

FORMAT – A
(CIR. NO 28/2021)

To,

MAHA RERA,
6 & 7th Floor, Housefin Bhavan,
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 The Property Situated At
Mouza – Dabha, Kh. No. 35, Amalgamated Plot No. 9,10, 26 & 27, Tah. & Dist.
Nagpur, including all other easementary rights appurtenant belonging thereto,
situated at Akanshi Co. Op. Housing Society Ltd., Nagpur.

(1) I have investigated the title of the immovable property hereby described on the request of **Shri Thakurdas D. Kewalramani**, R/o. Kadbi Chowk, Kamptee Road, Nagpur, and following documents, i.e. :-

- i) ALL THAT PIECE & PARCEL OF LAND BEARING AMALGAMATED PLOT NO 9, 10, 26 & 27, total admeasuring 532.32 Sq. Mtrs., being part & portion of entire land bearing Kh. No. 35, PH No. 7, Sheet No. 254/70, City Survey No. 274, Municipal House No. 774/9+10+26+27 of Mouza – Dabha, situated in Akanshi Co. Op. Housing Society Ltd., Nagpur, and is within the limits Tah. & Dist. Nagpur.
- ii) The Documents of Ownership of Plot No. 9, 10, 26 & 27 of Kh. No. 35 of Mouza - Dabha
 - a. Copy of Sale Deed registered in favor of Shri Thakurdas D. Kewalramani registered on dated 14.06.2021 registered at Sr. No. 3537 before the Joint Sub-registrar Nagpur No. 1.
 - b. Copy of Sale Deed registered in favor of Shri Thakurdas D. Kewalramani registered on dated 14.06.2021 registered at Sr. No. 3536 before the Joint Sub-registrar Nagpur No. 1.
 - c. Copy of Sale Deed registered in favor of Shri Sunil T. Tahiliani (HUF) registered on dated 01.12.2020 registered at Sr. No. 7490 before the Joint Sub-registrar Nagpur No. 1.
 - d. Copy of Sale Deed registered in favor of Shri Sunil T. Tahiliani (HUF) registered on dated 01.12.2020 registered at Sr. No. 7491 before the Joint Sub-registrar Nagpur No. 1.
 - e. Copy of Sale Deed registered in favor of Najaf Builders & Developers registered on dated 13.12.2012 registered at Sr. No. 7296 before the Joint Sub-registrar Nagpur No. 1.
 - f. Copy of Correction Deed registered registered on dated 26.07.2013 registered at Sr. No. 5024 before the Joint Sub-registrar Nagpur No. 1.
 - g. Copy of Release Letter issued by Building Engineer, N.I.T., Nagpur, on dated 16.11.2005 & 31.08.2005.
 - h. Copy of Building Permit & Sanctioned Map sanctioned by Building Engineer, N.I.T., Nagpur, dated 09.06.2023.
 - i. Copy of Property Card of Mouza – Dabha, Cts No. 274 dated 12.01.2023.

- (2) On perusal of the above mentioned documents and all other relevant documents related to the title of the said property I am of the opinion that, the title of owner i.e. SHRI THAKURDAS S/o. DHARAMDAS KEWALRAMANI, is clear, marketable and without any encumbrances.

Owner of the land :

ALL THAT PIECE & PARCEL OF LAND BEARING PLOT NO 9, 10, 26 & 27, total admeasuring 532.32 Sq. Mtrs., being part & portion of entire land bearing Kh. No. 35, PH No. 7, Sheet No. 254/70, City Survey No. 274, Municipal House No. 774/9+10+26+27 of Mouza – Dabha, situated in Akanshi Co. Op. Housing Society Ltd., Nagpur, and is within the limits Tah. & Dist. Nagpur.	SHRI THAKURDAS S/o. DHARAMDAS KEWALRAMANI
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Qualifying comments / remarks if any,

The title of Shri Thakurdas S/o. Dharamdas Kewalramani on the said land is good, valid, marketable, clear and salable.

- (3) The report reflecting the flow of the title of the said Shri Thakurdas S/o. Dharamdas Kewalramani with respect to the said plot of land/s is enclosed herewith as annexure.

