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Ashwin R. Patil
ADVOCATE

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

ALL THAT piece and parcel of land bearing amalgamated Plot no. 5,adm. 1912.22 Sq. (1910.95 as per sanctioned map Dated 02/05/2024) Mtrs. bearing CTS No.1659/1&2, Sheet No.13/59, KH No.224,Ward No.66, Mouje Sitabuldi, Street: Henessey Road Village: Nagpur Taluka and District Nagpur-440001 and is bounded as under:

To the East : Property Of Chitnavis,
To the West : Chitnavis Marg,
To the North : Vrindavan Apartments
To the South : Proper of Chitnavis

I have investigated the title of the said plots on the request of M/s Sai Aarnav Realty Pvt Ltd through its Director Shri Sourav Mukerji having its registered office at First Floor, Sai Point House, Near Minal Apartments, Ganeshwadi, Thane-400601 and following documents i.e:-

1) Description of the property.

ALL THAT piece and parcel of land bearing amalgamated Plot no. 5,adm. 1912.22 Sq. Mtrs. (1910.95 as per sanctioned map Dated 02/05/2024) bearing CTS No.1659/1&2, Sheet No.13/59, KH No.224,Ward No.66, Mouje Sitabuldi, Street: Henessey Road Village: Nagpur Taluka and District Nagpur-440001

2) The documents of allotment of plot.

i. Registered Agreement to Sell executed by Smt. Kusum Vijaykumar Panchmatia and Shri Rajiv Vijaykumar Panchmatia in favour of M/s Sai Aarnav Realty Private Limited on 15/12/2023 bearing serial no. 10841/2023.
ii. General Power of Attorney executed by Smt. Kusum Vijaykumar Panchmatia and Shri Rajiv Vijaykumar Panchmatia in favour of M/s Sai Aarnav Realty Private Limited on 15/12/2023
iii. Sale Certificate executed by Union Bank of India in favour of Dilip Amrutrao Bobde Patil on 18/10/2023 bearing Serial No. 9124-2023.

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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 amalgamated Plot no. 5,adm. 1912.22 Sq. Mtrs. (1910.95 as per sanctioned map Dated 02/05/2024) bearing CTS No.1659/1&2, Sheet No.13/59, KH No.224,Ward No.66, Mouje Sitabuldi, Street: Henessey Road Village: Nagpur Taluka and District Nagpur-440001

in any court or before any authority.

That the title of

(1) M/s Sai Aarnav Realty Private Limited (2) Smt. Kusum Vijaykumar Panchmatia (3) Shri Rajiv Vijaykumar Panchmatia (4) Shri Dilip Amrutrao Bobde Patil

is clear,Marketable and without any encumbrances.

Owners of the Land

For ALL THAT piece and parcel of land bearing amalgamated Plot no. 5,adm. 1910.9 Sq. Mtrs. bearing CTS No.1659/1&2, Sheet No.13/59, KH No.224,Ward No.66, Mouje Sitabuldi, Street: Henessey Road Village: Nagpur Taluka and District Nagpur-440001

(1) M/s Sai Aarnav Realty Private Limited (2) Smt. Kusum Vijaykumar Panchmatia (3) Shri Rajiv Vijaykumar Panchmatia (4) Shri Dilip Amrutrao Bobde Patil

The report reflecting the flow of the title of

(1) M/s Sai Aarnav Realty Private Limited (2) Smt. Kusum Vijaykumar Panchmatia (3) Shri Rajiv Vijaykumar Panchmatia (4) Shri Dilip Amrutrao Bobde Patil

is enclosed herewith as annexure.

REMARKS :

i. Smt. Kusum Vijaykumar Panchmatia and Shri Rajiv Vijaykumar Panchmatia executed Registered Agreement to Sell in favour of M/s Sai Aarnav Realty Private Limited on 15/12/2023 bearing serial no. 10841/2023.
ii. Smt. Kusum Vijaykumar Panchmatia and Shri Rajiv Vijaykumar Panchmatia executed General Power of Attorney in favour of M/s Sai Aarnav Realty Private Limited on 15/12/2023.

