

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II,
265-A, South Ambazari Road, Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : shastriassociates@gmail.com

67-2425-2203

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 the building to be known as "**ROYAL DREAM CITY-2**" on ALL THAT Piece and Parcel of Non-Agricultural land having an area of 0.41 Hectares (i.e. 4100 Sq. Mtrs.), [As per Memasurement Sheet 'K' Prat area is 3996.563 Sq. Mtrs.] being a portion of the entire land bearing Survey / Khasra / Gut No. 52/2/1 of MOUZA – BESA, P.S.K. 38B, held in Occupancy Class-1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village – Besa within the limits of the Nagar Panchayat Besa-Pipla, in Tahsil – Nagpur (Rural) and District – NAGPUR.

1) I have investigated the title of the said property on the request of **M/S. SHRINIWASA BUILDERS AND DEVELOPERS (LLP)**, a Registered under limited liability Partnership Act, 2008, having its Registered Office at Plot No. 1, Babulkheda, Near NIT Garden, Beltarodi Road, Nagpur-440027, and acting through its Partners **(1) SHRI. PARAG S/o VIJAYRAO CHANDURWAR; AND (2) SHRI. ANAND S/o VIJAYRAO KESHATTIWAR,** and following documents i.e.:-



i) Description of the property.

ALL THAT Piece and Parcel of Non-Agricultural land having an area of 0.41 Hectares (i.e. 4100 Sq. Mtrs.), [As per Memasurement Sheet 'K' Prat area is 3996.563 Sq. Mtrs.] being a portion of the entire land bearing Survey / Khasra / Gut No. 52/2/1 of MOUZA – BESA, P.S.K. 38B, held in Occupancy Class-1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village – Besa within the limits of the Nagar Panchayat Besa-Pipla, in Tahsil – Nagpur (Rural) and District – NAGPUR.

ii) The Document of Ownership of Kh./Survey No. 52/2/1.

- (a) 7/12 Extracts issued by Talathi, Nagpur (Rural).
- (b) Copy of Sale Deed of Khasra No. 9/1 dated 11-05-1982.
- (c) Copy of Sale Deed of Khasra No. 52/2/1 dated 27-01-2023.
- (d) Copy of NA Order dated 09-05-2024.
- (e) Copy of Sale Deed of Khasra No. 52/2/1 dated 27-05-2024.
- (f) Copy of Building Sanction Plan dated 08-10-2024.

iii) Search report for 30 years from 1995 to 2024.

2} On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am 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 having an area of 0.41 Hectares (i.e. 4100 Sq. Mtrs.), [As per Memasurement Sheet 'K' Prat area is 3996.563 Sq. Mtrs.] being a portion of the entire land bearing Survey / Khasra / Gut No. 52/2/1 of MOUZA – BESA, P.S.K. 38B, held in Occupancy Class-1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village – Besa within the limits of the Nagar Panchayat Besa-Pipla, in Tahsil – Nagpur (Rural) and District – NAGPUR.	M/S. SHRINIWASA BUILDERS AND DEVELOPERS (LLP) , acting through its Partners (1) SHRI. PARAG VIJAYRAO CHANDURWAR; AND (2) SHRI. ANAND VIJAYRAO KESHATTIWAR.
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Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **M/S. SHRINIWASA BUILDERS AND DEVELOPERS (LLP)**, a Registered under limited liability Partnership Act, 2008, having its Registered Office at Plot No. 1, Babulkheda, Near NIT Garden, Beltarodi Road, Nagpur-440027, and acting through its Partners **(1) SHRI.**



PARAG S/o VIJAYRAO CHANDURWAR; AND (2) SHRI. ANAND S/o VIJAYRAO KESHATTIWAR, is the owner of the said land.

