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B.Com., L.L.B.
Advocate & Notary

Resi./Off.:
107, Ganesh Nagar,
Nagpur - 440 009.
Mobile : 9822736636

Ref. :

Date : 14-08-2023

FORMAT – A

(Circular No. 28 /2021)

To

Maha RERA
6 & 7th Floor, Housfin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex, Bandra (E)
Mumbai- 4000 051
Maha RERA
Administrative Building No. 1,
Civil Line, Nagpur- 440001.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect of All that peace and parcel of Mouza- Wanadongari, P.H. No. 46, Kh. No. 178 Part, area admeasuring 1858 Sq. Mtr., Malmata No. 19620, Ward No. 7, Within the limits of Nagar Parishad Wanadongari, Tah. Hingna, Dist. Nagpur. (hereinafter referred as the said land).

I have investigated the title of the said land on the request of M/S Matrix Royal Residency through its Proprietor Shri. Suchitkumar S/o Divan Ramteke and following documents i.e.:-

1) **Description of the property :-**

All that peace and parcel of Mouza- Wanadongari, P.H. No. 46, Kh. No. 178 Part, area admeasuring 1858 Sq. Mtr., Malmata No. 19620, Ward No. 7, Within the limits of Nagar Parishad Wanadongari, Tah. Hingna, Dist. Nagpur.

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2) The Document of allotment of land :- Sale Deed dated 23/12/2020, for Kh. No. 178 Part area admeasuring 1858 Sq. Mtr. executed by Shri. Madhukar S/o Hiraman Dakhare in favour of M/S Matrix Royal Residency through its Proprietor Shri. Suchitkumar S/o Divan Ramteke which is duly registered before the Sub-Registrar, Hingna at, Sr. No. 7649/2020.

3) 7/12 extract issued by Nagar Parishad Wanadongari, Dated 22/02/2023 mutation entry No. 15468.

4) Building Permit issued by Competent Authority, vide its Building Permit No. 748/2023, dated 21/03/2023. For residential construction till foundation level.

5) Search report for 30 years

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property. I found during my search notice that M/S Matrix Royal Residency through its Proprietor Shri. Suchitkumar S/o Divan Ramteke mortgage the Kh. No. 178 Part area admeasuring 1858 Sq. Mtr. with Navin Subhedar Nagari Sahakari Pat Sanstha Ltd. Nagpur, mortgage the said property for loan amount of Rs. 71,57,774/- and said mortgage deed executed on dated 17/01/2023, vide its Sr. No. 429/2023, before Sub-Registrar Hingna, hence I am of the opinion that except the above said mortgage I do not found any other entries regarding the encumbrances. That the title of M/S Matrix Royal Residency

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through its Proprietor Shri. Suchitkumar S/o Divan Ramteke in respect of said property is clear and marketable but the said property is not free from encumbrances, since it is mortgage with Navin Subhedar Nagari Sahakari Pat Sanstha Ltd. Nagpur.

All that peace and parcel of Mouza-Wanadongari, P.H. No. 46, Kh. No. 178 Part, area admeasuring 1858 Sq. Mtr., Malmata No. 19620, Ward No. 7, Within the limits of Nagar Parishad Wanadongari, Tah. Hingna, Dist. Nagpur.	M/S Matrix Royal Residency through its Proprietor Shri. Suchitkumar S/o Divan Ramteke

(i) Qualifying comments/remarks if any .. (No Comment)

In accordance with the available search from the online portal the Title of M/S Matrix Royal Residency through its Proprietor Shri. Suchitkumar S/o Divan Ramteke on the said land is good valid, marketable, clear and salable after clear the loan of Navin Subhedar Nagari Sahakari Pat Sanstha Ltd. Nagpur.

3/- The report reflecting the flow of the title of the M/S Matrix Royal Residency through its Proprietor Shri. Suchitkumar S/o Divan Ramteke on the said land is enclosed herewith as annexure.

Encl : Annexure

Dated:- 14/08/2023

(Advocate)
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(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

1) **7/12 Extract of Kh. No. 178 Part issued by Competent Authority, Hingna as on date of application for registration.**

The name of M/S Matrix Royal Residency through its Proprietor Shri. Suchitkumar S/o Divan Ramteke are recorded in the 7/12 Extract of Kh. No. 178 Part of Mouza- Wanadongari, P.H. No. 46, Kh. No. 178 Part, area admeasuring 1858 Sq. Mtr., Malmata No. 19620, Ward No. 7, Within the limits of Nagar Parishad Wanadongari, Tah. Hingna, Dist. Nagpur.

2) **Mutation Entry :-**

The 7/12 Extract of Kh. No. 178 Part issued by Competent Authority, Hingna that vide Mutation Entry/Ferfar Entry No. 15468 for Kh. No. 178 Part in the name of M/S Matrix Royal Residency through its Proprietor Shri. Suchitkumar S/o Divan Ramteke as owner of the said land.

3) **Search report for 30 years taken from Sub-Registrar Office at Hingna.**

WHEREAS, originally the property under transaction was belonging to Shri. Madhukar S/o Hiraman Dakhare, the said

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owner during his occupation applied for user change of the land from agriculture to Non-agriculture.

