

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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67-2224-2216

FORMAT - A **(Circular No: - 28 / 2021)**

To

MahaRERA

6th & 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 a Multistoried Building known as "NARMADA RESIDENCY", to be erected on ALL THAT Piece and Parcel of Non-Agricultural land bearing Plot No. 1 containing by admeasurement 5099.34 Sq. Mtrs., being a portion of land bearing Survey / Khasra / Gut No. 27 of MOUZA – WANADONGRI, P.S.K. 46, including all other easementary rights appurtenant and belonging thereto, situated at Village – Wanadongri in Tahsil – Hingna and District – NAGPUR, (hereinafter referred as the said Project "NARMADA RESIDENCY").

1} We have investigated the title of the said land on the request of **SHRI. ANIL RADHESHYAM SHARMA**, Resident of Gokulpeth, Nagpur-440010, Tahsil and District- NAGPUR, (hereinafter referred to as "Vendor/ Promoter/ Developer") and following documents, i.e.:-



01. Description of the property.

ALL THAT Piece and Parcel of Non-Agricultural land bearing Plot No. 1 containing by admeasuring 5099.34 Sq. Mtrs., being a portion of land bearing Survey / Khasra / Gut No. 27 of MOUZA – WANADONGRI, P.S.K. 46, including all other easementary rights appurtenant and belonging thereto, situated at Village – Wanadongri in Tahsil – Hingna and District – NAGPUR.

02. The Documents for Ownership of Khasra / Gut No. 27.

- (i) 7/12 Extracts issued by Talathi, Hingna.
- (ii) Copy of Release Deed for Kh. Nos. 27 & 23, dated 03-03-2014.
- (iii) Copy of Agreement to Sell for Kh. Nos. 27 & 23, dated 04-03-2014.
- (iv) Copy of Order of Additional Collector and Competent Authority, U.L.C., Nagpur, dated 21-03-2014.
- (v) Copy of Order of Sub-Divisional Officer, Nagpur, dated 13-10-2014.
- (vi) Copy of Sale deed for Kh. Nos. 27 & 23 dated 29-10-2014.
- (vii) Copy of NA Order dated 22-12-2021.
- (viii) Copy of Sanction Layout Plan dated 22-12-2021.
- (ix) Copy of Sanctioned Building Plan Dated 27-07-2022.

03. Search report for 30 years from 1995 till 2024.

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 owner and Developer is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner of the land:

ALL THAT Piece and Parcel of Non-Agricultural land bearing Plot No. 1 containing by admeasuring 5099.34 Sq. Mtrs., being a portion of land bearing Survey / Khasra / Gut No. 27 of MOUZA – WANADONGRI, P.S.K. 46, including all other easementary rights appurtenant and belonging thereto, situated at Village – Wanadongri in Tahsil – Hingna and District – NAGPUR.

SHRI. ANIL RADHESHYAM SHARMA.



Qualifying comments/ remarks if any-

In accordance with the available search from the online portal, the Title of **SHRI. ANIL RADHESHYAM SHARMA**, on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of said **SHRI. ANIL RADHESHYAM SHARMA** on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 11-04-2024




(SANDEEP SHASTRI)
Advocate

FORMAT – A
(Circular No: - 28 / 2021)

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

1} Property Card as on date of application for registration –

The name of **SHRI. ANIL RADHESHYAM SHARMA**, is recorded in the Property Card (7/12 Extract) issued by Talathi, Hingna in respect of the property comprising ALL THAT Piece and Parcel of Non-Agricultural land containing by admeasurement 5099.34 Sq. Mtrs., being a portion of land bearing Survey / Khasra / Gut No. 27 of MOUZA – WANADONGRI, P.S.K. 46, including all other easementary rights appurtenant and belonging thereto, situated at Village – Wanadongri in Tahsil – Hingna and District – NAGPUR.

2} Mutation Entry –

The property card (7/12 Extract) issued by Talathi, Hingna of Survey / Khasra / Gut No. 27, reveal that the Mutation/ Ferfar No. 11803 dated 23-12-2017, the name of **SHRI. ANIL RADHESHYAM SHARMA** is recorded as Owner of the said property.

3} Search report for 30 years from 1995 to 2024 taken from Sub-Registrar office at Nagpur.

(i) THAT, ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. 27 and 23 of MOUZA – WANADONGRI, P.S.K. 46, having an area of 0.57 Hectare and 0.72 Hectare respectively, Rental Rs. 3.50 Yearly and Rs. 3.50 Yearly respectively, both held in Occupancy Class – 2 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Wanadongri in Tahsil – Hingna and District – NAGPUR, Originally belonged to Shri. Shankar Laxman Borkute, being his ancestral property.

