

**NISHANT V. POTDAR
ADVOCATE**

OFFICE: FS-131, Shriman Palace, Lokmat Square, Beside Mount Carmel Primary

School, Dhantoli, Nagpur-440010.

Mob. 9373491513, 9923002964, (O) 0712-2451743, Mail ID :- nishant.potdar1976@gmail.com

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LEGAL TITLE REPORT

Format – A

(Circular No. 28/2021)

TO,
MAHARERA
NAGPUR DIVISION NAGPUR

SUBJECT : Title clearance Certificate with respect to property i.e. All that piece and parcel of Non-Agriculture land bearing Khasra/Survey No.201/2 (Part) admeasuring about 11140.00 Sq. Mtrs. out of 14900.00 Sq. Mtrs. of MOUZA-PIPLA, P.H. No.38, situated within the Village limits of Pipla, Tahsil Nagpur Gramin, Dist. Nagpur.

I have investigated the title of the said land on the request, **SHRI. NITIN DEVIDAS KIRPANE** who is going to develop same through developer/builder- **PYRAMID TAJASHREE LLP**, through its Partners – Shri. Pradip Dinkar Tatawar and Shri. Sanjay Namdeorao Gosavi and verify following documents i.e. :-

- Original Sale Deed 29.11.2008
- Original Agreement of Development and Sale dated 30.12.2022 (Reg. on 10.01.2023)
- Original General Power of Attorney dated 30.12.2022 (Reg. on 10.01.2023)
- Original N. A. Order dated 21.03.2023
- Original Development Agreement dated 28.04.2023
- Photocopy of Partnership Agreement of LLP dt. 22.02.2022

Search report for 30 years from 1994 to 2023

On perusal of the abovementioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of property owned by **SHRI. NITIN DEVIDAS KIRPANE** who is going to develop same through developer/builder- **PYRAMID TAJASHREE LLP**, through its Partners – Shri. Pradip Dinkar Tatawar and Shri. Sanjay Namdeorao Gosavi, is clear, marketable and without any encumbrances and having right to develop said property by Agreement to sell/Sale Deeds.

OWNER OF THE LAND

➤ **SHRI. NITIN DEVIDAS KIRPANE.**

The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl. Annexure

Date : 26.05.2023



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FLOW OF THE TITLE OF THE SAID LAND

TRACING OF TITLE

ORIGINAL OWNERSHIP

1. It seen from the records as Well as documents are supplied to me, originally Land bearing Khasra/Survey Nos.19/1 and 19/2 admeasuring 2.97 H.R. of Mouza-Pipla belonged to and mutated in the names of Shri. Ramchandra Sakharam Wagh and Smt. Layji Sakharam Wagh being their property **as per revenue record. I have verified Seven twelve extract for the year 1976-1977** and their names have been duly mutated in the record of rights.

Death of Smt. Layji Sakharam Wagh

2. It is submitted that Smt. Layji Sakharam Wagh has left for heavenly abode on 21.09.1993 and after her death her name has been deleted from the record of right and her share of the said property has devolved upon Shri. Ramchandra Sakharam Wagh who inherited the said entire property by way of intestate succession. **I have verified Ferfar Panji No.233 with respect to that effect.**

Re Survey and Re measurement of land

3. It is submitted that due to re-survey and re-measurement conducted by the land revenue Authority under the consolidation and Fragmentation, the said land of Kh.No.19/1 & 19/2 owned by Shri. Ramchandra Sakharam Wagh has been renumbered as Khasra/Survey No. 201 admeasuring 2.97 Hectares.

Partition of Land

4. Thereafter, during life time Shri. Ramchandra Sakharam Wagh, he partitioned said land of Kh.No.201 in the year of 1998 amongst his two sons and in terms of which the Northern Portion (by dividing East-West) of land of Kh. 201 having an area of 1.49 Hectares R came to the share of Shri. Sudhakar Ramchandra Wagh AND remaining Southern Half Portion of land of Kh No. 201 having an area of 1.49 Hectares R came to the share of Shri. Arun Ramchandra Wagh absolutely forever with heritable and transferrable rights therein and revenue authority took mutation with respect to that. It submitted that after partition the aforesaid land having an area of 1.49 Hectares comprising Northern Portion of Kh. No. 201 recorded in the name of the said Shri. Sudhakar Ramchandra Wagh which has identified as Khasra/Survey No. 201/1 and remaining Southern Portion of Kh. No. 201 recorded in the name of the said Shri. Arun Ramchandra Wagh has identified as Khasra/Survey No. 201/2 and the same is accordingly mutated in Seven twelve extract. **I have verified Ferfar Panji No.234 with respect to that effect.**

