

KISHOR S. GAUTAM
ADVOCATE

Resi: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.

Court : 214, II Floor, Nyaya Mandir, Nagpur.

MOBILE NO. – 09422119476

Email : gautamcourt9@gmail.com

To,

Maha RERA

LEGAL TITLE REPORT

1) Sub: Title Clearance Certificate with respect to all that piece and parcel of land bearing Kh No.**6/2**, admeasuring **873.466 Sq. Mtrs** (0.10 Hectares i.e 1000.00 Sq. Mt. Less area of the proposed road of 126.534 Sq.Mtrs. Land revenue Rs.2.25 per year , with occupant class-I rights, situated at Mauza: Jaripatka, bearing City Survey No.3, Sheet No.4, within the limits of Nagpur Improvement Trust, Nagpur Municipal Corporation Nagpur, Tah. and Dist. NAGPUR and bounded as under :-

On the East by	:Krushnaarjun Apartment
On the West by	:Trimurti Apartment
On the North by	:18 MT. Wide Road
On the South by	:Open Land of Nawab & Road

(hereinafter referred as the said Property)

I have investigated the title of the said Property on the request of M/S RAJVAIBHAV INFRA , NAGPUR and following documents

i) Description of Property

All that piece and parcel of land bearing Kh No.**6/2**, admeasuring **873.466 Sq. Mtrs** (0.10 Hectares i.e 1000.00 Sq.Mt. Less area of the proposed road of 126.534 Sq.Mtrs. Land revenue Rs.2.25 per year , with occupant class-I rights, situated at Mauza: Jaripatka, bearing City Survey No. 3, Sheet No.4, within the limits of Nagpur Improvement Trust, Nagpur Municipal Corporation Nagpur, Tah. and Dist. NAGPUR and bounded as under :-



On the East by :Krushnaarjun Apartment
On the West by :Trimurti Apartment
On the North by :18 MT Wide Road
On the South by :Open Land of Nawab & Road

ii) The Documents (Sale Deeds) of the aforesaid property :

Khasra No.	Date	S.R.O. No.	Registration No.
6/2	21/04/1989	1	5802
6/2	04/04/2022	5	2024-2022

iii) Property Card issued by City Survey Office dated 07/07/2024.

Khasra No.	Mutation No.	Mutation Date
6/2	441	03/01/1998
6/2	442	03/01/1998
6/2	9176	04/07/2022

iv) Search Report of 30 Years from 1994 to 2024.

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the owner (M/S RAJVAIBHAV INFRA, a Partnership Firm duly registered under the provisions of Indian Partnership Act, 1932 , having its registered office at Plot No. 45-46, Omkar Nagar Square, Shukla Nagar Opp Shivdham Mandir, Babulkheda, Nagpur is clear, marketable and without any encumbrances.

Owner of the Land : M/S RAJVAIBHAV INFRA, a Partnership Firm having its office at Plot No. 45-46, Omkar Nagar Square, Shukla Nagar Opp Shivdham Mandir, Babulkheda, Nagpur

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

Encl : Annexure



[Handwritten Signature]

Dated - 09/07/2024

(ADV. K. S. GAUTAM)

KISHOR S. GAUTAM
ADVOCATE

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FLOW OF THE TITLE OF THE SAID PLOT

1) Property Card issued by City Survey Office dated 06/07/2024.

2)

Khasra No.	Mutation No.	Mutation Date
6/2	441	03/01/1998
6/2	442	03/01/1998
6/2	9176	04/07/2022

3) I have taken the search of records of Registrar office Nagpur for last 30 years, i.e. from 1994 to 2024 vide MTR No. MH004807276202425E dated 5/07/2024 and have inspected the relevant records of the said property.

