



CHALLAN
MTR Form Number-6



GRN	MH003735640202425E	BARCODE			Date	18/06/2024-15:56:38		Form ID				
Department					Inspector General Of Registration							
Search Fee					Payer Details							
Type of Payment					Other Items							
Office Name					NGP1_HQR SUB REGISTRAR NAGPUR 1							
Location					NAGPUR							
Year					2024-2025 One Time							
Account Head Details					Amount In Rs.		Premises/Building					
0030072201 SEARCH FEE					750.00		Road/Street					
							Area/Locality					
							Town/City/District					
							PIN					
					Remarks (If Any)							
Total					750.00		Amount In					
							Seven Hundred Fifty Rupees Only					
							Words					
Payment Details					STATE BANK OF INDIA							
Cheque-DD Details					FOR USE IN RECEIVING BANK							
Cheque/DD No.					Bank CIN		Ref. No.		00040572024061871731		CK00BVKEP8	
Name of Bank					Bank Date		RBI Date		18/06/2024-15:24:59		Not Verified with RBI	
Name of Branch					Bank-Branch		STATE BANK OF INDIA					
					Scroll No. , Date		Not Verified with Scroll					

Department ID :

Mobile No. : 9371177727

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



RAJ AHUJA AND ASSOCIATES

Advocates

**BLOCK NO.9(BASEMENT), DHANASHREE COMPLEX, BESIDES HOTEL
HARDEO, SITABULDI, NAGPUR-12 (M) 9371177727**

advrajahuja@gmail.com

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

ALL THAT piece and parcel of land adm.2024 Sq. Mtrs. Situated at Plot no.1 CTS. No. 101(Part), Sheet No. 259, 260, 269, 270 and 271KH. NO. 419, 420, 424,426/1, House No. 881, Ward No. 8, Umrer Road, Ganeshpeth, Nagpur, Tahsil and District Nagpur, and bounded as under.

TO THE EAST : Other part of Layout

TO THE WEST :Other Part of Layout

TO THE NORTH :Other Part of Layout,

TO THE SOUTH :Other Part of Layout

I have investigated the title of the said Land on the request of Goldbricks Infrastructure Private Limited through its Authorized Signatory Shri Rajesh Saraogi S/o Satyanarayan Saraogi and following documents i.e:-

1) Description of the property.

ALL THAT piece and parcel of land adm.2024 Sq. Mtrs. Situated at Plot no.1 CTS. No. 101(Part), Sheet No. 259, 260, 269, 270 and 271KH. NO. 419, 420, 424,426/1, House No. 881, Ward No. 8, Umrer Road, Ganeshpeth, Nagpur, Tahsil and District Nagpur

2) The documents of allotment of plot

1. Copy of sale deed dated 21.07.2008 bearing No. NGN-4/4037/2008 executed by the National Corporation Limited (Model Mills) in favour of M/s Gold Bricks Infrastructure Pvt. Limited
2. Property card bearing mutation entry no. 280 dated 26.03.2009.



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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, I am of the opinion there is no litigation is pending in respect of

ALL THAT piece and parcel of land adm.2024 Sq. Mtrs.Situated at Plot no.1 CTS. No. 101(Part), Sheet No. 259, 260, 269, 270 and 271KH. NO. 419, 420, 424,426/1, House No. 881, Ward No. 8, Umrer Road, Ganeshpeth, Nagpur, Tahsil and District Nagpur

in any court or before any authority.

That the title of M/s Gold Bricks Infrastructure Pvt. Limited for

ALL THAT piece and parcel of land adm.2024 Sq. Mtrs. Situated at Plot no.1 CTS. No. 101(Part), Sheet No. 259, 260, 269, 270 and 271KH. NO. 419, 420, 424,426/1, House No. 881, Ward No. 8, Umrer Road, Ganeshpeth, Nagpur, Tahsil and District Nagpur

is clear, Marketable .

