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

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

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. 1**, containing by admeasurement **1298.3430 Sq. Mtrs. (i.e. 13975.36 Sq. Ft.)**, being a portion of entire land bearing Khasra Nos. 84 & 85/2 of **Mouza - JAITALA**, P. H. No. 44 TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**ATLANTIC APARTMENT**", bearing Nagpur Municipal Corporation House No. 653/A/Plot No. 01, **City Survey No. 177 and Sheet No. 32,** situated at Chimurkar Layout, Jaitala Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said plot on the request of **Dhuni Constructions Private Limited** acting through its Directors **(1) Mr. Swapnil Sanjay Gode & (2) Mr. Amit Sureshkant Tarekar** (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. 1**, containing by admeasurement **1298.3430 Sq. Mtrs. (i.e. 13975.36 Sq. Ft.)**, being a portion of entire land bearing Khasra Nos. 84 & 85/2 of **Mouza - JAITALA**, P. H. No. 44 TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**ATLANTIC APARTMENT**", bearing Nagpur Municipal Corporation House No. 653/A/Plot No. 01, **City Survey No. 177 and Sheet No. 32,** situated at Chimurkar Layout, Jaitala Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and the said entire layout is bounded as under :- ON THE EAST - 9.00 MTRS. WIDE ROAD; ON THE WEST – OTHER LAYOUT; ON

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

THE NORTH - 24.00 MTRS. WIDE ROAD; ON THE SOUTH – OPEN SPACE & AMENITY SPACE.

(2) The Document of allotment of plot :- Sale Deed Dated 13.09.2023 for Plot No. 1 executed by Mr. Ravindra Nilkanthrao Chimurkar in favour of **Dhuni Constructions Private Limited** acting through its Directors **(1) Mr. Swapnil Sanjay Gode & (2) Mr. Amit Sureshkant Tarekar**. Registered Serial No. 8201/2023.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 10049 dated 18-10-2023.

(4) Search report for 30 years from 1994 to 2024

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. 1**, containing by admeasurement **1298.3430 Sq. Mtrs. (i.e. 13975.36 Sq. Ft.)**, being a portion of entire land bearing Khasra Nos. 84 & 85/2 of **Mouza - JAITALA**, P. H. No. 44 TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**ATLANTIC APARTMENT**", bearing Nagpur Municipal Corporation House No. 653/A/Plot No. 01, **City Survey No. 177 and Sheet No. 32,** situated at Chimurkar Layout, Jaitala Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.	**Dhuni Constructions Private Limited** acting through its Directors **(1) Mr. Swapnil Sanjay Gode & (2) Mr. Amit Sureshkant Tarekar**

(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of **Dhuni Constructions Private Limited** acting through its Directors **(1) Mr. Swapnil Sanjay Gode & (2) Mr. Amit Sureshkant Tarekar**, on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the **Dhuni Constructions Private Limited** acting through its Directors **(1) Mr. Swapnil Sanjay Gode & (2) Mr. Amit Sureshkant Tarekar** the Developer (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 03.01.2024

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) Property Card of City Survey No. 177 issued by City Survey Office No. 3 as on date of application for registration

The name of **Dhuni Constructions Private Limited** acting through its Directors **(1) Mr. Swapnil Sanjay Gode & (2) Mr. Amit Sureshkant Tarekar** recorded in the property Card City Survey No. 177 issued by City Survey Office No. 3, Nagpur in respect of the Plot of land comprising ALL THAT piece and Parcel of land bearing **Plot No. 1**, containing by admeasurement **1298.3430 Sq. Mtrs. (i.e. 13975.36 Sq. Ft.)**, being a portion of entire land bearing Khasra Nos. 84 & 85/2 of **Mouza - JAITALA**, P. H. No. 44 and including all other easementary rights appurtenant and belonging thereto, bearing Nagpur Municipal Corporation House No. 653/A/Plot No. 01, **City Survey No. 177 and Sheet No. 32,** situated at Chimurkar Layout, Jaitala Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

2) Mutation Entry -

The Property Card of City Survey No. 177 issued by City Survey Office No. 3 reveal that vide Mutation Entry /Ferfar Entry No. 10049 dated 18-10-2023; the name of **Dhuni Constructions Private Limited** acting through its Directors **(1) Mr. Swapnil Sanjay Gode & (2) Mr. Amit Sureshkant Tarekar** is recorded as owner of the said Plot of land.

3) Search report for 30 years from 1994 to 2024 taken from Sub Registrar Office at Nagpur.