Encl : Annexure

Date : 24.06.2023


Adv.

ANNEXTURE
FLOW OF THE TITLE OF THE SAID LAND

- 1) Property Card / 712 abstract issued by Patwari, Nagpur, as on date of application for registration

The name of **Shri Thakurdas S/o. Dharamdas Kewalramani** is recorded in the City Survey record issued and checked digitally, in respect of the property comprising, All That Piece & Parcel Of Land Bearing Plot No 9, 10, 26 & 27, total admeasuring 532.32 Sq. Mtrs., being part & portion of entire land bearing Kh. No. 35, PH No. 7, Sheet No. 254/70, City Survey No. 274, Municipal House No. 774/9+10+26+27 of Mouza – Dabha, situated in Akanshi Co. Op. Housing Society Ltd., Nagpur, and is within the limits Tah. & Dist. Nagpur.

- 2) Mutation Entry : -

The Property Card of Mouza – Dabha, Cts No. 274 dated 12.01.2023 reveal that the name of present title holder is recorded as Owner of the said land/s. While verification of the same I found that the name of present title holder **Shri Thakurdas S/o. Dharamdas Kewalramani**, is recorded as the absolute owner of the land/s.

- 3) Search report for 30 years from Jan 1994 to till date of June 2023 taken from Sub-registrar Nagpur, Tah. & Dist. Nagpur.

- a) That, on the basis of the available documents and records I found that, originally the immovable property bearing Plot No. 9, 10, 26 & 27 was purchased by **Shri Somprakash S. Bansal** from Akanshi Co. Op. Housing Society Ltd., Nagpur, vide registered sale deed registered at Sr. No. 301 on dated 04.12.1991 before the Sub-registrar Nagpur, as a result of which he became the absolute legal owner of the same.
- b) That, during the course of time, the layout scheme of Akanshi Co. Op. Housing Society Ltd., Nagpur, of Kh. No. 35, of Mouza – Dabha, came within the purview of Regularization of Unauthorized Layout/Construction Scheme (1900 Layout Scheme) of N. I. T., Nagpur and after completing all the formalities the Regularization authority finally sanctioned the layout map of Kh. No. 35. In view of the above, the title holder of Plot No. 9, 10, 26 & 27 then applied to regularize his plot & after completing all the required formalities, Building Engineer, Nagpur Improvement Trust, Nagpur, regularized the said Plot No. 26 & 27 under aforesaid Maharashtra Gunthewari Developments Act, 2001 & issued its Release Letter on dated 31.08.2005 regularizing a total Plot area admeasuring 273.50 Sq. Mtrs., & also regularized the said Plot No. 9 & 10 under aforesaid Maharashtra Gunthewari Developments Act, 2001 & issued its Release Letter on dated 16.11.2005 regularizing a total Plot area admeasuring 258.82 Sq. Mtrs., in the name of **Shri Somprakash S. Bansal**.
- c) That, the said **Shri Somprakash S. Bansal** then decided to sell the said plot of lands and accordingly executed agreement to sell with respect to the same with **Shri Monish B. Bahal** which was registered at Sr. No. 6914 on dated 27.11.2012 before the Sub-registrar No. 1 Nagpur and also executed registered Power of Attorney in his favor which was registered at Sr. No. 6915 on even date.
- d) That, the said power of attorney holder **Shri Monish B. Bahal** then again decided to sell the said plot of lands and accordingly sold the same to **M/s Najaf Builders & Developers** vide registered sale deed registered at Sr. No. 7296 on dated 13.12.2012 before the Sub-registrar No. 1 Nagpur. Subsequently, Correction Deed to the said sale deed was also executed and registered on dated 26.07.2013 at Sr. No. 5024 before the Sub-registrar No. 1 Nagpur.
- e) That, **M/s Najaf Builders & Developers** then decided to sell the said Plots and accordingly sold the Plot No. 26 & 27 to **Shri Sunil T. Tahiliani (HUF)** vide registered sale deed registered at Sr. No. 7491 on dated 01.12.2020 before the Sub-registrar No. 1 Nagpur and also sold Plot No. 9 & 10 to **Shri Sunil T. Tahiliani (HUF)** vide registered sale deed registered at Sr. No. 7490 on dated 01.12.2020 before the Sub-registrar No. 1 Nagpur, as a result of which then **Shri Sunil T. Tahiliani (HUF)** became the absolute legal owner of the same.
- f) That, **Shri Sunil T. Tahiliani (HUF)** then sold the Plot No. 26 & 27 to **Shri Thakurdas D. Kewalramani** vide registered sale deed registered at Sr. No. 3536 on dated 14.06.2021 before the Sub-registrar No. 1 Nagpur & Plot No. 9 & 10 vide registered sale deed registered at Sr. No. 3537 on dated 14.06.2021 before the Sub-registrar No. 1 Nagpur, as a result of which he became the absolute legal owner of the same and his name was also recorded on all the Government, Semi-Government records as absolute legal owner thereof.

