

FORMAT- A
(Circular No. 28/2021)

To,
MahaRERA
6th & 7th Floor, Housing Bhawan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to ALL THAT Piece and Parcel of land bearing Plot No. 22 admeasuring 500.42 Sqr. Mtrs. in the sanctioned layout known as Ambai Nagari, being a part and portion of the entire land bearing Khasra Nos. 107/5, 108, P.H. No. 44, Mouza: Jaitala, City Survey No. 630, Sheet No. 582/42, bearing Nagpur Municipal Corporation House No. 1009/22, Ward No. 74, situated at Jaitala, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur.

I have investigated the title of the said Plot on the request of Mr. Shubham Kasulkar, Proprietor of Manjusha Constructions and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing Plot No. 22 admeasuring 500.42 Sqr. Mtrs. in the sanctioned layout known as Ambai Nagari, being a part and portion of the entire land bearing Khasra Nos. 107/5, 108, P.H. No. 44, Mouza: Jaitala, City Survey No. 630, Sheet No. 582/42, bearing Nagpur Municipal Corporation House No. 1009/22, Ward No. 74, situated at Jaitala, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur and bounded as under:

TOWARDS EAST	: Plot No. 21
TOWARDS WEST	: Convenience Shopping
TOWARDS NORTH	: 24.00 Meter Wide Road
TOWARDS SOUTH	: Plot No. 24, 25 & 26

(2) The Document of allotment of land:

Sale Deed dated 19-01-2022 executed by Shri Laxman S/o Narayan Bodade in favour of Manjusha Constructions Proprietor Shri Shubham S/o Subhash Kasulkar which is duly registered at Sr. No. 499/2022 in Book No. 1 on 17-01-2022 with Sub Registrar Nagpur No. 4.

(3) Property Card Issued by Competent Authority vide Mutation Entry No. 8785 dated 17-07-2022.

(4) Search report for 30 years.



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 Land

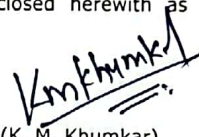
ALL THAT Piece and Parcel of land bearing Plot No. 22 admeasuring 500.42 Sqr. Mtrs. in the sanctioned layout known as Ambal Nagari, being a part and portion of the entire land bearing Khasra Nos. 107/5, 108, P.H. No. 44, Mouza: Jaitala, City Survey No. 630, Sheet No. 582/42, bearing Nagpur Municipal Corporation House No. 1009/22, Ward No. 74, situated at Jaitala, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur.	Manjusha Constructions Proprietor Shri Shubham S/o Subhash Kasulkar
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Qualifying comments / remarks if any (No Comment).

In accordance with the available search from the online portal the Title of Manjusha Constructions Proprietor Shri Shubham S/o Subhash Kasulkar on the said land is good, valid, marketable, clear and saleable.

The report reflecting the flow of the title of Manjusha Constructions, Proprietor Shri Shubham S/o Subhash Kasulkar on the said land is enclosed herewith as annexure.

Nagpur
Dated:


(K. M. Khumkar)
Advocate

Encls: Annexure



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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND

- 1) Property Card of City Survey No. 630 of Mouza Jaitala issued by the City Survey Department as on the date of application for registration.

The name of Manjusha Constructions, Proprietor Shri Shubham S/o Subhash Kasulkar is recorded in City Survey Records in respect of ALL THAT Piece and Parcel of land bearing Plot No. 22 admeasuring 500.42 Sqr. Mtrs. in the sanctioned layout known as Ambai Nagari, being a part and portion of the entire land bearing Khasra Nos. 107/5, 108, P.H. No. 44, Mouza: Jaitala, City Survey No. 630, Sheet No. 582/42, bearing Nagpur Municipal Corporation House No. 1009/22, Ward No. 74, situated at Jaitala, Nagpur within the limits of Nagpur Municipal Corporation, Nagpur in Tahsil & District: Nagpur.

- 2) Mutation Entry

Property Card bearing City Survey No. 630 of Mouza Jaitala issued by the City Survey Department vide Mutation Entry No. 8785 dated 17-07-2022 for Plot No. 22 admeasuring 500.42 Sqr. Mtrs. the name of Manjusha Constructions, Proprietor Shri Shubham S/o Subhash Kasulkar is recorded as owner of the said land.