3} The report reflecting the flow of the title of the said **M/S. SHRINIWASA BUILDERS AND DEVELOPERS (LLP)**, a Registered under limited liability Partnership Act, 2008, having its Registered Office at Plot No. 1, Babulkheda, Near NIT Garden, Beltarodi Road, Nagpur-440027, and acting through its Partners **(1) SHRI. PARAG S/o VIJAYRAO CHANDURWAR; AND (2) SHRI. ANAND S/o VIJAYRAO KESHATTIWAR**, on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 21-10-2024



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(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 **M/S. SHRINIWASA BUILDERS AND DEVELOPERS (LLP)**, a Registered under limited liability Partnership Act, 2008, having its Registered Office at Plot No. 1, Babulkheda, Near NIT Garden, Beltarodi Road, Nagpur-440027, and acting through its Partners **(1) SHRI. PARAG S/o VIJAYRAO CHANDURWAR; AND (2) SHRI. ANAND S/o VIJAYRAO KESHATTIWAR**, is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising ALL THAT Piece and Parcel of Non-Agricultural land having an area of 0.41 Hectares (i.e. 4100 Sq. Mtrs.), [As per Memasurement Sheet 'K' Prat area is 3996.563 Sq. Mtrs.] being a portion of the entire land bearing Survey / Khasra / Gut No. 52/2/1 of MOUZA – BESA, P.S.K. 38B, held in Occupancy Class-1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village – Besa within the limits of the Nagar Panchayat Besa-Pipla, in Tahsil – Nagpur (Rural) and District – NAGPUR.

2} Mutation Entry –

The property card (7/12 Extract) issued by Talathi, Nagpur-Rural of Survey / Khasra / Gut No. 52/2/1 reveal that vide Mutation / Ferfar Entry No. 5210 dated 14-08-2024, the name of **M/S. SHRINIWASA BUILDERS AND DEVELOPERS (LLP)**, a Registered under limited liability Partnership Act, 2008, having its Registered Office at Plot No. 1, Babulkheda, Near NIT Garden, Beltarodi Road, Nagpur-440027, and acting through its Partners **(1) SHRI. PARAG S/o VIJAYRAO CHANDURWAR; AND (2) SHRI. ANAND S/o VIJAYRAO KESHATTIWAR** 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 THAT Piece and parcel of Agricultural land bearing Kh. No. 9/1, of MOUZA – BESA, P.S.K. 38 having an area of 10.00 acre (i.e. 4.046 Hectares), situated at Village – Besa in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Devrao Nago Pande, being his ancestral property acquired on account of death of Smt. Saru Nago Pande.

(ii) THAT, the aforesaid Shri. Devrao Nago Pande lateron transferred/sold the WESTERN PORTION of land admeasuring about 4.75 Acre (i.e. 1.90 Hectares) out of



Agricultural land bearing Survey / Khasra / Gut No. 9/1 of MOUZA – BESA, P.S.K. 38 having an area of 10.00 acre, situated at Village – Besa in Tahsil – Nagpur (Rural) and District – NAGPUR, in favour of Shri. Vilasman alias Ramvilas Kamtaprasad Pande, Shri. Sitaram Kamtaprasad Pande, Shri. Jairam Kamtaprasad Pande and Shri. Ramji Kamtaprasad Pande, by a Sale Deed dated 11-05-1982, which is registered at the office of Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 3216 on even date and the said portion of land was renumbered as Khasra No. 52/2/1 having an area of 0.41 Hectares and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 4785 Dated 22-12-2022.

(iii) THAT, the aforesaid Shri. Vilasman alias Ramvilas Kamtaprasad Pande, Shri. Sitaram Kamtaprasad Pande, Shri. Jairam Kamtaprasad Pande and Shri. Ramji Kamtaprasad Pande later on transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 52/2/1 of MOUZA – BESA, P.S.K. 38B, having an area of 0.41 Hectares, Land Revenue Rs. 2.05 Yearly, 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 – Besa within the limits of the Nagar Panchayat Besa-Pipla, in Tahsil – Nagpur (Rural) and District – NAGPUR, in favour of Shri. Sanjay Ramvilas Pandey, Shri. Harshwardhan Suryabhan Gawande and Shri. Devendra Ramsunder Shukla, by a Sale Deed Dated 27-01-2023, which is Registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 762 on 30-01-2023 and the same is also accordingly mutated in their joint names in 7/12 Extract vide Ferfar Entry No. 4816 Dated 21-02-2023.

(iv) THAT, the above said land bearing Kh. No. 52/2/1 of Mouza – Besa converted for Non-Agricultural (Residential) use as per the letter of the Tahsildar, Nagpur (Rural) vide his Order Dated 17-08-2023 passed in the Revenue Case No. 13/NAP-34/2023-2024 and the same was subsequently revised vide letter of the Tahsildar, Nagpur (Rural) his Order Dated 09-05-2024 passed in the Revenue Case No. 145/NAP-34/2023-2024.