AND

WHEREAS, the user of the land was changed to Non-agriculture by the order of the District Collector on 03/02/2005 being order no. 231/2006/Rev.Case No.426/NAP-34/2005-2006 ;

AND

WHEREAS, after passing of above order the user of the land was changed into Non-agriculture, that later on the said owner has been agreed to sell the portion of the developed land described as ALL THAT piece and parcel of land bearing Kh. No.178 (Part) admeasuring 1858.580 Sq. mtrs., bearing P.H.no-46, municiapal house/property no.19620, Ward No.6 of Mouza – Wanadongri, Tahsil-Hingana, Dist-Nagpur; (hereinafter referred as said property/property under transaction)

AND

WHEREAS, accordingly the land under transaction was purchased by the vendor herein by making payment of the valuable consideration of Rs.80,00,000/- (Eighty Lakh Only) directly to the said previous owner till 2015. Hence the deed of sale was registered with the consent of the previous owner on

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23/12/2020 which was registered at Sr.no-7649/2020 in the books of the Sub-registrar Class-2 at Hingana ;

AND

WHEREAS, the deed of sale was suffering from certain typographical errors obviously being discovered later on, hence the deed of correction was executed to treat those errors and lacunas. The correction deed to the effect was registered on 14/09/2022 at Sr.no.5521 in the books of the Sub-registrar Class-2 at Hingana.

AND

WHEREAS, the vendor herein was already planning to develop the land into a fully fledged apartment ship, the vendor therefore acquired the regularization letter by making payment of the requisite development charges from the municipal council Wanadongri on 26/09/2022 vide letter no. R.L/1552/T.P.D/2022-23;

AND

WHEREAS, the Land Owners have decided to develop the aforesaid Property into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self-contained separate Apartments therein (Hereinafter called to and referred as the said 'Apartments' or

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'Residential Apartments') accordingly approached to the developers for development the said plot by constructing multistoried building thereon and sell the Apartments and commercial units to the prospective Purchaser(s) by giving assurance that there is no material or latent or patent defects in the property and title, possession etc. and the same is not only free from encumbrances, but it is marketable too and the Owners have absolute right and full authority to convey, assign and transfer right and interest in the said plot ;

AND

WHEREAS, the PROMOTER, for construction of a multi stored building on the said plot acquired sanction of a building Plan/permit from Municipal Council Wanadongri for construction, vide building plan/permit No. 748/2023 dated 21/03/2023 annexed herewith.

AND

WHEREAS, the said multi-storied buildings is named and styled as **"MATRIX ROYAL RESIDENCY"** (Hereinafter called to and referred as the said 'Scheme'/'Apartment Scheme'/'Multistoried Building'/ 'Building');

AND

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WHEREAS, the said scheme is submitted to the provisions of the Maharashtra Apartments Ownership Act, 1970 by the Land Owners, by executing Deed of Declaration dated 19/04/2023, which was duly registered in the office of the Sub-Registrar, Hingana bearing document No. 2941/2023 on even date;

Since Matrix Royal Residency through its Proprietor Shri. Suchitkumar S/o Divan Ramteke owner and possessor of Kh. No. 178 (Part) area admeasuring 1858 Sq. Mtrs. That all the transactions have been duly verified from the relevant records of Registrar of document/Revenue Department.

I have taken the search of Records of Registrar's office for last 30 years by paying the necessary search fee Vide receipt No. MH017902318202223E dated 30/03/2022 Department ID : 961739275 in the office of Dist. Registrar Pune Urban.

That for the purpose of verification of tile the following relating to said property are provided to us :-

i) 7/12 Extract of Kh. No. 178 Part.

ii) Sale Deed dated 23/12/2020, for Kh. No. 178 Part area admeasuring 1858 Sq. Mtr. executed by Shri. Madhukar S/o Hiraman Dakhare in favour of M/S Matrix Royal Residency through its Proprietor Shri. Suchitkumar S/o

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Divan Ramteke which is duly registered before the Sub-Registrar, Hingna at, Sr. No. 7649/2020.

iii) Building Permit issued by Nagar Parishad Wanadongari, Tah. Hingna, Dist. Nagpur, vide its Building Permit No. 748/2023, dated 21/03/2023.

iv) Regularization of Plot vide permit No. R.L. No. 1552/T.P.D./2022-23, dated 26/09/2022 issued by Nagar Parishand, Wanadongari signed by Chief Officer, Nagar Parishad, Wanadongari.

That all the aforesaid documents produced before by M/S Matrix Royal Residency through its Proprietor Shri. Suchitkumar S/o Divan Ramteke to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid owner. In the like manner it is further necessary to obtain an affidavit from the aforesaid owner that he has not executed any unregistered deed or document. Whereby his ownership rights are affected, diluted or third party interest is created.

That we have taken online search in respect of the aforesaid property from the web portal www.igrmaharshtra.gov.in by giving inputs of Kh. No. 178 Part of Mouza- Wanadongari in Tah. Hingna and Dist. Nagpur for the period of 30 (thirty) years.

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

4) **Any other relevant Title :** That M/S Matrix Royal Residency through its Proprietor Shri. Suchitkumar S/o Divan Ramteke mortgage the Kh. No. 178 Part area admeasuring 1858 Sq. Mtr. with Navin Subhedar Nagari Sahakari Pat Sanstha Ltd. Nagpur for loan amount of Rs. 71,57,774/- and said mortgage deed executed on dated 17/01/2023, vide its Sr. No. 429/2023, before Sub-Registrar Hingna.

5) **Litigations if any :** As per Search no litigations is found in respect of above said property.

Nagpur

Dated :- 14/08/2023

(Advocate)
M.M. ILLURKAR

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