

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

Ashwin R. Patil
ADVOCATE

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

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 Building 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 Amalgamated Plot No. 15-16, out of the layout of Santaji Co-operative Housing Society, Nagpur, containing by total admeasurement 540.00 Sq. Mtrs. (i.e. 5812.56 Sq. Ft.), being a portion of the entire land bearing Khasra Nos. 52/2, 80/1 & 80/3 of Mouza - SOMALWADA, P.S.K. 44 TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "MODERN LOFT", bearing City Survey No. 546 and Sheet No. 701/60 of Mouza - Somalwada, situated at Santaji Society, Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said plot on the request **M/s. Sunraj Construction** acting through its Partners **(1) Mr. Rajiv Dnyaneshwarrao Menghare** and **(2) Mrs. Rakhi Rajiv Menghare** (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT piece and parcel of land bearing **Amalgamated Plot No. 15-16**, out of the layout of Santaji Co-operative Housing Society, Nagpur, containing by total admeasurement **540.00 Sq. Mtrs. (i.e. 5812.56 Sq. Ft.)**, being a portion of the entire land bearing Khasra Nos. 52/2, 80/1 & 80/3 of **Mouza - SOMALWADA**, P.S.K. 44 TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as **"MODERN LOFT"**, bearing **City Survey No. 546** and Sheet No. 701/60 of Mouza - Somalwada, situated at Santaji Society, Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR and bounded as under :- ON THE EAST - PLOT NO. 17, ON THE WEST - PLOT NO. 14, ON THE NORTH - 12.00 MTRS. WIDE ROAD and ON THE SOUTH - LAYOUT OF KHASRA NO. 52/2.



ASHWIN R. PATIL
Advocate
54. Sawarkar Nagar.

(2) The Document of allotment of plot :- Sale Deed Dated 08.04.2024 for Amalgamated Plot No. 15-16 executed by Mr. Rajiv Dnyaneshwarrao Menghare, Smt. Madhuri Sanjiv Menghare, Mr. Rutvik Sanjiv Menghare and Mr. Shaivik Sanjiv Menghare, in favour of M/s Sunraj Construction acting through its Partner Mr. Rajiv Dnyaneshwarrao Menghare, bearing Registered Serial No. 3857/2024.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority.

(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 Amalgamated Plot No. 15-16 , out of the layout of Santaji Co-operative Housing Society, Nagpur, containing by total admeasurement 540.00 Sq. Mtrs. (i.e. 5812.56 Sq. Ft.) , being a portion of the entire land bearing Khasra Nos. 52/2, 80/1 & 80/3 of Mouza - SOMALWADA , P.S.K. 44 TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as " MODERN LOFT ", bearing City Survey No. 546 and Sheet No. 701/60 of Mouza - Somalwada, situated at Santaji Society, Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR.	M/s. Sunraj Construction acting through its Partners (1) Mr. Rajiv Dnyaneshwarrao Menghare and (2) Mrs. Rakhi Rajiv Menghare
---	---

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

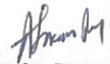
In accordance with the available search from the online portal the Title of **M/s. Sunraj Construction** acting through its Partners (1) **Mr. Rajiv Dnyaneshwarrao Menghare** and (2) **Mrs. Rakhi Rajiv Menghare**, on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the **M/s. Sunraj Construction** acting through its Partners (1) **Mr. Rajiv Dnyaneshwarrao Menghare** and (2) **Mrs. Rakhi Rajiv Menghare** the Developer (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.

Dated : 01.06.2024


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. 546 issued by City Survey Office No. 3 as on date of application for registration

The name of **M/s. Sunraj Construction** acting through its Partners (1) **Mr. Rajiv Dnyaneshwarrao Menghare** and (2) **Mrs. Rakhi Rajiv Menghare** recorded in the property Card City Survey No. 546 issued by City Survey Office No. 3, Nagpur in respect of the Plot of land comprising ALL THAT piece and parcel of land bearing **Amalgamated Plot No. 15-16**, out of the layout of Santaji Co-operative Housing Society, Nagpur, containing by total admeasurement **540.00 Sq. Mtrs. (i.e. 5812.56 Sq. Ft.)**, being a portion of the entire land bearing Khasra Nos. 52/2, 80/1 & 80/3 of **Mouza - SOMALWADA**, P.S.K. 44 and including all other easementary rights appurtenant and belonging thereto, bearing **City Survey No. 546** and Sheet No. 701/60 of Mouza - Somalwada, situated at Santaji Society, Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR.

