

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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19-2122-2038

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 building Known as "ADITYA RESIDENCY", to be erected on ALL THAT Piece and parcel of land bearing Plot No. 1 out of the sanctioned layout containing by admeasurement 8000 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 84/1 of MOUZA – HUDKESHWAR(BU), P.S.K. 36, including all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 84/1, situated at Hudkeshwar Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 76 in Tahsil – Nagpur (Rural) and District – NAGPUR (hereinafter referred as the said Project "ADITYA RESIDENCY")

1} I/We have investigated the title of the said land on the request of **M/S. MAA SANTOSHI INFRASTRUCTURE**, a Partnership Firm, having its Office at Saraf Court, Block T – 2B, 2nd Floor, Opp. Yashwant Stadium, Dhantoli, Nagpur and following documents i.e.:-

01. Description of the property.

ALL THAT Piece and parcel of land bearing Plot No. 1 out of the sanctioned layout containing by admeasurement 8000 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 84/1 of MOUZA – HUDKESHWAR (BU), P.S.K. 36,

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including all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 84/1, situated at Hudkeshwar Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 76 in Tahsil – Nagpur (Rural) and District – NAGPUR.

02. The Documents for allotment / acquiring of plot/land.

- (i) N.A. Order Dated 11-03-2003
- (ii) Sale Deed Dated 30-01-2012 executed by Shri. Sheshrao Shamrao Gode and 11 others in favour of M/s. Rice City Land Developers, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 722 on even date;
- (iii) Sale Deed Dated 07-04-2014 executed by M/s. Rice City Land Developers in favour of M/s. Maa Santoshi Infrastructure, which is Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 2169 on even date.
- (iv) Mortgage Deed Dated 07-04-2014 executed by Buldhana Urban Credit Co-operative Bank Ltd., Nagpur in favour of M/s. Maa Santoshi Infrastructure, which is Registered at the Office of the Joint Sub Registrar, Nagpur - 7 in Book No. 1 at Sr. No. 2177 on even date.
- (v) Sanctioned Layout Plan Dated 04-09-2018
- (vi) Sanctioned Building Plan Dated 28-02-2022
- (vii) Property Card/7/12 Extract issued by Grampanchayat/City Survey Department, Nagpur vide Mutation / Ferfar Entry No. 4426 dated 30-04-2014.

03. Search report for 30 years from 1993 till 2022.

2} On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of **M/S. MAA SANTOSHI INFRASTRUCTURE**, a Partnership Firm, having its Office at Saraf Court, Block T – 2B, 2nd Floor, Opp. Yashwant Stadium, Dhantoli, Nagpur are owners of said land and presently the same is mortgaged with Buldhana Urban Credit Co-operative Bank Ltd., Nagpur.

Owner of the land :

ALL THAT Piece and parcel of land bearing Plot No. 1 out of the sanctioned layout containing by admeasurement 8000 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 84/1 of MOUZA – HUDKESHWAR(BU), P.S.K. 36, including all other	M/S. MAA SANTOSHI INFRASTRUCTURE
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easementary rights appurtenant belonging thereto, bearing Corporation House No. 84/1, situated at Hudkeshwar Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 76 in Tahsil – Nagpur (Rural) and District – NAGPUR.	
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Qualifying comments/ remarks if any

The Title of **M/S. MAA SANTOSHI INFRASTRUCTURE**, a Partnership Firm, having its Office at Saraf Court, Block T – 2B, 2nd Floor, Opp. Yashwant Stadium, Dhantoli, Nagpur on the said land is good, valid marketable, clear and salable.

3} The report reflecting the flow of the title of the **M/S. MAA SANTOSHI INFRASTRUCTURE**, on the said land is enclosed herewith as Annexure.

Date: 02-05-2022

Encl : Annexure.



A stylized handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke.

Adv. Sandeep Shastri

FORMAT – A
(Circular No: - 28 / 2021)

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

- 1) Property Card/7/12 Extract issued by Grampanchayat/ City Survey Department as on date of application for registration.

