

S. S. Dwivedi B.A., L.L.B.
S.M. Khedkar B.com., L.L.B.
V. G. Dwivedi B.com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

- 1 -

d & k
Advocates

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400051

Date : 19-07-2023

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

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to "HAPPY GALAXY" situated on ALL THAT piece and parcel of land bearing Sub Divided Plot No. 01-A, admeasuring about 3690.820 Sq. Mtrs. out of Survey Khasra No. 314/2, situated at Mauza : CHINCHBHUWAN, bearing City Survey No. 485, Sheet No. 788/B, bearing Municipal House No. 1840/A/01-A, Ward No. 75, P. H. No. 43, Nagpur (City), within the limits of Nagpur Municipal Corporation, Tahsil : Nagpur, District : Nagpur (here-in-after referred as the said plot "HAPPY GALAXY")

I/We have investigated the title of the said land on the request of Promoter HAPPY SPACES, {PAN : AAGFH7455L}, a partnership firm having its Office at G-1, "Vitthal Complex" Abhyankar Road, Dhantoli, Nagpur-440012 and following documents i.e. :-

01. Description of the property.
"HAPPY GALAXY" situated on ALL THAT piece and parcel of land bearing Sub Divided Plot No. 01-A, admeasuring about 3690.820 Sq. Mtrs. out of Survey Khasra No. 314/2, situated at Mauza : CHINCHBHUWAN, bearing City Survey No. 485, Sheet No. 788/B, bearing Municipal House No. 1840/A/01-A, Ward No. 75, P. H. No. 43, Nagpur (City), within the limits of Nagpur Municipal Corporation, Tahsil : Nagpur, District : Nagpur.



Happy Galaxy

M/s DWIVEDI & KHEDKAR ADVOCATES

Ground Floor, "Shriniwas", 10, Central Avenue, Wardhaman Nagar Sq., Nagpur - 440008 Ph. No. 0712-2767995

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CHALLAN
MTR Form Number-6



GRN	MH005424888202324E	BARCODE			Date	19/07/2023-15:28:20		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				NGP5_JT NAGPUR NO 5 SUB REGISTRAR		Full Name		DWIVEDI AND KHEDKAR ADVOCATES	
Location				NAGPUR					
Year				2023-2024 One Time		Flat/Block No.		SHRINIWAS WARDHAMAN NAGAR SQ	
Account Head Details				Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE				750.00		Road/Street		CENTRAL AVENUE	
						Area/Locality		NAGPUR	
						Town/City/District			
						PIN		4 4 0 0 0 8	
						Remarks (If Any)			
						Plot No 01 A KH NO 314 2 MAUZA CHINCHBHUVAN WARD NO 75			
						NAGPUR CITY HAPPY GALAXY			
						Amount In		Seven Hundred Fifty Rupees Only	
Total				750.00		Words			
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		00040572023071979149 CKX4826951	
Cheque/DD No.				Bank Date		RBI Date		19/07/2023-15:24:29 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 :

Mobile No. : 9373103103

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

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

02. Title documents for allotment of premises.

(i) Sale Deed dt. 08.02.2008 registered with Sub Registrar Nagpur -4 in Book No. 1 at Sr. No. 738 dt. 08.02.2008 executed by Smt. Bharati Viinod Sisodiya and Smt. Yashodhara Gajendra Vishwakarma through Power of Attorney Holders Shri Nanak Lakhmichand Aswani and Soheli Asgharali Amin s/o Asgharali Akbarali Amin in respect of land admeasuring about 14200.00 Sq. Mtrs. in favour of M/s Pyramid Realtors.