THAT ALL THAT piece and parcel of Agricultural land admeasuring 0.82 Hectares (i.e. 2.05 Acres) comprising Northern Portion out of the entire land bearing Khasra No. 84 & 85, having total area admeasuring 5.21 Hectare R., Land Revenue Rs. 4.66/-, held in Bhogwatdar Class-1 Rights of Mouza - JAITALA, P. H. No. 44 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 177 and Sheet No. 32, situated at Jaitala, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 75, in Tahsil and District NAGPUR, originally belongs to (1) Mr. Nilkanthrao Ganpatrao Chimurkar, (2) Mr. Vijay Nilkanth Chimurkar, (3) Mr. Ravindra Nilkanthrao Chimurkar, (4) Mr. Sanjay Nilkanthrao Chimurkar, (5) Smt. Nirmala Babanrao Dawle, (6) Mr. Prabhakar Pandurangji Shivankar and (7) Mr. Lahu @ Laxman Manikrao

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Kode jointly, having purchased the same by them from Mr. Mukund Purushottam Dhabe, Mr. Mandhukar Purushottam Dhabe, Mr. Prabhakar Purushottam Dhabe, Smt. Sumti Gajanan Mulmule, Ku. Sarla Purushottam Dhabe, Mrs. Pushpa @ Vijaya Handiyekar, Mrs. Malu @ Ujwala Tukaram Joshi, Mr. Sanjay Gangadhar Dehaurai, Mrs. Jayashri Kamlakar Agnihotri, Mrs. Sandhya @ Archana Sharad Agal and Mrs. Vibha @ Dipa Prakash Joshi, by Registered Sale Deed Dated 09.09.1992, which is duly registered in the Office of Sub-Registrar, Nagpur-8, in Addl. Book No. 1, Volume No. 94 on Panes 62 to 67 at Serial No. 3147(P) on 14.09.1992.

THAT, during the course of time the aforesaid Mr. Nilkanthrao Ganpatrao Chimurkar left for heavenly abode on 27.12.1998 and consequence upon his death, his undivided share in the aforesaid property devolved upon his widow namely Smt. Sunanda Nilkanthrao Chimurkar and 3 Sons namely (1) Mr. Vijay Nilkanth Chimurkar, (2) Mr. Ravindra Nilkanthrao Chimurkar & (3) Mr. Sanjay Nilkanthrao Chimurkar and 3 Daughters namely (1) Mr. Nirmala Babanrao Dawle, (2) Mr. Veena Dinkarrao Kshirsagar, (3) Mr. Mona Shailesh Bangde jointly by way of intestate succession being only heirs of the deceased. Subsequently aforesaid Smt. Sunanda Nilkanthrao Chimurkar, also left for heavenly abode on 05.09.2008.

THAT, during the course of time the aforesaid Mr. Prabhakar Pandurang Shivankar left for heavenly abode on 01.03.2008, however during his lifetime he executed his Last Will in respect of his share in the aforesaid property and bequeath the same in favour of his co-owner namely Mr. Sanjay. Nilkanthrao Chimurkar absolutely forever with heritable and transferable rights therein.

THAT the Revenue Record of the aforesaid property accordingly corrected and names of deceased namely Mr. Nilkanlhrao Ganpatrao Chimurkar, Smt. Sunanda Nilkanthrao Chimurkar & Mr. Prabhakar Pandurang Shivankar accordingly deleted from the Revenue Record and name of Smt. Veena Dinkarrao Kshirsagar & Smt. Mona Shailesh Bangde being the legal heirs of deceased Mr. Nilkanthrao Ganpatrao Chimurkar accordingly mutated in the Revenue Record.

THATthe aforesaid entire land bearing Khasra Nos. 84 & 85 having total area admeasuring 5.21 Hectare R. of Mouza - JAITALA, subsequently measured by the respective Land Owners in respect of their respective share and portion of land from the Office of City Survey, Nagpur-3 and authorities of City Survey, Nagpur-3 accordingly issued measurement sheet to the respective owners and the land owned by the aforesaid Vendor and other Owners was re-numbered as Survey No. 84-85/2 having an area admeasuring 0.82 Hectare R. and revenue Department accordingly issued separate 7/12 Extract in the Name of Vendor and other Owners in respect of their land bearing Survey/Khasra No. 84-85/2 having an area admeasuring

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

0.82 Hectare R. and bounded by East - Survey/Khasra No. 84-85/1, by West - Survey/Khasra No. 84-85/3, by North - Road and by South - Khasra Boundary & Nalha.

THAT sometime in the year 1999 the aforesaid Co-owners jointly and mutually decided to develop the aforesaid land bearing Khasra No. 84-85/2 admeasuring 0.82 Hectare R. (i.e. 8200 Sq. Mtrs.) of Mouza - JAITALA, into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein for their own beneficial use and utilization and accordingly they had prepared a common Layout Plan consisting total Twenty Plots and mutually decided to effect partition of the said Twenty undeveloped plots in between themselves, so as to determine their respective Plots, which can be explicitly shared, retained and owned, individually in the said undeveloped layout and accordingly they effected a mutual partition of Plots laid in the said undeveloped layout and accordingly the share of each owners was explicitly determined in terms of Plots numbers in the said layout to be retained / owned by them, exclusively and in terms of the said mutual partition, the Plot No. 1 follow to the share of Mr. Ravindra Nilkanthreo Chimurkar.