The name of **M/S. MAA SANTOSHI INFRASTRUCTURE** is recorded in the 7/12 Extract /Property Card issued by Grampanchayat/City Survey Department, Nagpur in respect of the property comprising ALL THAT Piece and parcel of land bearing Plot No. 1 out of the sanctioned layout containing by admeasurement 8000 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 84/1 of MOUZA – HUDKESHWAR(BU), P.S.K. 36, including all other easementary rights appurtenant belonging thereto, bearing Corporation House No. 84/1, situated at Hudkeshwar Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 76 in Tahsil – Nagpur (Rural) and District – NAGPUR.

- 2) Mutation Entry

The Property Card/7/12 Extract issued by Grampanchayat/City Survey Department, Nagpur reveal that vide Mutation / Ferfar Entry No. 4426 dated 30-04-2014 the name of **M/S. MAA SANTOSHI INFRASTRUCTURE** is recorded as Owner of the said property.

- 3) Search report for 30 years from 1993 Taken from Sub-Registrar' office at Nagpur.

(i) THAT, ALL THAT Piece and Parcel of Agricultural land bearing Kh. No. 84 of Mouza – HUDKESHWAR (BU.), P.S.K. 36, Khate No. 71 having an area of 1.60 Hectares (OR 3.95 Acres), held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – HUDKESHWAR (BU.), within the limits of the Grampanchayat – Hudkeshwar (BU.) in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Sheshrao Shamrao Gode, Shri. Arun Punjabrao Grihe, Shri. Prashant Moreshwar Kukde, Smt. Jeevan Punjabrao Grihe, Mrs. Anita Dilip Choudhari, Shri. Anand santoshrao Raut, Mrs. Rekha Mohan Grihe, Shri. Vijay Pandurang Kakde, Shri. Suryabhan Santoshrao Tahkre, Shri. Mohan Punjabrao Grihe, Shri. Jivan Punjabrao Grihe and Shri. Arun Punjabrao Grihe, being their ancestral property.



(ii) THAT, the Owners Shri. Sheshrao Shamrao Gode and 11 others having held and owned the properties with the limits of the Nagpur Urban/Rural Agglomeration and the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976, they had filed a Statement/Return Under Section 6(i) of the said Act before the Deputy Collector and Competent Authority, U.L.C., NAGPUR which was registered as ULC Case No. 96/2003 and on completion of his enquiry in respect of the aforesaid case the Competent Authority vide his Order Dated 16-10-2003 declared 3000.00 Sq. Mtrs. of land was declared as a retainable land and the remaining 11500 Sq. Mtrs. of land out of the said total extend was declare as a surplus vacant land within the meaning of the said Act

(iii) THAT, the Owners lateron applied for exemption to the aforesaid surplus vacant land containing by admeasurement 11500 Sq. Mtrs. Under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and Tenements in accordance with the special dispensation issued by the Government Resolution Housing and Special Assistance No. CSC/ULC/1091/5(3977)/D-XIII Dated 15-1-1992.

(iv) THAT, considering the application of the Owners, the Additional Collector and Competent Authority, U.L.C., Nagpur vide his Provisional Order Dated 24-10-2003 passed in Case No. ATP/ULC/TD(339)/6518/2003 exempted the aforesaid surplus land from the provisions of the said Act Under Talegaon Dabhade Scheme subject to certain terms and conditions contained therein.

(v) THAT, the aforesaid entire land comprising Kh. No. 84 of Mouza – HUDKESHWAR (Bu) P.S.K. 36 is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order dated 11-03-2003 passed in Revenue Case No. 148/NAP-34/2003-2004.

