

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

94-1020-1020

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

NAGPUR

DATE : 13-09-2019

TITLE VERIFICATION REPORT

Under instructions and authority from our client **M/s. UNIVERSAL HOUSE PRIVATE LIMITED**, A Company duly incorporated under the Companies Act, 1956, bearing Incorporation Certificate No. U45209MH2012PTC237828 Dated 10-11-2012, (Income Tax Permanent Account No. AABCU5881B), having its Registered Office at Plot No. 177, Shankar Nagar, Nagpur-440 010 and acting through its Directors - **(1) SHRI. SANJAY SUDHAKAR KULKARNI**, Resident of 95-96, Shankar Nagar, Nagpur, Tahsil and District - NAGPUR and **(2) SHRI. ASHISH ARUN KALODE**, Resident of Plot No. 1, Sneh Nagar, Nagpur-440 015, Tahsil and District - NAGPUR, we have investigated the title relating to the property comprising ALL THAT Piece and Parcel of land bearing Nazul Leasehold Plot No. 157, containing by admeasurement 1021.92 Sq. Mtrs. (OR 11000 Sq. Ft.), of MOUZA - AMBAZARI, TOGETHERWITH the Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "11 UP APARTMENTS", including all other easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 186 & 186/A, City Survey No. 427 and Sheet No. 33 of Mouza - Ambazari, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR and our findings are as under :-

(1) THAT, ALL THAT Piece and Parcel of land bearing Nazul Leasehold Plot No. 157, containing by admeasurement 1021.92 Sq. Mtrs. (OR 11000 Sq. Ft.), of MOUZA - AMBAZARI, bearing Corporation House Nos. 186 & 186/A, City Survey No. 427 and Sheet No. 33 of Mouza - Ambazari, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR, Originally belonged to Shri. Wasudeo Tol, having acquired the same by him from Nazul Department on Leasehold Rights for a term ending on 01-04-2005.

(2) THAT, the aforesaid Shri. Wasudeo Tol left for heavenly abode on 14-02-1971, and consequent upon his demise, said property came to be recorded in the name of his 2 (Two) Sons namely (i) Shri Ramesh Wasudeorao Tol and (ii) Shri. Dattatraya Wasudeorao Tol in all relevant records.

Contd. ...

(3) THAT, the aforesaid (i) Shri. Ramesh Wasudeorao Tol and (ii) Shri. Dattatraya Wasudeorao Tol lateron constructed a Residential House the then standing on the said Plot of land covering a Built-up area of 177.25 Sq. Mtrs. and 126.78 Sq. Mtrs. in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/7552/2873 Dated 22-05-1979 and Building Permit No. CS/9223/627 Dated 28-05-1981 bearing Corporation House No. 186/A and 186, City Survey No. 427 and Sheet No. 33 of Mouza – Ambazari.

(4) THAT, on expiration of the Original term of Lease, the Nazul Department i.e. Collector, Nagpur on behalf of the Governor of Maharashtra State lateron extended the same for a further term/period commencing from 01-04-2005 and ending on 31-03-2035 by executing a Renewed Indenture of Lease regarding the said property in favour of (i) Shri Ramesh Wasudeorao Tol and (ii) Shri Dattatraya Wasudeorao Tol jointly on 28-04-2009, which is registered at the Office of the Joint Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2081 on 28-04-2009. As a result therefore the said Tol brothers became the Joint/Co-Owners of the said property with heritable and transferable rights therein and the same was also according mutated in their joint names in all relevant records.

(5) THAT, the aforesaid (i) Shri Ramesh Wasudeorao Tol and (ii) Shri Dattatraya Wasudeorao Tol lateron jointly decided to develop the said Nazul Leasehold Plot No. 157, situated at Shivaji Nagar, Nagpur in Tahsil and District – NAGPUR into a Residential Estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

(6) THAT, accordingly by an Agreement of Development & Promotion Dated 20-04-2015 the said Shri Ramesh Wasudeorao Tol and Shri Dattatraya Wasudeorao Tol have jointly entrusted the entire work of development of the said property to the aforesaid M/s. Universal House Private Limited, upon the several terms and conditions contained therein and the said Agreement is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 1955 on even date on payment of requisite Stamp Duty and Registration Fees payable thereon. The said Agreement is signed by (i) Shri Amol Ramesh Tol and (ii) Shri Ravindra Dattatraya Tol in the capacity of Consentors.