ENCL : ANNEXURE

Date : 07/05/2024

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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. 12917 dated 07/02/2024

3) Mutation entry no 12806 dated 04/01/2024

4) Mutation entry no. 10096 dated 24/04/2019

NARRATION ON FLOW OF TITLE:

LAND AREA ADM. 1354.05 Sq. Mtrs.

WHEREAS ALL THAT Piece and Parcel of land comprising Kh. No. 224 of Mouza SITABULDI, bearing Corporation House No. 309. City Survey No. 1659 and Sheet No. 13/59, Chalta No. 2 of Mouza SITABULDI, situate at Chitnavis Marg. Civil Lines, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 66, Circle No. 20 and Division No. 8 in Tahsil and District - NAGPUR, Originally belonged to Shri. Gangadhar S/o Madhavrao Chitnavis and others, being their separate property, AND

WHEREAS the said Shri. Gangadhar S/o Madhavrao Chitnavis and others lateron jointly transferred the said entire property by way of Sale to Shri Vallabh Co- operative Housing Society Limited, A Society duly Registered under The Maharashtra Co-operative Societies Act, 1960 (XXIV of 1961) bearing Registration No. NGP/HSG/1131 Dated 30-11-1981 having its Office at Nagpur by a Sale Deed Dated 20- 3-1982, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 2492(P) on 23-4-1982; AND

WHEREAS the said Shri Vallabh Co-operative Housing Society Limited lateron prepared a layout of the said entire land by carving out various Residential Plots of different sizes therein for the allotment to its Share Holder Members; AND

WHEREAS the said Society lateron transferred a Piece of land out of its aforesaid layout bearing Plot No. 5 containing by admeasurement 14475.75 Sq. FL. (OR 1354.05 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 224 of Mouza SITABULDI, bearing City Survey No. 1659

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and Sheet No. 13/59 of Mouza - SITABULDI, situate at Chitnavis Marg, Civil Lines, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 66 in Tahsil and District - NAGPUR by way of Sale to its Share Holder Members namely Shri. Vijay S/o Laxmidas Panchmatia, Shri. Jaidev Slo Laxmidas Panchmatia and Smt. Umaben W/o Laxmidas Panchmatia, by Sale Deed Dated 21-8-1982, which is duly Registered in the Office of Joint Sub-Registrar-III, Nagpur in Addl. Book No. 1, Volume No. 472 on Pages 39 to 42 at Sr. No. 5600(P) on 25-8-1982;

WHEREAS the said Shri. Vijay S/o Laxmidas Panchmatia, Shri. Jaidev Slo Laxmidas Panchmatia and Smt. Umaben W/o Laxmidas Panchmatia lateron constructed a Double Storeyed Residential House on the said Plot No. 5 covering a total Built-up area of 679.712 Sq. Mtrs., bearing Corporation House No. 309E, City Survey No. 1659/2 and Sheet No. 13/59 of Mouza - SITABULDI in accordance with the Plan duly sanctioned and approved by the Assistant Building Engineer of the Nagpur Municipal Corporation vide his Building Permit No. 19/EPR/66 Dated 31-1-1984; AND

WHEREAS during her life time the said Smt. Umaben W/o Laxmidas Panchmatia executed her LAST WILL AND TESTAMENT on 19-12-2007 and thereby she had bequeathed her Undivided 1/3rd share and interest in the said property to her 2 sons namely Shri. Vijay and Shri. Jaidev absolutely forever with heritable and transferable rights therein, AND

WHEREAS the said Smt. Umaben W/o Laxmidas Panchmatia breathed her last on 14-4-2009 and consequent upon her death/demise, her Undivided 1/3rd share and interest in the said property devolved upon her 2 sons namely Shri. Vijay and Shri. Jaidev in terms of her Last Will Dated 19-12-2007: AND

