAL HARILAL SHAHU** on the said land is good, valid, marketable, clear and salable.

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3} The report reflecting the flow of the title of the said **SHIVLAXMI LAND DEVELOPERS**, A Partnership Firm, through its Partners **(1) SHRI. SANJAY MADHUKARRAO MAHAKALKAR, (2) SHRI. NANDLAL HARILAL SHAHU** on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 16-01-2024

(SANDEEP SHASTRI)
Advocate

SANDEEP SHASTRI
NAGPUR
ADVOCATE

FORMAT – A
(Circular No: - 28 / 2021)

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

1} Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural as on date of application for registration –

The name of **SHIVLAXMI LAND DEVELOPERS**, A Partnership Firm, through its Partners **(1) SHRI. SANJAY MADHUKARRAO MAHAKALKAR, (2) SHRI. NANDLAL HARILAL SHAHU,** is recorded in the Property Card (7/12 Extract) issued by Talathi, Kamptee in respect of the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 64/3 of MOUZA – TARODI (KHURD), P.S.K. 33, having an area of 1.9270 Hectares, Rental Rs. 5.35 Yearly, held in Occupancy Class – 1 Rights, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Tarodi (Khurd) in Tahsil – Kamptee and District – NAGPUR.

2} Mutation Entry –
The property card (7/12 Extract) issued by Talathi, Nagpur-Rural of Survey / Khasra / Gut No. 64/3 reveal that vide Mutation / Ferfar Entry No. 872 dated 29-12-2023 the name of **SHIVLAXMI LAND DEVELOPERS**, A Partnership Firm, through its Partners **(1) SHRI. SANJAY MADHUKARRAO MAHAKALKAR, (2) SHRI. NANDLAL HARILAL SHAHU** is recorded as Owner of the said land.

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 Agricultural land bearing Survey / Khasra / Gut No. 64/3 (Old Kh. No.78/4) of MOUZA – TARODI (KHURD), P.S.K. 33, having an area of 2.02 Hectares, Rental Rs. 5.25 Yearly, held in Occupancy Class – 1 Rights, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Tarodi (Khurd) in Tahsil – Kamptee and District – NAGPUR, Originally belonged to Shri. Ramesh Dinabaji Ajankar and Shri. Dinbaji Pandurang Ajankar, as a recorded owner thereof being their separate property.

(ii) **THAT,** the aforesaid Shri. Ramesh Dinabaji Ajankar and Shri. Dinbaji Pandurang Ajankar lateron transferred/sold ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 64/3 (Old Kh. No.78/4) of MOUZA – TARODI (KHURD), P.S.K. 33, having an area of 2.02 Hectares, Rental Rs. 5.25 Yearly, held in Occupancy Class – 1 Rights, and

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including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Tarodi (Khurd) in Tahsil – Kamptee and District – NAGPUR, by way of Sale to Shri. Dnyaneshwar Ganpatrao Mehar, by a Sale Deed Dated 05-06-1984, which is registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 3651 on even date.

(iii) **THAT,** the aforesaid Shri. Dnyaneshwar Ganpatrao Mehar lateron transferred ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 64/3 (Old Kh. No.78/4) of MOUZA – TARODI (KHURD), P.S.K. 33, having an area of 2.02 Hectares, Rental Rs. 5.25 Yearly, by way of Sale to Shri. Prashant Narayanrao Shivankar, by a Sale Deed Dated 22-07-1988, which is registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 71 on Pages 153 to 158 at Sr. No. 2491(P) on even date.

(iv) **THAT,** as per re-survey and re-measurement by the government authorities, land revenue record the southern Portion of aforesaid Survey / Khasra / Gut No. 78/4 renumbered as Kh. No. 64/3.

(v) **THAT,** out of the abovesaid Survey / Khasra / Gut No. 64/3 having an area of 0.17.30 Hectares land lateron transferred to Nagpur Metropolitan Region Development Authority for D.P. Road and the same is recorded in Revenue Records vide Ferfar Entry No. 746 dated 18-11-2022.

(vi) **THAT,** the said Shri. Prashant Narayanrao Shivankar has now become an exclusive, absolute and full owner of the aforesaid entire property comprising Survey / Khasra / Gut No. 64/3 having an area of 1.9270 Hectares with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records.

(vii) **THAT,** the aforesaid land bearing Khasra No. 64/3 of MOUZA – TARODI (KHURD) is converted for Non-Agricultural (Residential) Use by the Tahsildar, Kamptee, vide his Order Dated 24-07-2023 passed in Revenue Case No. 36/NAP-34/Mouza-Tarodi (Khurd)/Kamptee/2022-23.