(v) THAT, the aforesaid Shri. Sanjay Ramvilas Pandey, Shri. Harshwardhan Suryabhan Gawande and Shri. Devendra Ramsunder Shukla lateron transferred/sold the property comprising ALL THAT Piece and Parcel of Non-Agricultural land having an area of 0.41 Hectares (i.e. 4100 Sq. Mtrs.), [As per Memasurement Sheet 'K' Prat area is 3996.563 Sq. Mtrs.] being a portion of the entire land bearing Survey / Khasra / Gut No. 52/2/1 of MOUZA – BESA, P.S.K. 38B, held in Occupancy Class-1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village – Besa within the limits of the Nagar Panchayat Besa-Pipla, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to M/s. Shriniwasa Builders and Developers, by a Sale Deed dated 27-05-2024, which is Registered at the Office of the Joint Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 4690 on 28-05-2024. As a result therefore M/s. Shriniwasa



Builders and Developers has become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly recorded in Revenue Record.

(vi) THAT, the aforesaid M/s. Shrinivasa Builders and Developers later on decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoried Building consisting of various self contained separate Apartments therein and shall be known and styled as "ROYAL DREAM CITY-2" and the same is sanctioned and approved by Chief Officer, Besa-Pipla, Nagar Panchayat, Nagpur, vide his Building Permit No. BPNM/2024/APL/00299 Dated 08-10-2024.

(vii) 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, Nagpur (Rural).

(b) Copy of Sale Deed of Khasra No. 9/1 dated 11-05-1982, executed by Shri. Devrao Nago Pande in favour of Shri. Vilasman alias Ramvilas Kamtaprasad Pande, Shri. Sitaram Kamtaprasad Pande, Shri. Jairam Kamtaprasad Pande and Shri. Ramji Kamtaprasad Pande, Registration No. 3216, SRO-1.

(c) Copy of Sale Deed of Khasra No. 52/2/1 dated 27-01-2023, executed by Shri. Vilasman alias Ramvilas Kamtaprasad Pande, Shri. Sitaram Kamtaprasad Pande, Shri. Jairam Kamtaprasad Pande and Shri. Ramji Kamtaprasad Pande in favour of Shri. Sanjay Ramvilas Pandey, Shri. Harshwardhan Suryabhan Gawande and Shri. Devendra Ramsunder Shukla, Registration No. 762, SRO-Nagpur.

(d) Copy of NA Order dated 09-05-2024.

(e) Copy of Sale Deed of Khasra No. 52/2/1 dated 27-05-2024, executed by Shri. Sanjay Ramvilas Pandey, Shri. Harshwardhan Suryabhan Gawande and Shri. Devendra Ramsunder Shukla in favour of M/s. Shrinivasa Builders and Developers, Registration No. 4690, SRO-10.

(f) Copy of Building Sanction Plan dated 08-10-2024.

(viii) THAT, all the aforesaid documents produced before me for Scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the 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 third party interest is created.

(ix) 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 /Survey /Gut No. 52/2/1 MOUZA - BESA, 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. MH010024088202425E, dated 18-10-2024 i.e. for the period of 1995 to 2006 and GRN No.



MH0110017914202425E, dated 18-10-2024 i.e. for the period of 2007 to 2024. The receipts of the same are enclosed herewith.

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

4} Any other relevant Title: - NIL

5} Litigations if any: - NIL

Date: 21-10-2024



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(SANDEEP SHASTRI)
ADVOCATE

MH010017914202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 Oct 2024	Receipt	Receipt no.: 1113699119
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Besa S.No/CTS No/G.No. : 52
	Period of search :	From :2007 To :2024
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH010017914202425E		
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	MH010024088202425E	BARCODE			Date	18/10/2024-15:21:15		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name		SANDEEP ANANT SHASTRI	
Location				NAGPUR		Flat/Block No.			
Year				2024-2025 One Time		Premises/Building			
Account Head Details				Amount In Rs.		Road/Street		MOUZA BESA	
0030072201 SEARCH FEE				300.00		Area/Locality		NAGPUR	
						Town/City/District			
						PIN		4 4 0 0 3 4	
						Remarks (If Any)			
						SEARCH FEES FOR 12 YEARS 1995 TO 2006 KHASRA NO 52			
						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.		69103332024101815708 2894775882	
Cheque/DD No.				Bank Date		RBI Date		18/10/2024-15:22:49 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
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9850361454