(ii) lay out sanctioned from Assistant Director, Town Planning, Nagpur Municipal Corporation, Nagpur on 01.06.2015 vide Letter bearing No. मनपा/नरवी/04/अंतिम मंजूरी /दि. ०१.०६.२०१५ and Release Letter by Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide Letter bearing No. जा. क्र. मनपाना/नरवि/ईमारत विभाग/1271 दि. 28/10/2021

(iii) Sale Deed dt. 31.05.2022 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 3386 dt. 31.05.2022 executed by Kanakiya Spaces Realty Private Limited in favour of M/s Happy Spaces in respect of Sub Divided Plot No. 01-A, admeasuring about 3690.820 Sq. Mtrs.

(iv) Building plans of buildings/ apartment scheme to be erected on the said land from the Deputy Director, Town Planning, Nagpur vide Building Permit No. NMO/B/2023/APL/01582 dt. 22.05.2023.

(iii) Deed of Declaration dt. 05.07.2023 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 3994 dt. 05.07.2023 executed by M/s Happy Spaces for the proposed residential building Complex / Project building to be known as HAPPY GALAXY.

03. Property Card issued by the City Survey Office, Nagpur - 3, vide Ferfar No. 7708 dt. 17.08.2022.

04. Search report for more than 30 years from 1984 till 2023.

02. 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 **HAPPY SPACES**, {PAN : AAGFH7455L}, a partnership firm having its Office at G-1, "Vitthal Complex" Abhyankar Road, Dhantoli, Nagpur-440012 is clear, marketable and without any encumbrances.



Details of the land / Property	Owner
ALL THAT piece and parcel of land bearing Sub Divided Plot No. 01-A, admeasuring about 3690.820 Sq. Mtrs. out of Survey Khasra No. 314/2, situated at Mauza : CHINCHBHUWAN, bearing City Survey No. 485, Sheet No. 788/B, bearing Municipal House No. 1840/A/01-A, Ward No. 75, P. H. No. 43, Nagpur (City), within the limits of Nagpur Municipal Corporation, Tahsil : Nagpur, District : Nagpur and proposed building project known as "Happy Galaxy"	HAPPY SPACES , {PAN : AAGFH7455L}, a partnership firm having its Office at G-1, "Vitthal Complex" Abhyankar Road, Dhantoli, Nagpur-440012

Qualifying comments/ remarks if any

The Title of HAPPY SPACES is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of **HAPPY SPACES**, {PAN : AAGFH7455L}, a partnership firm having its Office at G-1, "Vitthal Complex" Abhyankar Road, Dhantoli, Nagpur-440012, on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 19.07.2023



Adv. Sandeep Khedkar
Advocate.



Happy Galaxy

Annexure to "FORMAT - A"

Date: 19-07-2023

**TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE**

This is to certify that we have verified the titles of the entire sanctioned Scheme known as "HAPPY GALAXY" to be erected on ALL THAT piece and parcel of land bearing Sub Divided Plot No. 01-A, admeasuring about 3690.820 Sq. Mtrs. out of Survey Khasra No. 314/2, situated at Mauza : CHINCHBUWAN, bearing City Survey No. 485, Sheet No. 788/B, bearing Municipal House No. 1840/A/01-A, Ward No. 75, P. H. No. 43, Nagpur (City), within the limits of Nagpur Municipal Corporation, Tahsil : Nagpur, District : Nagpur owned by M/S HAPPY SPACES, {PAN : AAGFH7455L}, a registered Partnership Firm having Office at G-1, "Vitthal Complex", Abhyankar Road, Dhantoli, Nagpur - 440012. Our Findings are as under:

01. THAT originally the aforesaid Land bearing Khasra No. 314/2 admeasuring about 1.82 Hectares was owned by Shri Tulsiram Vishwakarma who has purchased the same from Haji Mohammad Chhotu Miya by registered Sale Deed dt. 17.09.1943 and after the death of Shri Tulsiram Vishwakarma the said land is inherited by his son Shri Mohanlal Tulsiram Vishwakarma as per records of Adhikar Abhilekh Panji (prepared as per Madhya Pradesh Land Revenue Code, 1954) and Jama Bandhi of 1954-55.