THAT in course of time, the entire land comprising Survey/Khasra No. 84-85/2 having an area admeasuring 0.82 Hectare R. (i.e. 2.05 Acres) OR 8200 Sq. Mtrs. of Mouza - JAITALIA, came under Nagpur Improvement Trust's Regularization Scheme of the unauthorized 1900 layouts of Nagpur City under the "Maharashtra Gunthewari Developments (Regulation, Upgradalron & Control) Act, 2001". Taking advantage of the said scheme, the Vendor and other Co-Owners have paid initial Deposit of Rs. 1,000/- for each plots total amounting to Rs. 20,000/- (Rupees Twenty Thousand Only) to Nagpur Improvement Trust for regularizing their respective Plots on 27.07.2002.

THAT subsequent the Nagpur Improvement Trust after completing all necessary legal formalities in respect of regularization of the said layout and the said plots, issued Demand Notes in respect of said Twenty (20) Plots in the name of aforesaid Owners in their respective names under the "Maharashtra Gunthewari Developments (Regulation, Ugradation & Control) Act, 2001" however Nagpur Improvement Trust directed to Mr. Ravindra Nilkanthrao Chimurkar and other Co-Owners to submit necessary documents pertaining to their respective ownership of their respective plots.

THAT as per the direction and requirement of the Nagpur Improvement Trust to submit necessary document in respect of ownership of their respective plots, the said Mr. Ravindra Nilkanthrao Chimurkar and other Owners decided to effect partition of the their respective plots in between themselves, so as to determine actual ownership of the their respective plots, which can be explicitly shared, retained and owned, individually or jointly by them in their names and

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

accordingly the said Mr. Ravindra Nilkanthrao Chimurkar and other Co-Owners, executed and Registered Deed of Partition in between themselves on 04.08.2018, which is duly Registered in the Office of Sub-Registrar, Nagpur-1 in Book No. 1 at Registered Sr. No. 4122/2018 on 04.08.2018. In terms of the said Partition Deed Dated 04.08.2018, the Plot No. 5 out of the aforesaid layout, containing by admeasurement 1622.94 Sq. Mtrs. being a portion of the entire land bearing Khasra No. 84-85/2 of Mozua – JAITALA, P. H. No. 44, bearing City Survey No. 177 and Sheet No. 32, situated at Jaitala, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, fallen to the exclusive share of Mr. Ravindra Nilkanthrao Chimurkar, absolutely forever with heritable and transferable rights therein.

THAT the aforesaid Mr. Ravindra Nilkanthrao Chimurkar has submitted Deed of Partition Dated 04.08.2018 with the Nagpur Improvement Trust and the said Mr. Ravindra Nilkanthrao Chimurkar as per Demand also paid entire Development and Regularization charges for regularizing the said Plot No. 1, containing by admeasurement 1622.94 Sq. Mtrs. to the Nagpur Improvement Trust and on payment of Development Charges, the aforesaid Plot No. 1 is regularized by the Building Engineer (WEST) of Nagpur Improvement Trust, Nagpur under the its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation & Control) Act, 2001 and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur in favour of Mr. Ravindra Nilkanthrao Chimurkar vide its Permit No. 6291 Dated 21.06.2019 in Case No. 201707194 and Layout No. 1900/Jait/5166. As per the aforesaid Regularization Letter Dated 21.06.2019, the area of the said Plot No. 1 is shown and declared as 1298.3430 Sq.Mtrs. Thus the area of the said Plot No. 1 is presently at 1298.3430 Sq. Mtrs.

THAT the aforesaid entire land comprising Plot No. 1 is converted for Non-Agricultural (Residential) Use by the Upper Tahsildar, Non Agricultural Tax Assessment No. 5, Nagpur vide his Order Dated 02.06.2019 passed in Revenue Case No. 4305/NAP-34/2018-19 of Mouza – JAITALA.