Owners of the Land :M/s Gold Bricks Infrastructure Pvt. Limited for

ALL THAT piece and parcel of land adm.2024 Sq. Mtrs.Situated at Plot no.1 CTS. No. 101(Part), Sheet No. 259, 260, 269, 270 and 271KH. NO. 419, 420, 424,426/1, House No. 881, Ward No. 8, Umrer Road, Ganeshpeth, Nagpur, Tahsil and District Nagpur

The report reflecting the flow of the title of

M/s Gold Bricks Infrastructure Pvt. Limited

ALL THAT piece and parcel of land adm.2024 Sq. Mtrs. Situated at Plot no.1 CTS. No. 101(Part), Sheet No. 259, 260, 269, 270 and 271KH. NO. 419, 420, 424,426/1, House No. 881, Ward No. 8, Umrer Road, Ganeshpeth, Nagpur, Tahsil and District Nagpur

is enclosed herewith as annexure.

REMARKS :

The property ALL THAT piece and parcel of land adm.2024 Sq. Mtrs. Situated at Plot no.1 CTS. No. 101(Part), Sheet No. 259, 260, 269, 270 and 271KH. NO. 419, 420, 424,426/1, House No. 881, Ward No. 8, Umrer Road, Ganeshpeth, Nagpur, Tahsil and District is owner by Gold Bricks Infrastructure Pvt Ltd.

ENCL : ANNEXURE

Date : 18/06/2024



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RAJ AHUJA AND ASSOCIATES

Advocates

**BLOCK NO.9(BASEMENT), DHANASHREE COMPLEX, BESIDES HOTEL
HARDEO, SITABULDI, NAGPUR-12 (M) 9371177727**

advrajahuja@gmail.com

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. (1) videferfar no. 280 dated 26.03.2009.

NARRATION ON FLOW OF TITLE:

ALL THAT piece and parcel of land adm.2024 Sq. Mtrs. situated at Plot no.1 CTS. No. 101(Part), Sheet No. 259, 260, 269, 270 and 271KH. NO. 419, 420, 424,426/1, House No. 881, Ward No. 8, Umrer Road, Ganeshpeth, Nagpur, Tahsil and District Nagpur

Whereas by Deed of Conveyance dated 21.7.2008, National Textile Corporation (Maharashtra) Ltd. (unit Model Mills) has conveyed unto Goldbricks all that piece and parcel of land bearing Survey No.101 (part) bearing Sheet Nos. 259, 260, 269, 270 and 271 of Mouza Nagpur, admeasuring 117257 sq. mts. or thereabout along with buildings and structures standing thereon situated at Ganesh Peth, Nagpur-440018. The said Deed of Conveyance is duly registered with the Office of the Sub Registrar, Nagpur City under registration no. NGN-4-04037 of 2008.

Whereas Goldbricks Infrastructure Private Limitedintended to develop the said Larger Property for residential/commercial purpose in phased manner. The Owner/Developer has made necessary application to Nagpur Municipal Corporation ("Nagpur Municipal Corporation" / "NMC") and other concerned authorities and submitted layout plan for development of the said Larger Property which has been duly sanctioned by NMC vide Letter No. NMC/ TPD/ Sanctioned layout/ 1018 dated 3.10.2009.

In accordance with the said approval, Goldbricks Infrastructure Private Limited have complied with terms and conditions and also paid requisite premium as payable by them to NMC.

Upon payment of premium, an agreement came to be executed on 5.03.2010 between Nagpur Municipal Corporation and The Owner/Developer whereby the Nagpur Municipal Corporation accorded its final sanction to the layout of the said Larger Property. In accordance with the final sanction following were required to be done:



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- (i) Develop and hand over to the Nagpur Municipal Corporation internal layout road ("Internal Road") admeasuring about 376.22 sq.mts.
- (ii) Develop and maintain open space admeasuring about 13191.41 sq.mts. ("Recreational Grounds") and further that whenever called upon by the Hon'ble Municipal Commissioner to do so, in accordance with the provisions of Development Control Rules, hand over the same to the Planning Authorities for the nominal sum of Re.1/-.
- (iii) Construct and hand over library building admeasuring about 2931.435 sq. mts. (built up area) ("Library Building"), for which FSI/TDR will be made available as and when the land demarcated for the library building is handed over to the Nagpur Municipal Corporation. Eventually the use of the said land was changed to construction of Water tank and the land has already been handed over to the Nagpur Municipal Corporation.
- (iv) In addition to the aforesaid The Owner/Developer have provided amenity open space no.1 and 2 having aggregate area admeasuring about 14657.12 sq. mts. ("Amenity Open Space I and II"), which is required to be handed over to the Nagpur Municipal Corporation, for which the Owner/ Developer are entitled to FSI/TDR. Out of which Amenity Space -1 has already been handed over to Nagpur Municipal Corporation.

