

ASHISH M. NAGPURE

Advocate

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FORMAT- A

To, Maha RERA,
NAGPUR

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot Nos. 8 and 9 situate at Sai Nagar, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR (hereinafter referred as the said plot).

I have investigated the title of the said Plot on the request of (1) **(1A) MRS. PRITI W/o VIJAY DARGAN, and (1B) SHRI. VIJAY S/o OMPRAKASH DARGAN, AND (2) M/S. VIRAJ BUILDCONS,** and acting through its Authorised Partners (1) **SHRI. VIJAY S/o OMPRAKASH DARGAN,** (2) **SHRI. RAJESHKUMAR S/O DHANRAJ BAJAJ,** (All Partners of PVR SPACES A.O.P.) and following documents i.e. :-

1) Description of the property-

ALL THOSE Piece and Parcel of land bearing Plot Nos. 8 and 9 containing by total admeasurement **523.289 Sq.Mtrs.**, being a portion of the entire land bearing Kh. No. 134/5 of Mouza – SOMALWADA, P.S.K. 44, bearing Corporation House No. 1916/C/8 and 1916/C/9, City Survey No. 608 and Sheet No. 347, situate at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR;

2) The documents of allotment of plot – Sale Deeds, Agreement of Development, Power of Attorney, Deed of Declaration.

3) property card issued by City Survey Office No.-3 , Nagpur

4) Search report for 30 years from 1995 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 (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances.

Owners of the land : of (1) **(1A) MRS. PRITI W/o VIJAY DARGAN, and (1B) SHRI. VIJAY S/o OMPRAKASH DARGAN, AND (2) M/S. VIRAJ BUILDCONS,**

Qualifying comments/remarks if any

The Report reflecting the flow of the title of the

(owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

FLOW OF THE TITLE OF THE SAID LAND

THAT ALL THAT Agricultural land bearing Kh. No. 134/5 of Mouza – SOMALWADA, P.S.K. 44, Originally belonged to Shri. Namdeo S/o Dhondba Mohile and others, being his separate property.

THAT the said Shri. Namdeo S/o Dhondba Mohile and others later on transferred the aforesaid property by way of sale to Shri Shrikant S/o Kailash Pathak and 14 others by a Sale Deed Dated 25-02-1986, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 391 on even date.

THAT in due course of time the aforesaid Shri. Shrikant S/o Kailash Pathak and 14 others have executed the Partition regarding their share in the said property by way of Partition Deed Dated 28-08-2002, which is duly Registered in the Office of the Sub Registrar, Nagpur-9 in Book No. 1 at Serial No. 3475 on even date. As per the said Partition Deed Dated 28-08-2002 property comprising ALL THAT Piece and Parcel of land bearing Plot No. 8 containing by admeasurement 3196.90 Sq. Ft. (OR 297.00 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 134/5 of Mouza – SOMALWADA, P.S.K. 44, bearing Corporation House No. 1916/C/8, City Survey No. 608 and Sheet No. 347, situate at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, comes in the Share of Shri. Jogender S/o Gurubachansingh (Dhingra).

THAT the said Shri. Jogender S/o Gurubachansingh (Dhingra) left for heavenly abode on 16-04-2007 and consequent upon his death/demise the aforesaid entire property devolved upon his Widow Smt. Usha Dhingra, 2 sons namely (i) Shri. Vikram Singh (ii) Shri. Harmeet Singh and only married daughter namely Mrs. Vinni W/o Kapil Kochar, by way of intestate succession, being the only legal heirs of the deceased; AND

THAT the said 1) Smt. Usha Dhingra W/o Late Shri. Jogender Singh Dhingra, 2) Shri. Vikram Singh S/o Late Shri. Jogender Singh Dhingra (3) Shri. Harmeet Singh S/o Late Shri. Jogender Singh Dhingra and 4) Mrs. Vinni W/o Kapil Kochar lateron transferred the aforesaid Plot No. 8, by way of sale to **1) Mrs. Priti W/o Vijay Dargan and 2) Shri. Vijay S/o Omprakash Dargan**, by a Sale Deed Dated 24-04-2014, which is duly Registered in the Office of the Sub-Registrar Nagpur-1 in Book No. 1 at Sr. No. 3190 on even date.

THAT in the like manner THAT ALL THAT Agricultural land bearing Kh. No. 134/5 of Mouza – SOMALWADA, P.S.K. 44, Originally belonged to Shri. Namdeo S/o Dhondba Mohile and others, being his separate property.