WHEREAS the said Shri. Vijay S/o Laxmidas Panchmatia and Shri. Jaidev S/o Laxmidas Panchmatia lateron effected a Partition of the said entire property comprising Plot No. 5 Togetherwith the existing Double Storeyed Residential House standing thereon in between them on 21-5-2010 and thereby a Piece of land containing by admeasurement 7258.40 Sq. FL. (OR 674.328 Sq. Mtrs.) comprising the Southern Portion of the said Plot No. 5 Togetherwith the existing Double Storeyed Residential House standing thereon covering a Built-up area of 317.9475 Sq. Mirs, was allotted to the exclusive share of Shri. Vijay S/o Laxmidas Panchmatia absolutely forever with heritable and transferable rights therein. By the same Deed of Partition the remaining piece of Land containing by admeasurement 7316.35 Sq. Ft. (OR 679.712 Sq. Mirs.) comprising the Northern Portion of the said Plot No. 5 Togetherwith the existing Double Storeyed Residential House standing thereon covering a Built-up area of 317.9475 Sq. Mtrs. was allotted to the exclusive share of Shri. Jaidev S/o Laxmidas Panchmatia absolutely forever with heritable and transferable rights therein. The said Double Storeyed House was vertically partitioned between the said 2 Brothers. The said Deed of Partition Dated 21-5-2010 is duly Registered in the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 2567 on even date: AND

WHEREAS the said Shri. Vijay S/o Laxmidas Panchmatia lateron transferred his aforesaid property comprising the Southern Portion of the said Plot No. 5 containing by admeasurement 7258.40 Sq. FL (OR 674.328 Sq. Mtrs.) Togetherwith the existing Double Storeyed Residential House standing thereon covering a Built-up area of 317.9475 Sq. Mtrs., bearing Corporation

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House No. 309/E/1, City Survey No. 1659/2 and Sheet No. 13/59 of Mouza SITABULDI by way of Gift to his wife Mrs. Kusum W/o Vijaykumar Panchmatia and son Shri. Rajiv Slo Vijaykumar Panchmatia, the Vendors hereinabovenamed, jointly by Gift Deed Dated 7-12-2018, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1at Sr. No. 6325 on 10-12-2018.

Smt. Kusum Vijaykumar Panchmatia and Shri Rajiv Vijaykumar Panchmatia executed Registered Agreement to Sell in favour of M/s Sai Aarnav Realty Private Limited on 15/12/2023 bearing serial no. 10841/2023.

Smt. Kusum Vijaykumar Panchmatia and Shri Rajiv Vijaykumar Panchmatia executed General Power of Attorney in favour of M/s Sai Aarnav Realty Private Limited on 15/12/2023

Whereas Shri. Jaidev S/o Laxmidas Panchmatia owning the northern portion of plot no. 5 admeasuring 7316.35 Sq. Ft. (OR 679.712 Sq. Mtrs.) offered the above portion owned by him to the union bank of india as Collateral Security against the amount borrowed by M/s L B Industries Pvt Ltd.

M/s L B Industries Pvt Ltd. could not repay the loan borrowed by them and hence the property was auctioned by Union bank of India which was purchased by Shri Dilip Amrutrao Bobde patil vide Sale Certificate on 19/10/2023 bearing serial no. 9124-2023. Thus Shri Dilip Amrutrao Bobde patil became cLawful owner of the property adm. 7316.35 Sq. Ft. (OR 679.712 Sq. Mtrs.) Kh. No. 224, Mouza Sitabuldi, CTS No. 1659/1, Sheet No. 13/59, Chitnavis marg, Civil Lines, Nagpur.

LAND ADM. 558.15 SQ. MTRS.

WHEREAS all that piece and parcel of land bearing Khasra No.224 admeasuring 94242 Sq. Ft. (OR 8755.08 Sq. Mt.) of Mouza SITABULDI, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 1659/1 and Sheet No. 59, situated at Sir Gangadharrao Chitnavis Marg (Old Henessy Road), 309 Civil Lines, Nagpur; within the limits of the Nagpur Municipal Corporation Ward No. 66 in Tahsil and District NAGPUR, originally belonged to Shri Madhavrao son of Gangadharrao Chitnavis, being his separate property; AND

WHEREAS out of the aforesaid entire land an area of 8465.5 Sq. Mt. is converted for Non-Agricultural (Residential) use by the Collector/Sub-Divisional Office, Nagpur vide his Order Dated 30-04-1974 passed in Revenue Case No. 11/NAP-36/1973-74 of Mouza Sitabuldi; AND