(vi) THAT, the aforesaid Shri. Sheshrao Shamrao Gode and 11 others lateron transferred ALL THAT Piece and parcel of land having an area of 0.80 Hectares (i.e. 8000 Sq. Mtrs.) comprising Southern Portion of Kh. No. 84 of Mouza – HUDKESHWAR (Bu) P.S.K. 36, situated at Village – HUDKESHWAR (BU.), within the limits of the Grampanchayat – Hudkeshwar (BU.) in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to M/s. Rice City Land Developers, by a Sale Deed Dated 30-01-2012, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 722 on even date. The said land having an area of 0.80 Hectares renumbered as Kh. No. 84/1 of Mouza – HUDKESHWAR (Bu)

(vii) THAT, the aforesaid M/s. Rice City Land Developers lateron transferred the aforesaid property comprising ALL THAT Piece and Parcel of Non-Agricultural land bearing Kh. No. 84/1 of Mouza – HUDKESHWAR (BU.), P.S.K. 36, Khate No. 71 having an area of 0.80 Hectares (OR 8000 Sq. Mtrs.), Rental Rs. 400/- held in Occupancy



Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – HUDKESHWAR (BU.), within the limits of the Grampanchayat – Hudkeshwar (BU.) in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to M/s. Maa Santoshi Infrastructure, a Partnership Firm, having its Office at Saraf Court, Block-T-28, 2nd Floor, Opposite Yeshwant Stadium, Dhantoli, Nagpur, by a Sale Deed Dated 07-04-2014, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 2169 on even date. The said Sale Deed is duly Consented by the said M/s. Shanti Buildcon and Shri. Dudharam Lolakuji Sawwalakhe, in the Capacity of Consentors.

(viii) THAT, the aforesaid M/s. Maa Santoshi Infrastructure has obtained a loan from Buldhana Urban Credit Co-operative Bank Ltd., Nagpur and it has mortgaged the said property by a Mortgage Deed Dated 07-04-2014, which is Registered at the Office of the Joint Sub Registrar, Nagpur - 7 in Book No. 1 at Sr. No. 2177 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon towards security for the repayment of said Loan. As a result therefore the aforesaid property is presently mortgaged with Buldhana Urban Credit Co-operative Bank Ltd., Nagpur.

(ix) THAT, the aforesaid M/s. Maa Santoshi Infrastructure later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein.

(x) THAT, for the purpose of development of said land the aforesaid M/s. Maa Santoshi Infrastructure entered into an Agreement with The Corporation of City of Nagpur on 31-08-2018 upon several terms and conditions contained therein.

(xi) THAT, in terms of the said Agreement, the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur has approved the layout Plan of said land vide its Letter No. मनपाना/नरवि/अंतिम मंजूरी/१५ Dated 04-09-2018. As per Letter the said land admeasuring 8000 Sq. Mtrs. numbered as Plot No. 1.

(xii) THAT, the said M/s. Maa Santoshi Infrastructure has accordingly prepared a plan of a Multistoried building then proposed to be constructed on the said Plot No. 1 and known and styled as "ADITYA RESIDENCY" and the same is duly sanctioned by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide Building Permit No. 803/BP/Hudkeshwar/TP/NMC/980 Dated 28-02-2022.

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



- a. N.A. Order Dated 11-03-2003
- b. Sale Deed Dated 30-01-2012
- c. Sale Deed Dated 07-04-2014
- d. Mortgage Deed dated 07-04-2014
- e. Layout Plan Sanctioned Dated 04-09-2018
- f. Sanctioned Building Plan Dated 28-02-2022
- g. 7/12 Extract

- ii) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of 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 a third party interest is created.
- iii) 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 No. No. 84 of MOUZA – HUDKESHWAR(BU) for the period of 12 (Twelve) Years (i.e. from 1993 to 2004) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH014597511202122E Dated 14-03-2022 and 18 (Eighteen) Years (i.e. from 2005 to 2022) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH-14590855202122E Dated 14-03-2022 Receipt No. 1112342634. The Receipt of the same is enclosed herewith.
- iv) THAT, during our online search it is observed that the aforesaid property is presently mortgaged with Buldhana Urban Credit Co-operative Bank Ltd., Nagpur.

