

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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Kh-2122-2254

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 "SHREE SHIVGAURI RESIDENCY-PLUMERIA", to be erected on ALL THAT Piece and Parcel of land bearing Plot No. 5 containing by admeasurement 2220.330 Sq. Mtrs. being a part or portion of the entire land bearing Kh. Nos. 78, 166, 167 & 168 of MOUZA - JAITALA, P.S.K. 44, bearing City Survey Nos. 489 & 648 and Sheet Nos. 37 (571) & 44(572), situate at Jaitala, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR (hereinafter referred as the said Project "SHREE SHIVGAURI RESIDENCY- PLUMERIA")

1} I/We have investigated the title of the said land on the request of M/s. SHRI KEDARESHWAR BUILDERS AND DEVELOPERS, having its Office at Nagpur and following documents i.e.:-

01. Description of the property.

ALL THAT Piece and Parcel of land bearing Plot No. 5 containing by admeasurement 2220.330 Sq. Mtrs. being a part or portion of the entire land bearing Kh. Nos. 78, 166, 167 & 168 of MOUZA - JAITALA, P.S.K. 44, bearing City Survey Nos. 489 & 648 and Sheet Nos. 37 (571) & 44(572), situate at Jaitala, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District - NAGPUR.



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

- (i) Sale Deed dated 11-12-2012 executed by Shri. Madhukar S/o Late Shri Purushottam Dhabe and others in favour of M/s. Shri Kedareshwar Builders And Developers, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6227 on 11-12-2012;
- (ii) N.A. Orders dated 04-06-2013 Kh. Nos. 78, 166, 167 & 168 of MOUZA – JAITALA;
- (iii) Sanctioned Layout Plan Dated 23-08-2016 approved by the Asst. Director, Town Planning, Nagpur Municipal Corporation
- (iv) Release Letter No. NMC/TPD/163, Dated 13-05-2014 by the Assistant Director Town Planning Department Nagpur Municipal Corporation, Nagpur;
- (v) Mortgage Deed Dated 11-10-2021 executed by Tirupati Urban Co-operative Bank Ltd., Nagpur in favour of M/s. Shri Kedareshwar Builders And Developers, which is Registered at the Office of the Joint Sub Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 7957 11-10-2021.
- (vi) Sanctioned Building Plan dated 04-04-2022 Permit No. 05/BF/JAITALA/TP/NMC/2932 by the Assistant Director of Town Planning Department, Nagpur Municipal Corporation, Nagpur

03. Property Card issued by City Survey Department, Nagpur vide Mutation / Ferfar Entry No. 2802 dated 04-09-2013.

04. 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 M/s. SHRI KEDARESHWAR BUILDERS AND DEVELOPERS, having its Office at Nagpur are owners of said land and presently the same is mortgaged with Tirupati Urban Co-operative Bank Ltd. Nagpur.

Owner of the land :

ALL THAT Piece and Parcel of land bearing Plot No. 5 containing by admeasurement 2220.330 Sq. Mtrs. being a part or portion of the entire land bearing Kh. Nos. 78, 166, 167 & 168 of MOUZA – JAITALA, P.S.K. 44, bearing City Survey Nos. 489 & 648 and Sheet Nos. 37 (571) & 44(572), situate at Jaitala, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 74 in Tahsil and District – NAGPUR

M/s. SHRI KEDARESHWAR BUILDERS AND DEVELOPERS



Qualifying comments/ remarks if any

The Title of M/s. SHRI KEDARESHWAR BUILDERS AND DEVELOPERS on the said land is good, valid marketable, clear and salable.

3} The report reflecting the flow of the title of the M/s. SHRI KEDARESHWAR BUILDERS AND DEVELOPERS on the said land is enclosed herewith as Annexure, subject to redumption of the loan of Tirupati Urban Co-operative Bank Ltd. Nagpur.

Date: 26-04-2022

Encl : Annexure.



A handwritten signature in purple ink, appearing to be "Sandeep Shastri", written over a horizontal line.

ADV. SANDEEP SHASTRI

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.
(Circular No: - 28 / 2021)

- 1) Property Card issued by City Survey Department as on date of application for registration.

The name of M/s. SHRI KEDARESHWAR BUILDERS AND DEVELOPERS is recorded in the Property Card issued by City Survey Department, Nagpur in respect of the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 5 containing by admeasurement 2220.330 Sq. Mtrs. being a part or portion of the entire land bearing Kh. Nos. 78, 166, 167 & 168 of MOUZA – JAITALA, P.S.K. 44, bearing City Survey Nos. 489 & 648 and Sheet Nos. 37 (571) & 44(572), situate at Jaitala, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 7 in Tahsil and District – NAGPUR.