WHEREAS the aforesaid Shri Madhavrao son of Gangadharrao Chitnavis alongwith his family members namely (i) Smt. Laxmibai wife of Madhavrao Chitnavis and (ii) Shri Gangadhar son of Madhavrao Chitnavis later on by a Deed of Partition Dated 01-01-1953 partitioned their various ancestral joint properties, including the aforesaid property between them and in terms of which the aforesaid property comprising all that Piece and Parcel of land bearing Khasra No.224 admeasuring 94242 Sq. Ft. (OR 8755.08 Sq. Mt.) of Mouza SITABULDI, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 1659/1 and Sheet No. 59, situated at Henessey Road, Civil Lines, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 66 in Tahsil and District NAGPUR was allotted to the exclusive share of Shri Gangadhar son of Madhavrao Chitnavis absolutely forever with heritable and transferable rights therein. The said partition Deed is duly registered at the Office of the

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Sub-Registrar Nagpur in Addl. Book No. I, Volume No. 188 on Pages 95 to 135 at Sr. No. 89 on 09-02-1953. As a result therefore the said Shri Gangadhar son of Madhavrao Chitnavis became the Owner of the said Piece of land with heritable and transferable rights therein and the same was also accordingly mutated in his name in the property Card of City Survey; AND

WHEREAS accordingly a 7/12 Extract regarding the aforesaid property bearing Khasra No. 224, admeasuring 94242 Sq. Ft. (OR 8755.08 Sq. Mt.) Rental Rs. 23/- held in Occupancy Class-1 Rights of Mouza Sitabuldi P.S.K. 8 Khate No. 71, situated at Sir Gangadharrao Chitnavis Marg (Old Henessy Road), Civil Lines, Nagpur, Tahsil and District NAGPUR is also issued by Tahsildar, Nagpur in favour of Shri Gangadhar son of Madhavrao Chitnavis; AND

WHEREAS the said Shri Gangadhar son of Madhavrao Chitnavis later on constructed the Residential Bungalow and Servant Quarters on the said piece of land bearing Corporation House No. 288 (Old) City Survey No. 1659/1 and Sheet No. 59, of Mouza SITABULDI in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Municipal Corporation Nagpur vide his Building Permit No. 288/EIBP Dated 20-04-1957. The said Plan was further revised and it bears Revised Building Permit No. 150/EPR Dated 03-10-1962; AND

WHEREAS the aforesaid Shri Gangadhar son of Madhavrao Chitnavis expired on 27-06-2003 and consequent upon his death/ demise his aforesaid property devolved upon his widow Smt. Rajlaxmi Gangadhar Chitnavis, only son Shri Milind Gangadhar Chitnavis and only daughter namely Miss. Awantika Gangadhar Chitnavis, the Vendors hereinabove named jointly by way of intestate succession being the only legal heirs of the deceased. As a result therefore the Vendors hereinabove named have now become the joint/co-owners of the aforesaid property with heritable and transferable rights therein and the same in also accordingly mutated in their joint names in all relevant records as also on the property Card of City Survey vide Ferfar Entry No. 8253 on 22-09-2016. The aforesaid persons sold some of the land to various persons by various sale deed. The aforesaid persons are in possession of remaining land with structure thereon; AND

Whereas out of the above land , Smt. Rajlaxmi Gangadhar Chitnavis, Shri Milind Gangadhar Chitnavis and Miss. Awantika Gangadhar Chitnavis transferred Land adm .558.15 Sq. Mtrs. by way of Sale to Shri Shyamal Jaidev Panchmatia on 29/06/2017 vide serial no. 4440-2017.

Whereas Smt. Rajlaxmi Gangadhar Chitnavis, Shri Milind Gangadhar Chitnavis and Miss. Awantika Gangadhar Chitnavis mortgaged the above property with Union bank of india as Collateral Security for the amount borrowed by M/s L B Industries Pvt Ltd. And somehow M/s L B Industries Pvt Ltd was not able to repay the amount borrowed to Union Bank of India , hence the above property was auctioned by Union bank of India and the property was purchased by Shri Dilip Amrutrao Bobde Patil through Sale Certificate on 19/10/2023 vide serial no. 9124/2023.

4. Any other relevant Title : No

5. Any Other Litigation : No

Place : Nagpur

Dated : 07/05/2024

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