(viii) **THAT,** the aforesaid Shri. Prashant Narayanrao Shivankar later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as **"SHIVANKAR LAYOUT"** and the said

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layout is sanctioned and approved by the Executive Engineer, Nagpur, Metropolitan Region Development Authority, Nagpur vide its Letter No. E.E./(NMRDA)/DPC/AGREE/1004 Dated 12-09-2023.

(ix) **THAT**, the aforesaid Shri. Prashant Narayanrao Shivankar later on transferred/sold the property comprising ALL THAT Piece and parcel of land having an area of 1.9270 Hectares comprising Southern Portion of Khasra / Survey No. 64/3 of MOUZA – TARODI (KHURD), P.S.K. 33, having an area of 2.02 Hectares (i.e. 20200 Sq. Mtrs.), Khate No. 125, held in occupancy Class – 1 Rights, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Tarodi (Khurd) in Tahsil – Kamptee and District – NAGPUR, by way of sale to Shivlaxmi Land Developers, by a Sale Deed dated 23-11-2023, which is registered at the Office of the Joint Sub-Registrar, Kamptee in Book No. 1, at Sr. No. 6353 on even date and same is accordingly recorded in the Revenue Records Vide Ferfar Entry No. 872 dated 29-12-2023.

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

(a) 7/12 Extracts issued by Talathi, Kamptee.
(b) Sale Deed dated 05-06-1984 executed by Shri. Ramesh Dinabaji Ajankar and Shri. Dinbaji Pandurang Ajankar in favour of Shri. Dnyaneshwar Ganpatrao Mehar, registered at Sr. No. 3651 on 05-06-1984 for Khasra / Survey / Gut No. 64/3 (Old Kh. No. 78/4).
(c) Sale Deed dated 22-07-1988 executed by Shri. Dnyaneshwar Ganpatrao Mehar in favour of Shri. Prashant Narayanrao Shivankar, registered at Sr. No. 2491(P) for Khasra / Survey / Gut No. 64/3 (Old Kh. No. 78/4).
(d) Sale Deed dated 23-11-2023 executed by Shri. Prashant Narayanrao Shivankar in favour of Shivlaxmi Land Developers, registered at Sr. No. 6353 for Khasra / Survey / Gut No. 64/3.
(e) N.A. Order dated 24-07-2023.
(f) Sanctioned Layout Plan Dated 12-09-2023.

THAT, all the aforesaid documents produced before by **SHIVLAXMI LAND DEVELOPERS** to me for scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owner. 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.

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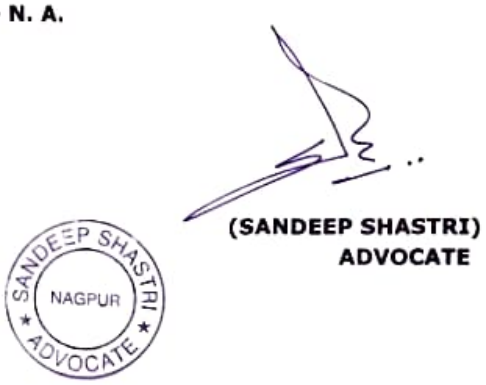
(xi) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra /Survey /Gut No. 64/3 MOUZA : TARODI (KHURD), Kamptee for the period of 30 (Thirty) years (i.e. from 1994 to 2023 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH013641207202324E, dated 08-01-2024, i.e. for the period of 1995 to 2006 and GRN No. MH013639585202324E, dated 08-01-2024, i.e. for the period of 2007 to 2024. The receipts of the same are enclosed herewith.

(xii) 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: 16-01-2024



(SANDEEP SHASTRI)
ADVOCATE

CHALLAN

MTR Form Number-6

GRN MH013639585202324E	**BARCODE**	**Date** 08/01/2024-16:00:46	**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.	69103332024010817584	2847477466
Cheque/DD No.		Bank Date	RBI Date	08/01/2024-16:01:43	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 808379787 Mobile No. : 9503907434

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 नोदणी न करावयाच्या दस्तासाठी लागु नाही .

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 08-01-2024 04:02:43

MH013639585202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
08 Jan 2024	Receipt	Receipt no.: 1113253510
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Tarodi (khu) S.No/CTS No/G.No. : 64
	Period of search :	From :2007 To :2024
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH013639585202324E		
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

GRN	MH013641207202324E	BARCODE		Date	08/01/2024-16:10:50	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	KMT_KAMTHI SUB REGISTRAR	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 TARODI KHURD
		Area/Locality	KAMPTEE
		Town/City/District	
		PIN	4 4 1 0 0 2
		Remarks (If Any)	SEARCH FEES FOR 12 YEARS 1995 TO 2006 KHASRA NO 64
		Amount In Words	Three Hundred Rupees Only
Total	300.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320240108178 48	2847480410
Cheque/DD No.		Bank Date	RBI Date	08/01/2024-16:11:50	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

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SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

Print Date 08-01-2024 04:12:02