02. That Shri Mohanlal Tulsiram Vishwakarma expired on 28.02.1999 and on his death the said property was inherited by sons Krishnakant, Surendra and daughters Smt. Bharati Viinod Sisodiya and Smt. Yashodhara Gajendra Vishwakarma and Smt. Sadhana Dinesh Sharma.

03. That Smt. Sadhana Dinesh Sharma died on 08.07.2005 having no issue and Surendra S/o Mohanlal Vishwakarma also died as minor and accordingly the said property was inherited by son of Shri Mohanlal, Shri Krishnakant Mohanlal Vishwakarma and daughters Smt. Bharati Viinod Sisodiya and Smt. Yashodhara Gajendra Vishwakarma and their names were mutated in revenue records as the co-owners of the said property.



04. That, the portion of the said land admeasuring about was converted for Non Agricultural use by the Addl. Collector Nagpur vide Order dt. 26.02.2003, in Revenue Case No. 16/NAP-34/2002-2003.

05. That Shri Krishnakant Mohanlal Vishwakarma as the owner of the said entire land sold the portion of land admeasuring about 0.40 Hectares to Manav Shakti Gruha Nirman Sanstha by Sale Deed dt. 05.02.2000 registered with Sub Registrar, Nagpur - 9 at Book No. A.-1, Volume No. 1117 at pages 78 to 84 at Sr. No. 697 dt. 08.02.2000.

06. That the litigation arose between the owners in respect of the said property and the Civil Suit came to be filed by Smt. Bharti Vinod Sisodiya and Yashodhara Gajendra Vishwakarma against Shri Krishnakant Mohanlal Vishwakarma in the Court of Civil Judge Senior Division, Nagpur which bears C. S. No. 944/05

07. That the parties to the said suit settled their dispute out of court and accordingly the Compromise Decree /Award have been passed by the Lok Adalat in the suit pending with 3rd Jt. Civil Judge Senior Division, Nagpur in Suit bearing No. 944/05 by Order dt. 27.06.2006 wherein the land admeasuring about 0.40 Hectares came in the share of Shri Krishnakant Mohanlal Vishwakarma and the land admeasuring about 0.71 Hectares each came in the share of Smt. Bharati Viinod Sisodiya, Smt. Yashodhara Gajendra Vishwakarma and their names were mutated in revenue records as portions (ownership) vide Ferfar No. 722 dt. 24.07.2006.

08. That Smt. Bharati Viinod Sisodiya and Smt. Yashodhara Gajendra Vishwakarma entrusted all the powers related to the portion on the northern side admeasuring about 0.71 Hectares out of the said entire land to Shri Nanak Lakhmichand Aswaniby Registered Power of Attorney dt. 31.07.2007 registered with Sub Registrar, Nagpur - 6 at Book No. 4 at Sr. No. 3721 dt. 31.07.2007.

09. That Smt. Bharati Viinod Sisodiya and Smt. Yashodhara Gajendra Vishwakarma entrusted all the powers related to the portion on the Southern side admeasuring about 0.71 Hectares out of the said entire land to Soheli Asgharali Amin s/o Asgharali Akbarali Amin by Power of Attorney dt. 21.04.2007 registered with Sub Registrar, Nagpur - 6 at Book No. 4 at Sr. No. 3761 dt. 01.08.2007.



10. That said Smt. Bharati Viinod Sisodiya and Smt. Yashodhara Gajendra Vishwakarma through Power of Attorney Holders Shri Nanak Lakhmichand Aswani and Soheli Asgharali Amin s/o Asgharali Akbarali Amin sold the said land admeasuring about 14200.00 Sq. Mtrs. to M/s Pyramid Realtors, a partnership concern having registered office at 5, Software Technology Park, Link Road, Sadar, Nagpur - 440001 by registered Sale Deed dt. 08.02.2008 registered with Sub Registrar Nagpur -4 in Book No. 1 at Sr. No. 738 dt. 08.02.2008.