(ii) THAT, consequent upon the death of Shri. Shankar Laxman Borkute and his wife Smt. Saraswatibai Shankar Borkute the aforesaid properties devolved upon his 5 sons namely (i) Shri. Chintaman Shankar Borkute, (ii) Shri. Raibhan Shankar Borkute, (iii) Shri. Anandrao Shankar Borkute, (iv) Shri. Laxman Shankar Borkute, (v) Shri. Purushottam Shankar Borkute and 3 daughters namely (i) Smt. Kausabai Charandas Joge, (ii) Smt. Shewantabai Sheshrao Jivtode and (iii) Miss. Sunanda Shankar Borkute (After Marriage Mrs. Sunanda Umraoji Varhadkar), by way of intestate succession, being the only legal heirs of the deceased.

(iii) THAT, the said Mrs. Sunanda Umraoji Varhadkar (Née Miss. Sunanda Shankar Borkute) relinquished her share in the said properties in favour of her



siblings viz. (i) Shri. Chintaman Shankar Borkute, (ii) Shri. Raibhan Shankar Borkute, (iii) Shri. Anandrao Shankar Borkute, (iv) Shri. Laxman Shankar Borkute, (v) Shri. Purushottam Shankar Borkute, (vi) Smt. Kausabai Charandas Joge, and (vii) Smt. Shewantabai Sheshrao Jivtode vide a Release Deed Dated 03/03/2014, which is duly Registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Sr. No. 972 on 04-03-2014.

(iv) THAT, the aforesaid (i) Shri. Chintaman Shankar Borkute, (ii) Shri. Raibhan Shankar Borkute, (iii) Shri. Anandrao Shankar Borkute, (iv) Shri. Laxman Shankar Borkute, (v) Shri. Purushottam Shankar (vi) Smt. Kausabai Charandas Joge, and (vii) Smt. Shewantabai Sheshrao Jivtode lateron in their turn agreed to Sell the aforesaid property comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. 27 and 23 of MOUZA – WANADONGRI, P.S.K. 46, having an area of 0.57 Hectare and 0.72 Hectare respectively, Rental Rs. 3.50 Yearly and Rs. 3.50 Yearly respectively, both held in Occupancy Class – 2 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Wanadongri in Tahsil – Hingna and District – NAGPUR, in favour of Shri. Anil Radheshyam Sharma, by an Agreement to Sell Deed Dated 04-03-2014, which is duly Registered at the Office of the Joint Sub-Registrar, Hingna-2 in Book No. 1 at Sr. No. 973 on 04-03-2014.

(v) THAT, during the course of time aforesaid land bearing Survey / Khasra / Gut No. 27 of MOUZA – WANADONGRI, P.S.K. 46, having an area of 0.57 Hectares, Rental Rs. 3.50 Yearly is converted from Occupancy Class-2 Rights (Bhumidhari Rights) to Class-1 Rights (Bhumiswami Rights) under Sub-Section 2 (c) of Section 29 of the Maharashtra Land Revenue Code, 1996 by the Sub-Divisional Officer, Nagpur(R) vide its Order passed in the Revenue Case No. 42/LND-18/2014-2015 dated 13-10-2014 and same is accordingly recorded in the Revenue Records.

(vi) THAT, (i) Shri. Chintaman Shankar Borkute, (ii) Shri. Raibhan Shankar Borkute, (iii) Shri. Anandrao Shankar Borkute, (iv) Shri. Laxman Shankar Borkute, (v) Shri. Purushottam Shankar (vi) Smt. Kausabai Charandas Joge, (vii) Smt. Shewantabai Sheshrao Jivtode and (viii) Miss. Sunanda Shankar Borkute (After Marriage Mrs. Sunanda Umraoji Varhadkar) lateron executed a Sale Deed regarding the aforesaid property comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra / Gut Nos. 27 and 23 of MOUZA – WANADONGRI, P.S.K. 46, having an area of 0.57 Hectares and 0.72 Hectares respectively, Rental Rs. 3.50 yearly and Rs. 3.50 yearly respectively, both held in Occupancy Class – 1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Wanadongri in Tahsil – Hingna and District – NAGPUR, in favour of Shri. Anil Radheshyam Sharma, by a Sale Deed Dated 29-10-2014, which is duly Registered at the Office of the Joint Sub-



Registrar, Hingna in Book No. 1 at Sr. No. 4373 on even date. As a result, therefore, **Shri. Anil Radheshyam Sharma** has now become an exclusive, absolute and full Owner of the aforesaid property comprising Khasra/Survey/Gut Nos. 27 and 23 situated at Village – Wanadongri in Tahsil – Hingna and District – NAGPUR with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records vide Ferfar No. 11803 on 23-12-2017.