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 the aforesaid property

Nagpur

Date: 02-05-2022



Adv. Sandeep Shastri

274/0

इतर पावती

Original/Duplicate

Thursday, 17 March 2022 6:05 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2175

दिनांक: 17/03/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-0-2022

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: संदिप शास्त्री

वर्णन शोध अर्ज क्र.527/2022 मौजा हुडकेखर खसरा नं.84/1 शोध सन 1994 ते 2004 पर्यंत

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

N8R10

1); देयकाचा प्रकार: eChallan रकम: रु.300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014597511202122E दिनांक: 17/03/2022

बँकेचे नाव व पत्ता:



3/17/2022



GRN	MH014590855202122E	BARCODE			Date	14/03/2022-16:25:32		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 PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		SANDEEP ANANT SHASTRI			
Location PUNE									
Year 2021-2022 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	Four Hundred Fifty Rupees Only				
Total			450.00	Words					
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	69103332022031418530		2734891168	
Cheque/DD No.				Bank Date	RBI Date	14/03/2022-16:26:49		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : 94055245

Mobile No. : 9850361454

Department ID : 94055245 Mobile No. :
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 नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.



MH014590855202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
14 Mar 2022	Receipt	Receipt no.: 1112342634
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Hudakeshwar (bu) S.No/CTS No/G.No. : 84
	Period of search :	From :2005 To :2022
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH014590855202122E		
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 '.		



FORM-2
[see Regulation 3]
ENGINEER'S CERTIFICATE

Date : 14.05.2022

M/s Maa Santoshi Infrastructure
Saraf Court , 2nd Floor,
Opposite Yashwant Stadium,
Dhantoli, Nagpur.

Subject : Certificate of Cost Incurred for Development of Residential cum commercial building for Construction Work of 1 No. of Buildings namely "**Wing A**", "**Wing B**", "**Wing C**" and "**Wing D**" of Project [MahaRERA Registration Number] situated on the Plot No: **01**, bearing Kh.No. **84/1**, **Ward No. 86**, **Hudakeshwar, Nagpur**, demarcated by its boundaries -**KH.NO. 84/2** to the North, **Land of Smt. Chandrakala S. Pachpor** to the South, **Layout of Ajni Co Op. Housing Society** to the East and **Pipla Road** to the West of Mouza: **Hudakeshwar**, Taluka- **NAGPUR**, District- **NAGPUR** PIN -**440034** admeasuring **8000 sq.mts.** area being developed by **M/s Maa Santoshi Infrastructure, Nagpur**.

Ref: MahaRERA Registration Number _____

Sir,

I, have undertaken assignment of certifying Estimated Cost for the Subject: Real Estate Project proposed to be registered under MahaRERA, being 1 No. Buildings namely "**Wing A**", "**Wing B**", "**Wing C**" and "**Wing D**" of Project [MahaRERA Registration Number] situated on the Plot No: **01**, bearing Kh.No. **84/1**, **Ward No. 86**, **Hudakeshwar, Nagpur**, demarcated by its boundaries -**KH.NO. 84/2** to the North, **Land of Smt. Chandrakala S. Pachpor** to the South, **Layout of Ajni Co Op. Housing Society** to the East and **Pipla Road** to the West of Mouza: **Hudakeshwar**, Taluka- **NAGPUR**, District- **NAGPUR** PIN -**440034** admeasuring **8000 sq.mts.** area being developed by **M/s Maa Santoshi Infrastructure, Nagpur**.

1. Following technical professionals are appointed by Promoter :-

- (i) M/s RAVI SONKUSARE ARCHITECTS as Architect ;
- (ii) Shri . P.S. Patankar as Structural Consultant
- (iii) M/s Kalpshri as MEP Consultant
- (iv) Shri. Nilesh S. Mohod as Site Supervisor