- 2) Mutation Entry

The Property Card issued by City Survey Department, Nagpur reveal that vide Mutation / Ferfar Entry No. 2802 dated 04-09-2013 the name of M/s. SHRI KEDARESHWAR BUILDERS AND DEVELOPERS is recorded as Owner / Lessee of the said property.

- 3) Search report for 30 years from 1993 to 2022 Taken from Sub-Registrar' office at Nagpur.

(i) THAT ALL THAT Pieces and Parcel of land bearing Kh. Nos. 78, 166, 167 & 168 of MOUZA – JAITALA, P.S.K. 44, having an area of 0.39 Hectares & 7.29 Hectares respectively thus totaling 7.68 Hectares (76800 Sq. Mtrs.) bearing City Survey Nos. 489 & 648 and Sheet Nos. 37 (571) & 44(572), situate at Jaitala, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 7 in Tahsil and District – NAGPUR, belongs to M/s. Shri Kedareshwar Builders And Developers having purchased the same by it from (i) Shri Madhakar S/o Late Shri Purushottam Dhabe, (ii) Shri Prabhakar S/o Late Shri Purushottam Dhabe and (iii) Miss. Saral D/o Late Shri Purushottam Dhabe, (iv) Shri. Shirish S/o Mukund Dhabe, (v) Shri. Girish S/o Mukund Dhabe, (vi) Shri. Kanchan S/o Mukund Dhabe and (vii) Mrs. Naina W/o Kamalakar Tarasekar, by a Sale Deed dated 11-12-2012, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 6227 on even date.

(ii) THAT the said M/s. Shri Kedareshwar Builders And Developers has got the above said land bearing Kh No. 78 converted for Non-Agricultural (Residential) use as per the letter of the Collector, Nagpur bearing No. Prastut/Collector/KV/423/2013 Dated 04-06-2013 in the Revenue Case No. 75/NAP-34/2012-2013 and Kh. No. 166, 167 & 168 converted for Non-Agricultural (Residential) use as per the letter of the Collector, Nagpur bearing



No. Prastut/Collector/KV/424/2013 Dated. 04-06-2013 in the Revenue Case No. 74/NAP-34/2012-2013.

(iii) THAT the said M/s. Shri Kedareshwar Builders And Developers prepared a Plan of the layout for the said Kh. Nos. 78, 166, 167 & 168 consisting of various Plots of different sizes therein and the said layout is approved by the Asst. Director, Town Planning, Nagpur Municipal Corporation on 23-08-2016.

(iv) THAT the aforesaid Plot is Release by the Assistant Director Town Planning Department Nagpur Municipal Corporation, Nagpur vide his Letter No. NMC/TPD/163, Dated 13-05-2014.

(v) THAT, the aforesaid M/s. Shri Kedareshwar Builders and Developers has obtained a loan from Tirupati Urban Co-operative Bank Ltd. Nagpur and it has mortgaged the said property by a Mortgage Deed Dated 11-10-2021, which is Registered at the Office of the Joint Sub Registrar, Nagpur - 4 in Book No. 1 at Sr. No. 7956 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 Tirupati Urban Co-operative Bank Ltd. Nagpur.

(vi) THAT, the said M/s. Shri Kedareshwar Builders and Developers lateron decided to develop its aforesaid property comprising Plot No. 5 into a RESIDENTIAL ESTATE by constructing a Multistoreyed building thereon consisting of various self contained separate Apartments therein.

(vii) THAT, the said M/s. Shri Kedareshwar Builders and Developers has accordingly prepared a Plan of the Multistoreyed Building proposed to be constructed on the said Piece of land known and styled as "SHREE SHIVGAURI RESIDENCY-PLUMERIA" and the same is sanctioned and approved by Assistant Director of Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 05/BP/JAITALA/TP/NMC/2932 dated 04-04-2022.