11. That said M/s Pyramid Realtors, carved a lay out on the said land sanctioned from Assistant Director, Town Planning, Nagpur Municipal Corporation, Nagpur on 01.06.2015 vide Letter bearing No. मनपा/नरवी/04/अंतिम मंजूरी /दि. ०१.०६.२०१५ having one single Plot No. 1, admeasuring about 11527.36 Sq. Mtrs. and the said plot was released by Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide Letter bearing No. जा. क्र. मनपाना/नरवि/ईमारत विभाग/1271 दि. 28/10/2021.

12. That M/s Pyramid Realtors, transferred the Plot No. 1 to Kanakia Spaces Realty Private Limited, a Company incorporated under the provisions of the Companies Act, 2013 having CIN : U45201MH2004PTC146948, and having registered office at Kanakia Future City, CTS No. 101, Behind Dr. L. H. Hiranandani Hospital, Tirandaz, Powai, Mumbai - 400076, by Sale Deed dt. 29.04.2022 registered with Sub Registrar Nagpur - 1 in Book No. 1 at Sr. No. 3727 DT. 11.05.2022 and the name of Kanakia Spaces Realty Private Limited was mutated in relevant revenue records as the owner of the said property bearing Plot No. 1, Kh. No. 314/2, bearing City Survey No. 485 of Mauza : Chinchbhuvan.

13. That the owner Kanakia Spaces Realty Private Limited, obtained the sub division order of the said Plot No. 1 which is subdivided in to three sub divided plot i.e. (i) Subdivided Plot No. 01-A, admeasuring about 3690.820 Sq. Mtrs. (ii) Subdivided Plot No. 01-B, admeasuring about 3142.870 Sq. Mtrs. and (iii) Subdivided Plot No. 01-C, admeasuring about 3010.670 Sq. Mtrs.

14. That M/s Pyramid Realtors, transferred the Plot No. 1 to Kanakia Spaces Realty Private Limited, by Sale Deed dt. 29.04.2022 registered with Sub Registrar Nagpur -1 in Book No. 1 at Sr. No. 3727 DT. 11.05.2022.



15. That the owner obtained the sub division order of the said Plot No. 1 which is subdivided in to three sub divided plot i.e. (i) Subdivided Plot No. 01-A, admeasuring about 3690.820 Sq. Mtrs. (ii) Subdivided Plot No. 01-B, admeasuring about 3142.870 Sq. Mtrs. and (iii) Subdivided Plot No. 01-C, admeasuring about 3010.670 Sq. Mtrs.

16. That Kanakia Spaces Realty Private Limited, transferred the Sub Divided Plot No. 01-A, admeasuring about 3690.820 Sq. Mtrs. in favour of M/s Happy Spaces by Sale Deed dt. 31.05.2022 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 3386 dt. 31.05.2022 executed by Kanakiya Spaces Realty Private Limited in favour of M/s Happy Spaces in respect of Sub Divided Plot No. 01-A, admeasuring about 3690.820 Sq. Mtrs.

17. That M/s Happy Spaces obtained the sanction of Building plans of buildings/ Residential apartment scheme to be erected on the said land from the Deputy Director, Town Planning, Nagpur vide Building Permit No. NMO/B/2023/APL/01582 dt. 22.05.2023.

18. That M/s Happy Spaces submitted the proposed building to be erected on the said land to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dt. 05.07.2023 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 3994 dt. 05.07.2023 and the said building project is known as "HAPPY GALAXY".

19. We have satisfied that the property is heritable and transferable and the owners and Developer have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are is duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.



20. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov. in by giving inputs of land. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the proposed Residential Building Complex / Project known as HAPPY GALAXY the same is now owned by M/S HAPPY SPACES as stated here-in.

21. THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

22. Any litigation in Civil or Revenue Court : N.A.

The Title is Good, Clear, marketable, Salable and free from all encumbrances.


(S.M. KHEDKAR)
ADVOCATE
19.07.2023