The Government of Maharashtra vide its Notification No.TDS-2409/750/CR-74/10/UD-9 dated 17.7.2010 increased the permissible FSI to 1.50 for the residential use and additional 0.50 for commercial use in congested area of Nagpur where the said Larger Property is situated. Accordingly Owner/Developer submitted a revised layout as well as the revised building plans. Nagpur Municipal Corporation has tentatively sanctioned the revised layout under Sanction No.NMC/TPD/Sanction layout /11 dated 24.2.2012. Final Layout sanction of which was accorded under letter no. NMC/TPD/revised layout final sanction/19 on 19/11/2018.

Pursuant to the abovementioned sanctions, the Nagpur Municipal Corporation vide Letter dated 07.07.2018 bearing no. Ja/Kr./NMC/NRV/510 has granted approval for providing Elevated Surface Reservoir i.e. "ESR" in place of the earlier sanctioned Library Building forming part of the layout of the said Larger Property on payment of bank guarantee and other terms and conditions as stated therein.

Goldbricks Infrastructure Private Limited are carrying on construction activities in the said Larger Property in a phased manner, for which the Owner/Developer had got sanctioned



plans by the Corporation vide their Building Permit No. 259/BP/Nagpur/TP/NMC/1412 dated 28.05.2010, revised Building Permit No.02/BP/Nagpur/TP/NMC/163 dated 07.04.2012 and Building permit No. 253/BP/Nagpur/TP/NMC/274 dated 03/08/2019. That the Owner/Developer has also received Building Permit no. 761/BP/Nagpur/TP/NMC/374 dated 14/02/2022.

Goldbricks Infrastructure Private Limited intends to carry out the development of the said Project in a phase-wise and segment-wise manner.

Goldbricks Infrastructure Private Limited has accordingly completed construction of the Building(s)/Tower(s) A, B, C, D, E, F & Villas on the Phase Land in accordance with the approved plans and has also received occupancy certificate(s) letter no. NMC/TDP/OC Certificate (Part) 20-6/P. No. 41/108, NMC/TDP/OC Certificate (Part) 20-6/P. No. 41/109 dated 07.08.2015, NMC/TDP/OC Certificate (Part) 20-6/P. No. 41/110 dated 27/10/2015, NMC/TDP/OC Certificate (Part) 20-6/P. No. 41/111 dated 10/11/2015, NMC/TPD/O.C./69 dated 27/12/2019 and letter no. NMC/TPD/OC/52 dated 02/11/2021 from Nagpur Municipal Corporation.

Goldbricks Infrastructure Private Limited intends to develop the remaining part of the said Larger Property i.e. area other than the Internal Road, Library Building, Recreational Grounds, Amenity Open Space I & II, as well as open space by constructing a complex/project to be known as "Anandam World City" in a phased manner comprising of, multi storied buildings, villas, shopping and commercial complex or for such other purpose as may be permissible in accordance with the unified Development Control Regulations.

The Environment Department has provided its clearance for construction vide outward no. SEAC-2010/CR.128/TC.2 in its 27th meeting held on 17th September 2010 which subsequently came to be revalidated for a further period of 7 (seven) years vide letter no. SEIAA-2009/CR-16/TC-3 dated 12th December 2015. The Environment Department has provided its revised clearance in its SEIAA 139th meeting, held on September 28, 2018, vide SEIAA-EC-0000000459 issued on October 26, 2018 on terms more particularly set out therein.



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In accordance with approved plans bearing No : NMO/RB/2024/APL/00221 dated : 14.06.2024 , the Owner/Developer is further developing a portion of land adm : 2024 Sq. Mtrs. bearing Plot No. 1, City Survey No. 101/1 (part), House No. 881, Ward No. 8, Sheet Nos. 259, 260, 269, 270 and 271 of Mouza Nagpur, KH No. 419, 420, 424 and 426/1 situated at Model Mill Compound, Umrer Road, Nagpur under the names and styles of "Tower H" & "Tower M"

4. Any other relevant Title :No

5. Any Other Litigation :No

Place :Nagpur

Date :18/06/2024

P. J. J.