(vii) THAT, the aforesaid land bearing Kh. No. 27 of MOUZA – WANADONGRI, P.S.K. 46 is converted for Non-Agricultural (Residential) Use by the Sub-Divisional Officer, Nagpur vide his Order Dated 27/01/2022 passed in Revenue Case No. 33/NAP-34/2020-2021.

(viii) THAT, the aforesaid **Shri. Anil Radheshyam Sharma** lateron prepared a layout of the said entire land bearing Kh. No. 27 by carving out Group Housing Plot bearing Plot No. 1 therein and the same is duly sanctioned and approved by Chief Officer, Municipal Council, Wanadongri vide Letter No. 1138 dated 22-12-2021. As per the said Development Plan the area of said Plot No. 1 (One) is shown and declared as 5099.34 Sq. Mtrs.

(ix) THAT, the aforesaid **Shri. Anil Radheshyam Sharma**, lateron decided to develop the said Group Housing Plot bearing Plot No. 1 (ONE) containing by admeasurement 5099.34 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 27 of Mouza - Wanadongri, situated at Village – Wanadongri in Tahsil - Hingna and District – NAGPUR into a Residential Cum Commercial Estate by constructing various Shops and Residential Apartments therein.

(x) THAT, accordingly the aforesaid **Shri. Anil Radheshyam Sharma**, has prepared the Plan of the Multistoried Building consisting of various Shops and Residential Apartments proposed to be constructed on the said land and to be known and styled as "NARMADA RESIDENCY" and the same is finally sanctioned and approved by the Chief Officer, Nagar Parishad, Wanadongri, vide its Letter No. जा.क.न.प.वा./न.र.वि./बांध.मंजूरी/१५८९ Dated 27-07-2022.

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

- (a) 7/12 Extracts issued by Talathi, Hingna.
- (b) Copy of Release Deed for Kh. Nos. 27 & 23, dated 03-03-2014 executed by Mrs. Sunanda Umraoji Warhadkar in favour of Shri. Chintaman Shankarrao Borkute and others.
- (c) Copy of Agreement to Sell for Kh. Nos. 27 & 23, dated 04-03-2014 executed by Shri. Chintaman Shankarrao Borkute and others in favour of Shri. Anil Radheshyam Sharma.
- (d) Copy of Order of Sub-Divisional Officer, Nagpur, dated 13-10-2014.



- (e) Copy of Sale deed for Kh. Nos. 27 & 23 dated 29-10-2014 executed by Shri. Chintaman Shankarrao Borkute and others in favour of Shri. Anil Radheshyam Sharma.
- (f) Copy of Sanctioned Layout Plan dated 22-12-2021.
- (g) Copy of Sanctioned Building Plan Dated 27-07-2022.

(x) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present 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.

(xi) 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. 27 of MOUZA – WANADONGRI for the period of 30 (Thirty) years (i.e., from 1995 to 2024 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH017818270202324E, dated 21-03-2024, i.e., for the period of 1995 to 2006 and GRN No. MH017813848202324E, dated 21-03-2024, i.e., for the period of 2007 to 2024. The receipts of the same is enclosed herewith.

(xii) 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.

Date: 11-04-2024



(SANDEEP SHASTRI)
ADVOCATE





GRN

MH017813848202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
21 Mar 2024	Receipt	Receipt no.: 1113366198
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Vanadongari Ta.sa.kra. 46 S.No/CTS No/G.No. : 27
	Period of search :	From :2007 To :2024
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH017813848202324E		
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'.		





CHALLAN
MTR Form Number-6



GRN	MH017818270202324E	BARCODE											Date	21/03/2024-14:13:28				Form ID																													
Department												Inspector General Of Registration												Payer Details																							
Search Fee												Type of Payment												Other Items												TAX ID / TAN (If Any)											
																								PAN No.(If Applicable)																							
Office Name												HGN_HINGNA SUB REGISTRAR												Full Name						SANDEEP ANANT SHASTRI																	
Location												NAGPUR																																			
Year												2023-2024 One Time												Flat/Block No.																							
Account Head Details										Amount In Rs.		Premises/Building																																			
0030072201 SEARCH FEE										300.00		Road/Street						MOUZA WANADONGRI																													
												Area/Locality						HINGNA																													
												Town/City/District																																			
												PIN								4		4		1		1		1		0																	
												Remarks (If Any)																																			
												SEARCH FEES FOR 12 YEARS 1995 TO 2006 KHASRA NO 27																																			
												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.				69103332024032117968						2859960412																			
Cheque/DD No.												Bank Date				RBI Date				21/03/2024-14:14:58						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 'दृश्य ऑफ पेमेंट' गध्ये नगुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न कचवयाच्या दस्तांसाठी लागू नाही.