2) Mutation Entry -

The Property Card of City Survey No. 546 issued by City Survey Office No. 3; the name of **M/s. Sunraj Construction** acting through its Partners (1) **Mr. Rajiv Dnyaneshwarrao Menghare** and (2) **Mrs. Rakhi Rajiv Menghare** 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.

PLOT NO. 15 :-

THAT ALL THAT piece and parcel of land bearing Plot No. 15 out of the layout of The Santaji Co-operative Housing Society, Nagpur containing by admeasurement 270 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 52/2, 80/1 & 80/3 of Mouza - SOMALWADA, P.S.K. 44 bearing City Survey No. 546 and Sheet No. 701/60 of Mouza - Somalwada, situated at Santaji Society, Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR, Originally belonged to Smt. Mandakini Dnyaneshwarrao Menghare having purchased the same by her from The Santaji Co-operative Housing Society, Nagpur, by a Sale Deed Dated 18.04.1983, which is duly Registered at the office of the Sub-Registrar, Nagpur at Sr. No. 3458(P) on even date.


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

THAT the aforesaid Smt. Mandakini Dnyaneshwarrao Menghare later on gifted the aforesaid Plot No. 15 to her son Mr. Rajiv Dnyaneshwarrao Menghare, by a Gift Deed Dated 01.07.2010, which is duly Registered at the Office of the Sub-Registrar, Nagpur-1 at Sr. No. 3491 on even date. As a result, therefore, the aforesaid Mr. Rajiv Dnyaneshwarrao Menghare have become an exclusive, absolute and full owner of the aforesaid property comprising Plot No. 15 with heritable and transferee rights therein.

THAT the aforesaid Plot No. 15 is covered under the scheme of 572 layouts of the Nagpur Improvement Trust, Nagpur.

THAT for Regularisation and Development of the said Plot No. 15 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthawari Developments (Regularisation, Upgradation and Control) Act, 2001, the said Mr. Rajiv Dnyaneshwarrao Menghare had applied to the Nagpur Improvement Trust, Nagpur for the same. He also paid/deposited the Development Charges for Regularisation and Development of the said Plot of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it.

THAT consideration the application of the said Mr. Rajiv Dnyaneshwarrao Menghare and also on receipt of the Development charges as demanded by it from him, the Nagpur Improvement Trust, Nagpur later on regularised the said Plot No. 15 and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (N.E./W/S), 572 Layouts, Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)/572/401/1 50/61 77 Dated 08.06.2004 for Plot No. 15 favour of Mr. Rajiv Dnyaneshwarrao Menghare. As per the Regularisation Letter Dated 08.06.2004 the area of the said Plot No. 15 is shown and declared as 270.00 Sq. Mtrs.

PLOT NO. 16 :-

THAT ALL THAT piece and parcel of land bearing Plot No. 16 out of the layout of The Santaji Co-operative Housing Society, Nagpur containing by admeasurement 270 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos. 52/2, 80/1 & 80/3 of Mouza - SOMALWADA, P.S.K, 44 bearing City Survey No. 546 and Sheet No. 701/60 of Mouza - Somalwada, situated at Santaji Society, Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR, Originally belonged to Mr. Sanjiv Dnyaneshwarrao Menghare, having purchased the same by him from The Santaji Co-operative Housing Society, Nagpur, by a Sale Deed Dated 16.04.1983, which is duly Registered at the office of the Sub-Registrar, Nagpur in Volume No. 563 on Pages 118 to 119 at Sr. No. 3459(P) on 18.04.1983.

THAT the aforesaid Plot No. 16 is covered under the scheme of 572 layouts of the Nagpur Improvement Trust, Nagpur.

THAT for Regularisation and Development of the said Plot No. 16 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the said Mr. Sanjiv Dnyaneshwarrao Menghare had applied to the Nagpur Improvement Trust, Nagpur for the same. He also paid/deposited the Development Charges for Regularisation and Development of the said Plot of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it.

