

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

- a) ALL THAT piece and parcel of land bearing plot no 11 in Block No. N of the layout of the Scientific Cooperative Housing Society Limited admeasuring 8250 Sq. Ft. being a part or portion of the entire land bearing Kh. No. 4/1, 4/2, 7/2, 24, 25, 26/1, 26/2, 26/3, 26/4, Corporation House No. 284, CitynSurvey No. 387, Sheet No. 33 , Near Aath Rasta Chowk, Laxminagar, Mouza Ajni, Tahsil and District Nagpur and is bounded as under,

ON THE EAST : Plot No. 1 and 2 in Block N

ON THE WEST : 30 FT Wide Road

ON THE NORTH : 40 FT Wide Road

ON THE SOUTH : Plot No. 10 in Block N

I have investigated the title of the said plots on the request of M/s Omkara Buildcon (Power of Attorney Holder) through Partners Mr. Vitthal Ramchandra Bajirao, Mr. Sadanand Madhavrao Kokate, Mr. Ravindra Sewakram Sonkusare all resident of Nagpur and following documents i.e:-

1) Description of the property.

ALL THAT piece and parcel of land bearing plot no 11 in Block No. N of the layout of the Scientific Cooperative Housing Society Limited admeasuring 8250 Sq. Ft. being a part or portion of the entire land bearing Kh. No. 4/1, 4/2, 7/2, 24, 25, 26/1, 26/2, 26/3, 26/4, Corporation House No. 284, CitynSurvey No. 387, Sheet No. 33 , Near Aath Rasta Chowk, Laxminagar of Mouza Ajni, Tahsil and District Nagpur


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2) The documents of allotment of plot.

- i. Sale Deed dated 13/04/1961 for ALL THAT piece and parcel of land bearing plot no 11 in Block No. N of the layout of the Scientific Cooperative Housing Society Limited admeasuring 8250 Sq. Ft. being a part or portion of the entire land bearing Kh. No. 4/1, 4/2, 7/2, 24, 25, 26/1, 26/2, 26/3, 26/4, Corporation House No. 284, CitynSurvey No. 387, Sheet No. 33, Near Aath Rasta Chowk, Laxminagar of Mouza Ajni, Tahsil and District Nagpur executed by The Scientific Cooperative Housing Society Limited through its Honorary Secretaty Mr. D.M. Atrey in favour of Krishnarao Ramchandrarao Badkas, duly registered with the Office of the Sub-Registrar at Sr. No.2957
- ii. Property Card Issued by City Survey Officer-Nagpur-3 Mutation Entry No. (1) vide Ferfar No. 19879 on dated 14/12/2021
- iii. Property Card Issued by City Survey Officer-Nagpur-3 Mutation Entry No. (1) vide Ferfar No. 21009 on dated 24/09/2022
- iv. Agreement of Developement executed by Shri Ramchandra S/o Late Shri Krishnarao Badkas,(2) Shri Narayan S/o late Shri Krishnarao Badkas (3-a) Smt. Bharti Wd/o Jayant Badkas (3-b) Shri Abhijeet S/o Jayant Badkas (3-c) Ms. Bhagyashree Wakhere (4) Mrs. Priti W/o Ramesh Ghonge with M/s Omkara Buildcon , a partnership Firm, registered with the Sub Registrar 4 dated 20/12/2022 with serial no. 10970/2022.
- v. General Power of Attorney executed by (1) Shri Ramchandra S/o Late Shri Krishnarao Badkas,(2) Shri Narayan S/o late Shri Krishnarao Badkas (3-a) Smt. Bharti Wd/o Jayant Badkas (3-b) Shri Abhijeet S/o Jayant Badkas (3-c) Ms. Bhagyashree Wakhere (4) Mrs. Priti W/o Ramesh Ghonge in favour of M/s Omkara Buildcon a partnership Firm, registered with Sub Registrar -4 with serial no. 10971-2022.

3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion there is no litigation is pending in respect of ALL THAT piece and parcel of land bearing plot no 11 in Block No. N of the layout of the Scientific Cooperative Housing Society Limited admeasuring 8250 Sq. Ft. being a part or portion of the entire land bearing Kh. No. 4/1, 4/2, 7/2, 24, 25, 26/1, 26/2, 26/3, 26/4, Corporation House No. 284, CitySurvey No. 387, Sheet No. 33 of Mouza Ajni, Near Aath Rasta Chowk, Laxminagar Tahsil and District Nagpur in any court or before any authority.


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That the title of

- i. (1) Shri Ramchandra S/o Late Shri Krishnarao Badkas,(2) Shri Narayan S/o late Shri Krishnarao Badkas (3-a) Smt. Bharti Wd/o Jayant Badkas (3-b) Shri Abhijeet S/o Jayant Badkas (3-c) Ms. Bhagyashree Wakhere (4) Mrs. Priti W/o Ramesh Ghonge

is clear, Marketable and without any encumbrances.