THAT, the aforesaid Mr. Ravindra Nilkanthrao Chimurkar lateron transferred/sold his aforesaid property comprising ALL THAT piece and Parcel of land bearing Plot No. 1, containing by admeasurement 1298.3430 Sq. Mtrs. (i.e. 13975.36 Sq. Ft.), being a portion of entire land bearing Khasra Nos. 84 & 85/2 of Mouza - JAITALA, P. H. No. 44 and including all other easementary rights appurtenant and belonging thereto, bearing Nagpur Municipal Corporation House No. 653/A/Plot No. 01, City Survey No. 177 and Sheet No. 32, situated at Chimurkar Layout, Jaitala Road, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, by way of sale to Dhuni Constructions Private Limited acting

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

through its Directors (i) Mr. Swapnil Sanjay Gode and (ii) Mr. Amit Sureshkant Tarekar, by a Sale Deed Dated 13.09.2023, which is duly registered in the Office of the Joint Sub Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 8201/2023 on 13.09.2023. As a result therefore the aforesaid **Dhuni Constructions Private Limited** acting through its Directors **(1) Mr. Swapnil Sanjay Gode & (2) Mr. Amit Sureshkant Tarekar**, has now become an exclusive, absolute and full Owner of the aforesaid property bearing Plot No. 1 with heritable and transferable rights therein and the same is accordingly mutated in its name in all relevant records.

THAT the aforesaid **Dhuni Constructions Private Limited** acting through its Directors **(1) Mr. Swapnil Sanjay Gode & (2) Mr. Amit Sureshkant** Tarekar lateron decided to develop the aforesaid Plot Nos. 2, 3, 4, 5, 31, 32, 33 and 34 into a RESIDENTIAL-cum-COMMERCIAL Estate by constructing a Multistoreyed Building thereon consisting of various Shops and self-contained separate Apartments therein; AND

THAT, accordingly the said M/s. Dhuni Constructions Private Limited, acting through its Directors (1) Mr. Swapnil Sanjay Gode, (2) Mr. Amit Sureshkant Tarekar have prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said **Plot No. 1** and to be known and styled as "**ATLANTIC APARTMENT**" and the same is sanctioned and approved by the Assistant Building Engineer (W), Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E.(WEST)/Case No. A-285/Tracking No. 202309276/288 Dated 28.12.2023.

THAT the aforesaid property comprising Plot No. 1 has submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration Under Section 2 thereof on 02-01-2024 which is duly registered in the office of the Sub Registrar, Nagpur-4 in Book No.1, at Serial No. 97/2024 on 02-01-2024.

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

i) Deed of Partition Dated 04.08.2018 executed between Mr. Ravindra Nilkanthrao Chimurkar and other Co-Owners, bearing Registered Sr. No. 4122/2018.
ii) Regularization Letter Dated 21.06.2019 for Plot No. 1.
iii) Non-Agricultural (Residential) Order Dated 02.06.2019 for Plot No. 1.
iv) Sale Deed Dated 13.09.2023 for Plot No. 1 executed by Mr. Ravindra Nilkanthrao Chimurkar in favour of Dhuni Constructions Private Limited acting through its Directors (i) Mr. Swapnil Sanjay Gode and (ii) Mr. Amit Sureshkant Tarekar, bearing Registered Serial No. 8201/2023.
v) Non Agricultural (Residential) for Plot No. 5 & 6 issued by the Tahsildar, Nagpur vide its Order Dated 26/03/2012 passed in Revenue Case No. 4891/NAP-34/2011-12.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

vi) BUILDING PERMIT AND SANCTIONED BUILDING MAP Dated 28.12.2023 issued by Building Engineer (W), Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E.(WEST)/Case No. A-285/Tracking No. 202309276/288.

vii) Deed of Declaration Dated 02-01-2024 bearing Registered Serial No. 97/2024.

THAT all the aforesaid documents produced before by **Dhuni Constructions Private Limited** acting through its Directors **(1) Mr. Swapnil Sanjay Gode & (2) Mr. Amit Sureshkant Tarekar**, the Owner/Developer 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. 177 of Mouza – Jaitala in Tahsil and District Nagpur for the period of 30 (Thirty) Years (i.e. 1994 to 2024) vide GRN No. MH013379507202324E dated 03-01-2024.

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 : 03.01.2024

Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

CHALLAN
MTR Form Number-6

GRN MH013379507202324E	**BARCODE**	**Date** 03/01/2024-12:30:04	**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**	Adv Ashwin Patil
Location NAGPUR			
Year 2023-2024 From 01/04/2023 To 31/03/2024		**Flat/Block No. Premises/Building**	Plot No. 54
Account Head Details	**Amount In Rs.**	**Road/Street**	Sawarkar Nagar
0030072201 SEARCH FEE	375.00	**Area/Locality**	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	search fee for 30 Years of Plot No. 1 Mouza Jaitala CTS No. 177 Sheet No. 32 Dist. Nagpur
Total	375.00	**Amount In Words**	Three Hundred Seventy Five Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024010376471	IK0COYNKQ6
Cheque/DD No.		Bank Date	RBI Date	03/01/2024-12:24:30	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

Mobile No. : 9822936551

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