- i) That, the M/S RAJVAIBHAV INFRA , a Partnership Firm having its office at Plot No. 45-46, Omkar Nagar Square, Shukla Nagar, Opp Shivdham Mandir, Babulkheda , Nagpur acting through its Partners, 1) Shri Paresh S/o Vrijlal Patel , 2) Shri Prakash S/o Balkrishna Bende is the owner of all that piece and parcel of land bearing Kh No.6/2, admeasuring **873.466 Sq. Mtrs** (0.10 Hectares i.e 1000.00 Sq.Mt. Less area of the proposed road of 126.534 Sq.Mtrs) Land revenue Rs.2.25 per year , with occupant class-I rights, situated at Mauza: Jaripatka, bearing City Survey No.3, Sheet No.4, within the limits of Nagpur Improvement Trust, Nagpur.
- ii) That, originally Shri Madhukar S/o Narhar Chandurkar was the owner of the aforesaid property as per the Ferfar Entry No. 441 dt. 03.01.1998 as appearing in the records of City Survey property card vide Case No.239/97 dt.23.01.1998 as per Revenue records of 7/12 and Adhikar Abhilekh Panji by virtue of the order of third Civil Judge Nagpur dt.06.08.1954, AND;
- iii) That Late Shri Madhukar S/o Narhar Chandurkar gifted said land admeasuring about 0.25 Acres to his nephew Shri Abhay Manohar Chandurkar by Gift Deed dt.21/04/1989 registered with Sub

Registrar Nagpur at Sr.No.5830 in book no.1 at Registration No.5802(chh) dt.21/04/1989, AND ;

- iv) That , by virtue of said Gift Deed dt.21/04/1989 Shri Abhay Manohar Chandurkar was the absolute owner of land admeasuring 0.25 Acres i.e. 0.10 Hectares and accordingly the name of Shri Madhukar S/o Narhar Chandurkar is deleted in the records of City Survey by Entry No. 442 and the name of the Shri Abhay Manohar Chandurkar was recorded as the owner of said land , AND ;
- v) That Shri Abhay Manohar Chandurkar sold the said property to the present owner M/S RAJVAIBHAV INFRA through its partners Shri Paresh Vrijlal Patel and Shri Prakash Balkrishna Bende by virtue of Sale Deed dt. 31/03/2022 which is registered in the office of Sub Registrar No.5 dt. 04/04/2022 having registration no. 2024-2022.

That, accordingly the necessary mutation entries have been recorded on City Survey record.

That the owner submitted the building plan for sanctioning Apartment scheme which is sanctioned by Nagpur municipal Co-operation and issued building permit vide building permit No.196540, proposal code: NMO-23 ENTRY -46885 and permit No.: NMO/RB /2023/APL/00180 Dt. 28/05/2024

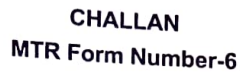
- 4) Any other relevant title --- That, the present owner M/S RAJVAIBHAV INFRA issued encumbrance certificate of the aforesaid property and declare that the owner did not create any charge, encumbrance, lien or mortgage in respect of the above property which may affect the title of the said property adversely.

- 5) Litigation , if any --- No



Dated - 09/07/2024

(ADV. K. S. GAUTAM)



GRN		MH004807276202425E		BARCODE		Date		05/07/2024-19:34:35		Form ID	
Department				Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)							
Type of Payment				Other Items				PAN No.(If Applicable)			
Office Name				NGP5_JT NAGPUR NO 5 SUB REGISTRAR				Full Name			
Location				NAGPUR				ADV. KISHOR S. GAUTAM			
Year				2024-2025 One Time				Flat/Block No.			
Account Head Details				Amount In Rs.				Premises/Building			
0030072201 SEARCH FEE				750.00				Road/Street			
								Area/Locality			
								Town/City/District			
								PIN			
								Remarks (If Any)			
								SEARCH FEE FOR 24 MONTH 1994-2024, KH. NO. 6/2, MOUZA -			
								JARIPATAKA			
								Amount In			
								Seven Hundred Fifty Rupees Only			
Total				750.00				Words			
Payment Details				BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN				Ref. No.			
Cheque/DD No.								02202292024070506578			
Name of Bank				Bank Date				RBI Date			
								05/07/2024-19:34:35			
Name of Branch				Bank-Branch				BANK OF INDIA			
				Scroll No. , Date				Not Verified with Scroll			

Department ID : NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document	Scroll No. , Date	Not Verified with Scroll	Mobile No. : 9422119476
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