Owners of the Land

- i. (1) Shri Ramchandra S/o Late Shri Krishnarao Badkas,(2) Shri Narayan S/o late Shri Krishnarao Badkas (3-a) Smt. Bharti Wd/o Jayant Badkas (3-b) Shri Abhijeet S/o Jayant Badkas (3-c) Ms. Bhagyashree Wakhere (4) Mrs. Priti W/o Ramesh Ghonge

The report reflecting the flow of the title of

- i. (1) Shri Ramchandra S/o Late Shri Krishnarao Badkas,(2) Shri Narayan S/o late Shri Krishnarao Badkas (3-a) Smt. Bharti Wd/o Jayant Badkas (3-b) Shri Abhijeet S/o Jayant Badkas (3-c) Ms. Bhagyashree Wakhere (4) Mrs. Priti W/o Ramesh Ghonge

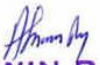
is enclosed herewith as annexure.

REMARKS :

- A) (1) Shri Ramchandra S/o Late Shri Krishnarao Badkas,(2) Shri Narayan S/o late Shri Krishnarao Badkas (3-a) Smt. Bharti Wd/o Jayant Badkas (3-b) Shri Abhijeet S/o Jayant Badkas (3-c) Ms. Bhagyashree Wakhere (4) Mrs. Priti W/o Ramesh Ghonge entered in to an Agreement of Development with M/s Omkara Buildcon , a partnership Firm, having its office at Plot No. 180, Bajaj Nagar, Nagpur-440010, Tahsil and District Nagpur for developing the above plot of land registered with the Sub Registrar 4 dated 20/12/2022 with serial no. 10970/2022.
- (B) (1) Shri Ramchandra S/o Late Shri Krishnarao Badkas,(2) Shri Narayan S/o late Shri Krishnarao Badkas (3-a) Smt. Bharti Wd/o Jayant Badkas (3-b) Shri Abhijeet S/o Jayant Badkas (3-c) Ms. Bhagyashree Wakhere (4) Mrs. Priti W/o Ramesh Ghonge has executed a General Power of Attorney in favour of M/s Omkara Buildcon a partnership Firm, having its office at Plot No. 180, Bajaj Nagar, Nagpur-440010, Tahsil and District Nagpur, registered with Sub Registrar -4 with serial no. 10971-2022.

ENCL : ANNEXURE

Date : 16/12/2023


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Res. : 54 Sawarkar Nagar,
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Ashwin R. Patil
ADVOCATE

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

FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7/12 Extract / PR Card as on date of application for Registration.
- 2) Mutation Entry No. 19879 dated 14/12/2021
- 3) Mutation Entry No. 21009 dated 24/09/2022

NARRATION ON FLOW OF TITLE:

Whereas all that piece and parcel of land bearing plot no 11 was allotted by Nagpur Improvement Trust to the Scientific Co-operative Housing Society Limited under the Cooperative Societies Act vide agreement dated 13th day of April, 1942 and 22nd February, 1952 . The property was since owned by the society.

Whereas The Scientific Cooperative Housing Society through its Honorary Secretary Shri D.M. Atrey transferred the above land to Shri Krishnarao Rameshchandra Rao Badkas, resident of Nagpur. Thereafter after the death of Shri Krishnarao Rameshchandrarao Badkas , the property by inheritance got transferred to his legal heirs namely (1) Shri Rameshchandra S/o late Shri Krishnarao Badkas (2) Shri Narayan S/o Late Shri Krishnarao Badkas (3) Shri Jayant S/o Late Shri Krishnrao Badkas (4)Mrs. Priti W/o Ramesh Ghonge.

Whereas after the death of Shri Jayant S/o Late Shri Krishnarao Badkas , his share got transferred to his legal heirs namely (1) Smt. Bharti Wd/o Jayant Badkas (2) Shri Abhijeet S/ Jayant Badkas (3) Ms. Bhagyashree Wakhare.


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Whereas (1) Shri Ramchandra S/o Late Shri Krishnarao Badkas,(2) Shri Narayan S/o late Shri Krishnarao Badkas (3-a) Smt. Bharti Wd/o Jayant Badkas (3-b) Shri Abhijeet S/o Jayant Badkas (3-c) Ms. Bhagyashree Wakhere (4) Mrs. Priti W/o Ramesh Ghonge entered in to an Agreement of Development with M/s Omkara Buildcon , a partnership Firm, having its office at Plot No. 180, Bajaj Nagar, Nagpur-440010, Tahsil and District Nagpur for developing the above plot of land registered with the Sub Registrar 4 dated 20/12/2022 with serial no. 10970/2022.

Whereas (1) Shri Ramchandra S/o Late Shri Krishnarao Badkas,(2) Shri Narayan S/o late Shri Krishnarao Badkas (3-a) Smt. Bharti Wd/o Jayant Badkas (3-b) Shri Abhijeet S/o Jayant Badkas (3-c) Ms. Bhagyashree Wakhere (4) Mrs. Priti W/o Ramesh Ghonge has executed a General Power of Attorney in favour of M/s Omkara Buildcon a partnership Firm, having its office at Plot No. 180, Bajaj Nagar, Nagpur-440010, Tahsil and District Nagpur, registered with Sub Registrar -4 with serial no. 10971-2022.

4. Any other relevant Title : No

5. Any Other Litigation : No

Place : Nagpur

Dated : 16/12/2023


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