(7) THAT, by the aforesaid Agreement Dated 20-04-2015 the aforesaid Shri Ramesh Wasudeorao Tol and Shri Dattatraya Wasudeorao Tol had further agreed to execute various Agreements to Sell and Sale Deeds each relating to the undivided proportionate share and interest in the said Plot No. 157 in favour of each such individual prospective buyer as may be nominated by M/s. Universal House Private Limited.

(8) THAT, for completion of the said Scheme the aforesaid Shri. Ramesh Wasudeorao Tol and Shri Dattatraya Wasudeorao Tol have jointly executed a General

Power of Attorney regarding their aforesaid property on 20-04-2015 and thereby they jointly appointed, authorized and empowered M/s. Universal House Private Limited and its Directors as their Attorney and the same is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 1956 on even date.

(9) THAT, during the course of time the aforesaid Shri Dattatraya Wasudeorao Tol left for heavenly abode on 28-09-2016 and consequent upon his death/demise, his share in the aforesaid property devolved upon his 2 (Two) sons namely (i) Shri Ravindra Dattatraya Tol and (ii) Shri. Shekhar Dattatraya Tol, jointly by way of intestate succession, being the only legal heirs of the deceased. As a result therefore the aforesaid (i) Ramesh Wasudeorao Tol, (ii) Shri Ravindra Dattatraya Tol and (iii) Shri Shekhar Dattatraya Tol have now become Joint/Co-Owners of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in their respective/joint names in all relevant records as also in the Property Card of City Survey vide Ferfar Entry Nos. 3894 Dated 16-11-2006 & 10802 Dated 05-03-2017.

(10) THAT, the aforesaid legal heirs of Late Shri. Dattatraya Wasudeorao Tol namely (i) Shri. Ravindra Dattatraya Tol and (ii) Shri. Shekhar Dattatraya Tol lateron confirmed the aforesaid Agreement of Development and Promotion executed by their father alongwith Shri. Ramesh Wasudeorao Tol in favour of M/s. Universal House Private Limited as binding upon them.

(11) THAT, for the purpose of giving clear title over the aforesaid property and also entitlement of M/s. Universal House Private Limited, the aforesaid (i) Shri. Ramesh Wasudeorao Tol, (ii) Shri. Ravindra Dattatraya Tol and (iii) Shri. Shekhar Dattatraya Tol have jointly executed a Deed of Confirmation to the aforesaid Agreement of Development Dated 20-04-2015 in favour of M/s. Universal House Private Limited on 14-03-2019 and the same is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 1690 on even date.

(12) THAT, the aforesaid (i) Shri Ravindra Dattatraya Tol and (ii) Shri. Shekhar Dattatraya Tol have alongwith Shri. Ramesh Wasudeorao Tol jointly executed General Power of Attorney in respect of their share in the aforesaid property for completion of its development works on 14-03-2019 and thereby jointly appointed, empowered and authorized M/s. Universal House Private Limited as their attorney and the same is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 1691 on even date.

(13) THAT, a Correction Deed to the aforesaid Agreement of Development and Promotion Dated 20-04-2015 is also executed by (i) Shri. Ramesh Wasudeorao Tol, (ii) Shri. Ravindra Dattatraya Tol and (iii) Shri. Shekhar Dattatraya Tol in favour of M/s. Universal House Private Limited on 25-06-2019 and the same is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 4307 on even date.

(14) THAT, in pursuance of the aforesaid Agreement Dated 20-04-2015 and subsequent documents as mentioned hereinabove, the aforesaid M/s. Universal House Private Limited has accordingly prepared a Plan of the Multistoreyed Building proposed to be constructed on the said Nazul Leasehold Plot No. 157 containing by admeasurement 11000 Sq. Ft. (OR 1021.92 Sq. Mtrs.) and to be known and styled as "11 UP APARTMENTS" and the same is sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 318/ B.P./Ambazari/TP/ NMC/ 823 Dated 04-09-2019. ✓

(15) THAT, as the Real Estate (Regulation and Development) Act, 2016 having come into force with effect from May 1, 2017, the aforesaid Scheme/Project comes under the said Act and therefore the provisions of the said Act are applicable to the aforesaid Scheme/Project. In pursuance of the said Act, the Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of the said Act, Rules and Regulation thereof are applicable to the aforesaid entire Building/Complex known and styled as "11 UP APARTMENTS".