- 3) Search report for 30 years taken from Sub Registrar Office Nagpur.

THAT, All that piece and parcel of Agricultural Land bearing Khasra No. 107/5, 108 having an area of 2.22 Hectors, Mouza: Jaitala, P. H. No. 44, situated within the limits of Nagpur Municipal Corporation, Nagpur and under Nagpur Improvement Trusts Shivangaon Jaitala Housing Accommodation Scheme, Tahsil & District: Nagpur originally belonged to Shri Gangaram S/o Ghulba Gudadhe, having inherited by him from his Father.

THAT, Shri Gangaram S/o Ghulba Gudadhe during his lifetime executed a WILL dated 06-12-1996 and as per the said WILL he bequeathed his property i.e. Agricultural Land bearing Khasra No. 107/5, 108 having an area of 2.22 Hectors, Mouza: Jaitala to his Married Daughter Smt. Mandakini W/o Krishnarao Miskin.

THAT, Shri Gangaram S/o Ghulba Gudadhe left for heavenly abode in the Month of September, 1997 and consequent upon his demise the name of Smt. Mandakini W/o Krishnarao Miskin has been duly mutated in Revenue Records by virtue of WILL dated 06-12-1996 of Late Shri Gangaram Ghulba Gudadhe.

THAT, the aforesaid Smt. Mandakini W/o Krishnarao Miskin decided to develop the said lands and for the purpose entered into Agreement of Development in respect of the said lands with M/s. Ambai Developers which is duly registered at Sr. No. 6021/2006 in Book No. 1 with Sub Registrar Nagpur No. 1 and for the purpose executed General Power of Attorney for sale and other purpose in favour of Shri Vijay S/o Chirkutrao Raut, which is duly registered at Sr. No. 6022/2006 in Book No. 4 on 11-10-2006 with Sub Registrar Nagpur No. 1.



THAT, the aforesaid Agricultural Land bearing Khasra No. 107/5, 108 of Mouza: Jaitala having an area of 2.22 Hectors is converted to Non Agriculture Residential Use by the Additional Collector, Nagpur vide Order dated 17-03-2006 in Revenue Case No. 54/NAP-34/2005-2006.

THAT, the aforesaid land was within the limits of Nagpur Urban Agglomeration and the Urban Land (Ceiling and Regulation) Act, 1976 was applicable to it, the aforesaid Smt. Mandakini W/o Krishnarao Miskin through her P.O.A. holder filed a Statement/Return under section 6 (i) of the said Act before the Deputy Collector and Competent Authority, U.L.C., Nagpur and 22200 Sqr. Mtrs. land was declared as Surplus.

THAT, Smt. Mandakini W/o Krishnarao Miskin through her P.O.A. holder accordingly submitted a scheme Under Section 20 of the Urban Land (Ceiling and Regulation) Act 1976, on the land for providing plots and/or construction of tenements and considering the same Additional Collector and Competent Authority U.L.C. Nagpur by his FINAL ORDER passed in Case No. ATP/U.L.C./1786/2006 Dated 02-09-2006 exempted the said Surplus Land.

THAT, the Assistant Director, Town Planning, Nagpur Improvement Trust, Nagpur approved the layout plan as subject to the conditions of agreement between the Land Owner and Nagpur Improvement Trust duly executed on dated 12-03-2007.

THAT, Shri Shri Nikhil S/o Laxmanrao Bodade has executed a General Power of Attorney in favour of his Mother Mrs. Indira W/o Laxmanrao Bodade empowering her to acquire and dispose of the properties and to perform other activities on his behalf and the same is duly registered at Sr. No. 4408/2006 in Book No. 1 on 29-07-2006 with Sub Registrar Nagpur No. 1.