THAT consideration the application of the said Mr. Sanjiv Dnyaneshwarrao Menghare and also on receipt of the Development charges as demanded by it from him, the Nagpur Improvement Trust, Nagpur lateron regularised the said Plot No. 16 and accordingly a Regularisation Letter to that effect is also issued by the Building Engineer (N.E./W/S), 572 Layouts, Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)/572/401/151/6181 Dated 08.06.2004 for Plot No. 16 favour of Mr. Sanjiv Dnyaneshwarrao Menghare. As per the regularisation Letters Dated 08.06.2004 the area of the said Plot No. 16 is shown and declared as 270.00 Sq. Mtrs.

THAT the aforesaid Mr. Sanjiv Dnyaneshwarrao Menghare left for heavenly abode on 01.05.2009, leaving behind him his widow namely Smt. Madhuri Sanjiv Menghare and two sons namely Mr. Rutvik Sanjiv Menghare and Mr. Shaivik Sanjiv Menghare, who acquired the said entire property by way of intestate succession being the only legal heirs of the deceased. As a result, therefore, the aforesaid Smt. Madhuri Sanjiv Menghare, Mr. Rutvik Sanjiv Menghare and Mr. Shaivik Sanjiv Menghare have become exclusive, absolute and joint/co-owners of the aforesaid property comprising Plot No. 16 with heritable and transferable rights therein.

THAT the Nagpur Improvement Trust, Nagpur, as per the request of the Owners of Plot Nos. 15 & 16 named hereinabove and also on receipt of the Amalgamation charges as demanded by it from them, later on Amalgamated the said Plot Nos. 15 & 16 and accordingly an Amalgamation Letter to that effect is also issued by the Building Engineer, Nagpur Improvement Trust, Nagpur vide his Permit No. E.A.(P)/907 Dated 14.11.2022 for Plot No. 15-16 favour Mr. Rajiv Dnyaneshwarrao Menghare, Smt. Madhuri Sanjiv Menghare, Mr. Rutvik Sanjiv Menghare and Mr. Shaivik Sanjiv Menghare. As per the said Amalgamation Letter Dated 14.11.2022, the area of the said Plot No. 15-16 is shown and declared as 540.00 Sq. Mtrs.

THAT the aforesaid Mr. Rajiv Dnyaneshwarrao Menghare, Smt. Madhuri Sanjiv Menghare, Mr. Rutvik Sanjiv Menghare and Mr. Shaivik Sanjiv Menghare jointly lateron

transferred/sold their aforesaid property comprising ALL THAT piece and parcel of land bearing **Amalgamated Plot No. 15-16**, out of the layout of Santaji Co-operative Housing Society, Nagpur, containing by total **admeasurement 540.00 Sq. Mtrs. (i.e. 5812.56 Sq. Ft.)**, being a portion of the entire land bearing Khasra Nos. 52/2, 80/1 & 80/3 of **Mouza - SOMALWADA**, P.S.K. 44 and including all other easementary rights appurtenant and belonging thereto, bearing **City Survey No. 546** and Sheet No. 701/60 of Mouza - Somalwada, situated at Santaji Society, Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR, by way of Sale to M/s Sunraj Construction acting through its Partner Mr. Rajiv Dnyaneshwarrao Menghare, by a Sale Deed Dated 08.04.2024, which is duly registered in the Office of the Sub Registrar, Nagpur-4 in Book No. 1 at Registered Sr. No. 3857/2024 on 08.04.2024.

THAT as a result therefore the aforesaid **M/s. Sunraj Construction** acting through its Partners **(1) Mr. Rajiv Dnyaneshwarrao Menghare and (2) Mrs. Rakhi Rajiv Menghare**, has now become an exclusive, absolute and full Owner of the aforesaid property bearing **Amalgamated Plot No. 15-16** with heritable and transferable rights therein and the same is accordingly mutated in its name in all relevant records.

THAT the aforesaid **M/s. Sunraj Construction** acting through its Partners **(1) Mr. Rajiv Dnyaneshwarrao Menghare and (2) Mrs. Rakhi Rajiv Menghare** later on decided to develop the aforesaid **Amalgamated Plot No. 15-16** into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various Shops and self-contained separate Apartments therein.