THAT the said Shri. Namdeo S/o Dhondba Mohile and others lateron transferred the aforesaid property by way of sale to Shri Shrikant S/o Kailash Pathak and 14 others by a Sale Deed Dated 25-02-1986, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 391 on even date.

THAT in due course of time the aforesaid Shri. Shrikant S/o Kailash Pathak and 14 others have executed the Partition regarding their share in the said property by way of Partition Deed Dated 28-08-2002, which is duly Registered in the Office of the Sub Registrar, Nagpur-9 in Book No. 1 at Serial No. 3475 on even date. As per the said Partition Deed Dated 28-08-2002 property comprising ALL THAT Piece and Parcel of land bearing Plot No. 9 containing by admeasurement 270.75 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 134/5 of Mouza – SOMALWADA, P.S.K. 44, bearing Corporation House No. 1916/C/9, City Survey No. 608 and Sheet No. 347, situate at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, comes in the Share of Shri. Gopichand Alias Gope S/o Bhagchand Budhwani.

THAT the said Shri. Gopichand Alias Gope S/o Bhagchand Budhwani lateron transferred the aforesaid Plot No. 9, by way of sale to **Viraj Buildcons**, by a Sale Deed Dated 25-11-2021, which is duly Registered in the Office of the Sub-Registrar Nagpur-3 in Book No. 1 at Sr. No. 6400 on even date. As a result therefore the Grantors have now jointly become an exclusive, absolute and full Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records.

THAT aforesaid Plot No. 8 is covered under the Scheme of 1900 Layout of the Nagpur Improvement Trust, Nagpur.

THAT the Regularization Letter regarding the aforesaid Plot No. 8 is issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide his Permit No. 299 Dated 22-06-2015, Case No. 200306064593 and Layout No. 1900/Som/2853. As per the said Regularization Letter, the area of the said Plot No. 8 is shown and declared as 263.2270 Sq. Mtrs.

THAT aforesaid Plot No. 9 is covered under the Scheme of 1900 Layout of the Nagpur Improvement Trust, Nagpur.

THAT the Regularization Letter regarding the aforesaid Plot No. 9 is issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide his Permit No. BE (W) 1900/(U/L)/271, Dated 29-10-2015, Case No. 200306064594 and Layout No. 1900/Som/2853. As per the said Regularization Letter, the area of the said Plot No. 9 is shown and declared as 260.0620 Sq. Mtrs.

THAT the said Owners have now jointly decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein.

THAT in due course of time the Plot Nos. 8 and 9 Amalgamated by the Addl. Chief Architect/TPO, MADC(Ltd.), Nagpur vide his Amalgamation Letter No. MADC/MIHAN/806-4/4046, Dated 31-08-2023. As per the said Amalgamation Letter Dated 31-08-2023 the area of the said Plot Nos. 8 and 9 is shown and declared as **523.289 Sq.Mtrs.**; AND

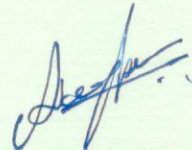
THAT accordingly the said Owner has prepared a Plan of a Multistoreyed Building proposed to be constructed on the said land and to be known and styled as **"OM RESIDENCY"** and the sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. MADC/MIHAN/BP/806-04/6504, Dated 22-03-2024.

THAT (1) (1A) MRS. PRITI W/o VIJAY DARGAN, and (1B) SHRI. VIJAY S/o OMPRAKASH DARGAN, AND (2) M/S. VIRAJ BUILDCONS, and acting through its Authorised Partners (1) SHRI. VIJAY S/o OMPRAKASH DARGAN, (2) SHRI. RAJESHKUMAR S/O DHANRAJ BAJAJ, (All Partners of PVR SPACES A.O.P.) has submitted the said building in The Maharashtra Apartment Ownership Act, 1970. The provisions of The Maharashtra Apartment Ownership Act, 1970 as well as the terms and conditions contained in the said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the Purchaser and her/his/their successors in title and the said Deed of Declaration is duly Registered in the Office of the Sub-Registrar, Nagpur- 4 in Book No. 1 at Sr. No. 4045 on 15-04-2024.

THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Joint Sub-Registrar, Nagpur vide Challan Dated 24-04-2024 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof holds good, valid and marketable title thereto.

- 1) P.R. Card as on date of application for registration – N.A.
- 2) Mutation Entry No. 56018, Dated 07-01-2024
- 3) Search report for 30 years from 1994 to 2024 Taken from Sub-Registrar's office at Nagpur
- 4) Any other relevant title – N.A.
- 5) Litigations if any – N.A.

Date: 07-06-2024


(ASHISH M. NAGPURE)
Advocate

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