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

- a. Sale Deed Dated 11-12-2002
- b. N.A. Orders Dated 04-06-2013
- c. Sanctioned Layout Plan Dated 23-08-2016
- d. Release Letter Dated 13-05-2014
- e. Sanctioned Building Plan Dated 04-04-2022
- f. Mortgage Deed Dated 11-10-2021,
- g. City Survey Property Card



- ii) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Relevant 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 City Survey Nos. 489 & 648 of MOUZA – JAITALA 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. MH000896470202223E Dated 22-04-2022 and 18 (Eighteen) Years (i.e. from 2005 to 2022) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH000892763202223E Dated 22-04-2022 Receipt No. 1112381904 **AND** 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. MH000896996202223E Dated 22-04-2022 and 18 (Eighteen) Years (i.e. from 2005 to 2022) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH000890455202223E Dated 22-04-2022 Receipt No. 1112381790. The Receipt of the same is enclosed herewith.
- iv) THAT, during our online search it is observed that the aforesaid property comprising Plot No. 5 is presently mortgaged with Tirupati Urban Co-operative Bank Ltd. Nagpur.

4) Any other relevant title.

N. A.

5) Litigations if any.

N. A.

Nagpur

Date: 26-04-2022



ADV. SANDEEP SHASTRI



CHALLAN
MTR Form Number-6



GRN	MH00089045520223E	BARCODE			Date	22/04/2022-14:53:26	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 2022-2023 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.	69103332022042215574	27421*2284	
Cheque/DD No.					Bank Date	RBI Date	22/04/2022-14:55:00	Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID : 770205571

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9850361454

संदर्भ चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



MH000890455202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
22 Apr 2022	Receipt	Receipt no.: 1112381790
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Jaitala S.No/CTS No/G.No. : 648
	Period of search :	From :2005 To :2022
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH000890455202223E		
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/frnSearchChallanWithoutReg.php '.		





CHALLAN
MTR Form Number-6



GRN	MH000898996202223E	BARCODE			Date	22/04/2022-16:02:14		Form ID	
Department				Inspector General Of Registration					
Search Fee				Payer Details					
Type of Payment				Other Items		TAX ID / TAN (If Any)			
						PAN No.(If Applicable)			
Office Name				NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name		SANDEEP ANANT SHASTRI	
Location				NAGPUR					
Year				2022-2023 One Time		Flat/Block No.			
Account Head Details				Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE				300.00		Road/Street		MOUZA JAITALA	
						Area/Locality		NAGPUR	
						Town/City/District			
						PIN		4 4 0 0 3 6	
						Remarks (If Any)			
						SEARCH FEES FOR 12 YEARS 1993 TO 2004 CITY SURVEY NO 648			
Total				300.00		Amount In		Three Hundred Rupees Only	
						Words			
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		6910333202204221E690 2742189918	
Cheque/DD No.				Bank Date		RBI Date		22/04/2022-16:03:48 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

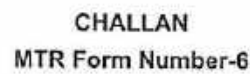
Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9850361454

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.





GRN	MH000892763202223E	BARCODE			Date	22/04/2022-15:16:59	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 2022-2023 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.	69103332022042215914		2742178108	
Cheque/DD No.					Bank Date	RBI Date	22/04/2022-15:16:44		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 78184469

Mobile No. : 9850361454

NOTE:- This challan is valid for reason ment oned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" गध्ये नमूद कर सादीच लागू आहे. इतर कारणांसाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.



MH000892763202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
22 Apr 2022	Receipt	Receipt no. 1112381904
Name of the Applicant : SANDEEP ANANT SHASTRI		
Details of property of which document has to be searched :		Dist :Nagpur Village :Jaitala S.No/CTS No/G.No. : 489
Period of search :		From :2005 To :2022
Received Fee :		450
The above mentioned Search fee has been credited to government wide GRN no :MH000892763202223E		
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/frnSearchChallanWihOutReg.php '.		





CHALLAN
MTR Form Number-6



GRN	MH000896470202223E	BARCODE			Date	22/04/2022-15:56:39		Form ID	
Department				Inspector General Of Registration					
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		SANDEEP ANANT SHASTRI	
Location				NAGPUR					
Year				2022-2023 One Time		Flat/Block No.			
Account Head Details				Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE				300.00		Road/Street		MOUZA JAITALA	
						Area/Locality		NAGPUR	
						Town/City/District			
						PIN		4 4 0 0 3 6	
						Remarks (If Any)			
						SEARCH FEES FOR 12 YEARS 1993 TO 2004 CITY SURVEY NO 489			
						Amount In			
						Three Hundred Rupees Only			
Total				300.00		Words			
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		69103332022042216572 2742188138	
Cheque/DD No.				Bank Date		RBI Date		22/04/2022-15:57:27 Not Verified with RBI	
Name of Bank				Bank Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9850361454
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 कारणासाठीच लागू आहे. इतर कारणेसाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