Sale Deed in the name of Shri. Nitin Devidas Kirpane

5. Later on, Shri. Arun Ramchandra Wagh has sold land of Kh. No. 201/2 admeasurements 1.49 HR. to Shri. Nitin Devidas Kirpane by virtue of **Sale Deed 29.11.2008**, which is duly Registered with the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7903 on even date. **I have verified Ferfar Panji No.1444 with respect to that effect. I have verified Original Deed on 25.05.2023.**



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Agreement of Development in the name of Pyramid Tajashree LLP

6. Now, Shri. Nitin Devidas Kirpane has decided to develop said property and accordingly he has entrusted development work of the said khasra land 201/2 to PYRAMID TAJASHREE LLP and accordingly he has executed **Agreement of Development dated 30.12.2022** in favour of PYRAMID TAJASHREE LLP, through its Partners – Shri. Pradeep Dinkar Tatawar and Shri. Sanjay Namdeorao Gosavi and the same is duly registered with the Sub Registrar Office, Nagpur- 7 in Book No. 1 at Sr. No. 298 on 10.01.2023. It is submitted that, in view of clauses of agreement, Shri. Nitin Devidas Kirpane shall get 7800 Sq. Mtrs. (83959.20 Sq. Ft.) from Residential units only except shop area from the proposed three residential towers. I have verified Original Deed on 26.05.2023.

General Power of Attorney in the name of PYRAMID TAJASHREE LLP

7. In support of Development Agreement, the Land Owner - Shri. Nitin Devidas Kirpane has executed **General Power of Attorney dated 30.12.2022** in favour of Shri. Pradeep Dinkar Tatawar and Shri. Sanjay Namdeorao Gosavi Partners of PYRAMID TAJASHREE LLP in respect of Khasar No.201/2 admeasuring 11140.00 Sq. Mtrs. which is duly registered with the Sub-Registrar Office, Nagpur-7, in Book No. 4, at Sr. No. 299 on 10.01.2023. I have verified Original Deed on 26.05.2023.

N. A. Order

8. Thereafter, Shri. Nitin Devidas Kirpane with the help of Developer has decided to develop the said property by floating a Group Housing Scheme over the land admeasuring 11140.00 Sq. Mtr. i.e 1.114 HR. and on application made by the owner, the Collector, Nagpur vide his order **dated 21.03.2023 in Revenue Case No. 119/NAP-34/2022-2023** has converted the said land i.e. land of Kh.No.201/2 for Non-Agricultural i.e. for residential use. It is submitted that, as per said NA order layout sanctioned by the Collector, following are the statement of area :-

AREA STATEMENT				
	Area of Plot (Minimum Area of A, B, C to BE Considered)			
1	A) As Per Ownership Documents (7/12 CTS Extract	14900.00	Sq. Mtrs	
	B) As Per Measurement Sheet	14900.00	Sq. Mtrs	100%
	C) As Per Site	14900.00	Sq. Mtrs	100%
	D) Area of Plot under Layout	11140.00	Sq. Mtrs.	100%
	E) Balance Plot area Not Under Proposal	3760.00	Sq. Mtrs	
	Deductions For			
2	A) Proposed D.P/D.P. Road Widening Area/Service Road/Highway Widening	==	Sq. Mtrs	
	B) Any D.P. Reservation Area	==	Sq. Mtrs.	
	Total	128.460	Sq. Mtrs.	
3	Balance Area of Plot (1-2)	11011.54	Sq. Mtrs.	
	Amenity Space (If Applicable) Up-to 0.4 - NIL			



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4	A) Required	1101.154	Sq. Mtrs.	10%
	B) Adjustment of 2 (b) if any	--	Sq. Mtrs.	
	C) Balance Proposed	1101.154	Sq. Mtrs.	10%
5	Net Plot Area (3-4 (C))	9910.386	Sq. Mtrs.	100%
6	Recreational Open Space (If Applicable)			
	A) Required 10% of (3)	1101.154	Sq. Mtrs.	10%
	B) Proposed	1101.355	Sq. Mtrs.	10%
7	Road Under Layout Area	2264.489	Sq. Mtrs.	
8	Service Road and Highway Widening	==	Sq. Mtrs.	
9	Area Under layout Plot	6494.544	Sq. Mtrs.	
10	Pro-Rata Factor for FSI Calculation on Layout	==	Sq. Mtrs.	
11	Area of ESS & WWTP			
	Required	25.000	Sq. Mtrs.	
	Proposed	25.000	Sq. Mtrs.	