THAT, Shri Nikhil S/o Laxmanrao Bodade through his duly constituted attorney Mrs. Indira W/o Laxmanrao Bodade purchased Plot No. 22 admeasuring 500.42 Sqr. Mtrs. in the Layout from Smt. Mandakini W/o Krishnarao Miskin through her duly constituted attorney Shri Vijay S/o Chirkutrao Raut (as Vendor) and M/s. Ambai Developers through its Authorized Partner Shri Dinkar S/o Punjabrao Holey (as Developer) vide Sale Deed dated 15-01-2008 registered at Sr. No. 254/2008 in Book No. 1 on 15-01-2008 with Sub Registrar Nagpur No. 5.

THAT, out of the aforesaid layout, the Plot No. 22 is released by the Executive Engineer (West), Nagpur Improvement Trust, Nagpur vide his Letter No. E.E.(WEST)/741 Dated 04-10-2010.

THAT, the aforesaid Shri Nikhil S/o Laxmanrao Bodade was residing at New York and being desirous of gifting the said property to his Father Shri Laxman S/o Narayan Bodade has executed General Power of Attorney in favour of his Mother Mrs. Indira W/o Laxmanrao Bodade before the Notary Public, State of New York on 03-01-2022.

THAT, Shri Laxman S/o Narayan Bodade has acquired the said property from his Son Shri Nikhil S/o Laxmanrao Bodade by virtue of Gift Deed dated 17-01-2022 which is duly registered at Sr. No. 499/2022 in Book No. 1 on 17-01-2022 with Sub Registrar Nagpur No. 4 by paying requisite Stamp Duty and Registration Fee thereon.

THAT, the Owner Manjusha Constructions Proprietor Shri Shubham S/o Subhash Kasulkar has purchased the abovesaid property from Shri Laxman S/o Narayan Bodade vide Sale Deed dated 19-01-2022 registered at Sr. No. 600/2022 in Book No. 1 on 19-01-2022 with Sub Registrar Nagpur No. 4.



THAT, the name of Manjusha Constructions Proprietor Shri Shubham S/o Subhash Kasulkar is mutated in City Survey Records.

THAT, the Owner has decided to develop the aforesaid Plot into a COMMERCIAL cum RESIDENTIAL ESTATE by constructing One Multistoried Building thereon consisting of various self contained separate Apartments therein.

THAT, the Building Engineer (W), Nagpur Improvement Trust, Nagpur has sanctioned Building Plan for construction of Multistory Building on the abovesaid Plot vide Building Permit No. B.E. (WEST)/Case No. 3300326/Tracking No. 202301118/227 dated 10-11-2023.

That for the purpose of verification of title the following documents relating to said property are provided to me:

- (1) Latest Property Card of City Survey No. 630 of Mouza Jaitala
- (2) Copy of Sale Deed dated 15-01-2008 registered at Sr. No. 254/2008 in Book No. 1 on 15-01-2008 with Sub Registrar Nagpur No. 5 executed by Smt. Mandakini W/o Krishnarao Miskin in favour of Shri Nikhil S/o Laxmanrao Bodade.
- (3) Copy of Gift Deed dated 17-01-2022 registered at Sr. No. 499/2022 in Book No. 1 on 17-01-2022 with Sub Registrar Nagpur No. 4 executed by Shri Nikhil S/o Laxmanrao Bodade in favour of Shri Laxman S/o Narayan Bodade.
- (4) Copy of Sale Deed dated 19-01-2022 registered at Sr. No. 600/2022 in Book No. 1 on 19-01-2022 with Sub Registrar Nagpur No. 4 executed by Shri Laxman S/o Narayan Bodade in favour of Manjusha Constructions Proprietor Shri Shubham S/o Subhash Kasulkar.
- (5) Building Permit & Building Plan sanctioned by the Building Engineer (W), Nagpur Improvement Trust, Nagpur dated 10-11-2023.

THAT all the aforesaid documents produced before by Shri Shubham Kasulkar, Prop. Manjusha Constructions to me for scrutiny and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present 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.

THAT I taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Plot No. 22, Khasra Nos. 107/5, 108, Mouza: Jaitala, City Survey No. 630, Tahsil & District: Nagpur for the period of 30 (Thirty) Years vide Challan GRN MH001526966202425E dated 03-05-2024.

THAT during my online search I 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: 02-12-2023


(K.M. Khumkar)
ADVOCATE