(16) THAT, for the purpose of verification of title, the following documents relating to the property comprising Nazul Leasehold Plot No. 157, containing by admeasurement 1021.92 Sq. Mtrs. (OR 11000 Sq. Ft.), of MOUZA – AMBAZARI, bearing Corporation House Nos. 186 & 186/A, City Survey No. 427 and Sheet No. 33 of Mouza – Ambazari, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR are provided to us :-

- (i) Indenture of Lease for Plot No. 157 Dated 28-04-2009. ✓
- (ii) Agreement of Development & Promotion for Plot No. 157 Dated 20-04-2015. ✓
- (iii) General Power of Attorney for Plot No. 157 Dated 20-04-2015. ✓
- (iv) General Power of Attorney for Plot No. 157 Dated 14-03-2019. ✓
- (v) Deed of Confirmation for Plot No. 157 Dated 14-03-2019. ✓
- (vi) Correction Deed for Plot No. 157 Dated 25-06-2019. ✓
- (vii) Building Permit and sanctioned Map Dated 04-09-2019. ✓
- (viii) Property Card of City Survey Office, Nagpur. ✓
- (ix) N.M.C. Tax Receipt for House No. 186 paid upto 2020. ✓
- (x) N.M.C. Tax Receipt for House No. 186/A paid upto 2020. ✓

(17) THAT, all these aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid Owners and the Developer that they/it have/has not executed any unregistered Deed or document whereby their/its ownership rights are affected, diluted or a third party interest is created.

(18) 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 No. 427 of Mouza - Ambazari for the period of 13 (Thirteen) Years (i.e. from 2007 to 2019) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH006128342201920E Dated 09-09-2019. The Original Challan Copy of the same is enclosed herewith.

(19) THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property and therefore the aforesaid present Owners namely (i) Ramesh Wasudeorao Tol, (ii) Shri Ravindra Dattatraya Tol and (iii) Shri Shekhar Dattatraya Tol in the capacity of Land Owners and M/s. Universal House Pvt. Ltd. in the capacity of Developer holds a good, valid and marketable title in respect of the said entire property. In the like manner the aforesaid M/s. Universal House Pvt. Ltd. has fully entitled to deal with the prospective buyer(s)/Purchaser(s) on the basis of General Power of Attorney.

(20) THAT, naturally therefore any prospective buyer/purchaser who desires to purchase a Built-up premises (i.e. Apartment) in the said proposed Scheme/Building proposed to be constructed on ALL THAT Piece and Parcel of land bearing Nazul Leasehold Plot No. 157, containing by admeasurement 1021.92 Sq. Mtrs. (OR 11000 Sq. Ft.), of MOUZA - AMBAZARI and to be known and styled as "11 UP APARTMENTS", bearing Corporation House Nos. 186 & 186/A, City Survey No. 427 and Sheet No. 33 of Mouza - Ambazari, situated at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR shall also acquire equally good, valid and marketable title thereto on obtaining a proper and registered Sale Deed from the aforesaid present Owners namely (i) Ramesh Wasudeorao Tol, (ii) Shri Ravindra Dattatraya Tol and (iii) Shri Shekhar Dattatraya Tol in the capacity of Land Owners and M/s. Universal House Pvt. Ltd. in the capacity of Developer jointly.

(21) THAT, it is needless to mention here that on obtaining such Sale Deed, the said prospective purchaser/buyer can very well mortgage her/his/their/it property to any Financial Institution by way of security for the repayment of housing loan, if any advanced to her/him/them/it.

SCHEDULE OF PROPERTY
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Nazul Leasehold Plot No. 157, containing by admeasurement 1021.92 Sq. Mtrs. (OR 11000 Sq. Ft.), of MOUZA - AMBAZARI, TOGETHERWITH the Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "11 UP APARTMENTS", including all other easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 186 & 186/A, City Survey No. 427 and Sheet No. 33 of Mouza - Ambazari, situated

at Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	:	BY ROAD,
ON THE WEST	:	BY LANE,
ON THE NORTH	:	BY CTS NO. 428,
ON THE SOUTH	:	BY CTS NO. 426.

Hence this report.



SANDEEP SHASTRI
ADVOCATE