I have Verified Original N. A. Order 25.05.2023.

Layout Plan/Development Agreement

9. It is submitted that, in view of Notification by the Government of Maharashtra for Nagpur Metropolitan Area vide Notification No. NMRDA-3316/C.R.55/UD-7 dt.04.03.2017, an **Development Agreement dated 28.04.2023** has been executed in between The Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur AND Shri. Nitin Devidas Kirpane, on various terms and conditions mentioned therein in respect of subject land and in terms of said agreement, The Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide his **Letter No. EE/NMRDA/DPC/Agree/893 dt.28.04.2023** has recommended and approved layout plan in respect of the said entire said land of Khasra and later on finally approved by the Collector. I have verified Original Deed and Layout Plan on 25.05.2023.

Permission of Building Permit

10. Thereafter, the Nagar Panchayat Besa-Pipla has issued **Building Permission Letter No.176/2023 dt.08.05.2023** regarding Kh. No. 201/2 admeasuring 11,140 Sq. Mtrs. for residential Use in the name of Pyramid Tajshree LLP. It is submitted that, said scheme consist of three towers i.e. Building 1-Tower -A , Building 1 Tower-B and Building 1-Tower C out of which the Nagar Panchayat Besa-Pipla accorded sanction for Three Towers consists of Tower-A, Tower-B and Tower-C. It is submitted that, PYRAMID GLORIA" consists of **following Manners:**

- a) **Building-1 (Tower-A)** consist of Ground Floor, Podium Floor & First Floor. There is stilt Parking and 10 (Ten) Shops on Ground Floor, Parking on Podium Floor And there are 8 (Eight) Apartments on First Floor. Thus there are in all 10 (Ten) Shops and 8 (Eight) Apartments in the said Building-1 (Tower-A)
- b) **Building-1 (Tower-B)** consist of Ground Floor, Podium Floor, First Floor and Second Floor. There is stilt Parking on Ground Floor, Parking on Podium And there are 8 (Eight) Apartments Each on First Floor and Second Floor. Thus there are in all 16 (Sixteen) Apartments in the said **Building-1 (Tower-B)**



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c) Building-1 (Tower-C) consist of Ground Floor, Podium Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor, Seventh Floor, Eighth Floor, Ninth Floor, Tenth Floor, Eleventh Floor, Twelfth Floor and Thirteenth Floor. There is still Parking on Ground Floor. And there are 8 (Eight) Apartments each on First Floor to Thirteenth Upper Floors. Thus there are in all 104 (One Hundred and Four) in the said **Building -1 (Tower-C)**. It is submitted that, there are in all 10 Shops and 128 (One Hundred and Twenty Eight) independent and self contained separate Apartments in the said **Building-1 (Tower-A), Building-1 (Tower-B) & Building-1 (Tower-C)**. I have verified Original Permit & Plan on 25.05.2023.

Height Clearance Certificate

11. Thereafter, Airport Authority of India has issued **NOC dt. 21.02.2023** for height Clearance in the name of Pyramid Tajshree LLP. I have verified Digital Copy on 25.05.2023.

Fire NOC of Government of Maharashtra

12. Thereafter, Government of Maharashtra has issued **NOC No. MFS/51/2023/234 dt. 27.04.2023** for residential building No.1 (Tower 1, 2 & 3) which is Ground Floor to Thirteenth Floor. I have verified Digital Copy on 25.05.2023.

Partnership Deed /Formation of LLP

13. It is submitted that, said Pyramid Tajshree LLP has been **incorporated on 22.02.2022** in pursuance to Section 23 (4) of the Limited Liability Partnership Act, 2008 and there are Two partners namely: 1. Mr. Pradip Dinkar Tatawar and Mr. Sanjay Namdeorao Gosavi.

Revenue Records

14. I have verified Seven-Twelve Extract from Online Portal it revealed that the name of the Present titleholder is duly mutated in the record of rights. It is advisable to obtain latest Seven Twelve extract regarding Nav land and advisable to obtain latest Nagar Parishad tax paid receipt.

1. 7/12 Extract (From On Line Portal)
2. Mutation Entry No. as mentioned in Seven Twelve extract
3. Search report for 30 years from 1994 to 2023 taken from Sub-Registrar Office at Nagpur
4. Any other relevant title- No
5. Litigations if any.- No.

Date : 26.05.2023



N. V Potdar
Advocate