THAT, accordingly the said **M/s. Sunraj Construction** acting through its Partners **(1) Mr. Rajiv Dnyaneshwarrao Menghare and (2) Mrs. Rakhi Rajiv Menghare** have prepared a Plan of a Multistoreyed Building then proposed to be constructed on the said **Amalgamated Plot No. 15-16** and to be known and styled as "**MODERN LOFT**" and the same is sanctioned and approved by the Building Engineer (W), Nagpur Improvement Trust, Nagpur, vide its Building Permit No. B.E.(WEST)/Case No. 2659595952/Tracking No. 2023012452/146, Dated 10.10.2023.

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

- i) Sale Deed Dated 18.04.1983 for Plot No. 15 executed by The Santaji Co-operative Housing Society, Nagpur in favour Smt. Mandakini Dnyaneshwarrao Menghare, bearing Sr. No. 3458(P).
- ii) Gift Deed Dated 01.07.2010 for Plot No. 16 executed by Smt. Mandakini Dnyaneshwarrao Menghare in favour of Mr. Rajiv Dnyaneshwarrao Menghare, bearing Registered Sr. No. 3491



CHALLAN
MTR Form Number-6



GRN	MH002932613202425E	BARCODE			Date	01/06/2024-17:16:05		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID / TAN (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name		Adv Ashwin Patil		
Location NAGPUR									
Year 2024-2025 From 01/04/2024 To 31/03/2025					Flat/Block No.		Plot No. 54		
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				375.00	Road/Street		Sawarkar Nagar		
					Area/Locality		Nagpur		
					Town/City/District				
					PIN		4	4	0 0 1 5
					Remarks (If Any)				
					search fee of Plot No. 15-16 Mouza Somalwada CTS No. 546 Sheet No.				
					701/60 Dist Nagpur				
					Amount In Three Hundred Seventy Five Rupees Only				
Total				375.00	Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	00040572024060128431		IK0CTXLPL3
Cheque/DD No.					Bank Date	RBI Date	01/06/2024-17:24:17		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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

- iii) Regularisation Letter Dated 08.06.2004 for Plot No. 15.
- iv) Sale Deed Dated 16.04.1983 for Plot No. 16 executed by The Santaji Co-operative Housing Society, Nagpur in favour of Mr. Sanjiv Dnyaneshwarrao Menghare, bearing Registered Sr. No. 3459(P), Regd. on 18.04.1983.
- v) Regularisation Letters Dated 08.06.2004 for Plot No. 16.
- vi) Amalgamation Letter Dated 14.11.2022 for Plot Nos. 15 & 16 issued by the Building Engineer, Nagpur Improvement Trust, Nagpur vide his Permit No. E.A.(P)/907 in favour Mr. Rajiv Dnyaneshwarrao Menghare, Smt. Madhuri Sanjiv Menghare, Mr. Rutvik Sanjiv Menghare and Mr. Shaivik Sanjiv Menghare.
- vii) Sale Deed Dated 08.04.2024 for Amalgamated Plot No. 15-16 executed by Mr. Rajiv Dnyaneshwarrao Menghare, Smt. Madhuri Sanjiv Menghare, Mr. Rutvik Sanjiv Menghare and Mr. Shaivik Sanjiv Menghare, in favour of **M/s Sunraj Construction** acting through its Partner Mr. Rajiv Dnyaneshwarrao Menghare, bearing Registered Serial No. 3857/2024.
- viii) BUILDING PERMIT AND SANCTIONED BUILDING MAP Dated 10.10.2023 issued by Building Engineer (W), Nagpur Improvement Trust, Nagpur, vide its Building Permit No. B.E.(WEST)/Case No. 2659595952/Tracking No. 2023012452/146.

THAT all the aforesaid documents produced before by **M/s. Sunraj Construction** acting through its Partners (1) **Mr. Rajiv Dnyaneshwarrao Menghare** and (2) **Mrs. Rakhi Rajiv Menghare**, 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 owner. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that it has not executed any unregistered Deed or document. Whereby its 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. 546 of Mouza – Somalwada in Tahsil and District Nagpur for the period of 30 (Thirty) Years (i.e. 1994 to 2024) vide GRN No. MH002932613202425E dated 01-06-2024

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 : 01.06.2024


Ashwin Patil
Advocate

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