- g) That, the said title holder then decided to develop the said plot of lands by constructing a multi-storied building thereon and with the same view he amalgamated all the aforesaid plots into one having total area admeasuring 532.32 Sq. Mtrs., vide order dated 15.11.2022. The said title holder then also obtained building sanctioned of the proposed multifamily residential building from Building Engineer (W), N.I.T., Nagpur, on dated 09.06.2023.
- h) That, for the purpose of verification of title, the following documents relating to said property are provided to me,
- j. Copy of Sale Deed registered in favor of Shri Thakurdas D. Kewalramani registered on dated 14.06.2021 registered at Sr. No. 3537 before the Joint Sub-registrar Nagpur No. 1.
 - k. Copy of Sale Deed registered in favor of Shri Thakurdas D. Kewalramani registered on dated 14.06.2021 registered at Sr. No. 3536 before the Joint Sub-registrar Nagpur No. 1.
 - l. Copy of Sale Deed registered in favor of Shri Sunil T. Tahiliani (HUF) registered on dated 01.12.2020 registered at Sr. No. 7490 before the Joint Sub-registrar Nagpur No. 1.
 - m. Copy of Sale Deed registered in favor of Shri Sunil T. Tahiliani (HUF) registered on dated 01.12.2020 registered at Sr. No. 7491 before the Joint Sub-registrar Nagpur No. 1.
 - n. Copy of Sale Deed registered in favor of Najaf Builders & Developers registered on dated 13.12.2012 registered at Sr. No. 7296 before the Joint Sub-registrar Nagpur No. 1.
 - o. Copy of Correction Deed registered registered on dated 26.07.2013 registered at Sr. No. 5024 before the Joint Sub-registrar Nagpur No. 1.
 - p. Copy of Release Letter issued by Building Engineer, N.I.T., Nagpur, on dated 16.11.2005 & 31.08.2005.
 - q. Copy of Building Permit & Sanctioned Map sanctioned by Building Engineer, N.I.T., Nagpur, dated 09.06.2023.
 - r. Copy of Property Card of Mouza – Dabha, Cts No. 274 dated 12.01.2023.
- i) That, all the aforesaid documents produce before me by Shri Thakurdas D. Kewalramani, to me for 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 they have not executed any unregistered deed or document whereby their ownership rights are affected, diluted or third party interest is created.
- j) That, I have taken online search in respect of the said property from the web portal www.igrmaharashtra.gov.in by giving inputs of Kh. No. 35, Plot No. 9, 10, 26 & 27 of Mouza - Dabha, for the period of 30 years from January 1994 to till date of June 2023 in Joint Sub-Registrar Nagpur, by paying necessary Search fee online with the department of Registration vide receipt GRN No. MH004158874202324E on dated 24.06.2023. (Original enclosed herewith).
- k) That, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.
- 4) Any other relevant Title : -
- We observed that the said land is Freehold property.
- 5) Litigations if any : -
- During our online search we did not come across any entry of lispendence recorded relating to aforesaid property.

Nagpur

Dated : 24.06.2023

Yashwantrao Chavan
Nagpur
Adv.
(P. S. D. Gaonkar)