

OM HARIRAMANI
ADVOCATE
JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001,
Phones (O): 9326444422, 9325557700,
Mobile No. 9373107039,
Email: adv.om_hariramani@rediffmail.com

FORMAT – A
(Circular No. 28/2021)

To
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect ALL THAT piece and parcel of land bearing plot No. 6 admeasuring 1484.200 Sq. m. out of khasra No. 25, bearing city survey No. 41, Sheet No. 31, of Mouza – Zingabai Takli, corresponding to municipal corporation house No. 516/E/4+5+6, index No. 061053089, situated at Gorewada, within the limits of Nagpur Municipal Corporation, Tahsil and District – Nagpur (hereinafter referred as the said property).

- 1) I have investigated the title of the said property on the request of developer M/S. HARE KRISHNA BUILDERS, through its partners, Smt. Shruti W/o. Pankaj Dhawan, & SHRI KULDEEP S/O. SUBHASH MALHOTRA and following documents i.e. –

- i. **Description of the property:** ALL THAT piece and parcel of land bearing plot No. 6 admeasuring 1484.200 Sq. m. out of khasra No. 25, bearing city survey No. 41, Sheet No. 31, of Mouza – Zingabai Takli, corresponding to municipal corporation house No. 516/E/4+5+6, index No. 061053089, situated at Gorewada, within the limits of Nagpur Municipal Corporation, Tahsil and District – Nagpur

The document of allotment of property: Agreement for sale/Development between land owner namely SHRI VINOD S/O. RAMNIVAS GARG and M/S. HARE KRISHNA BUILDERS, through its partners, Smt. Shruti W/o. Pankaj Dhawan, & SHRI KULDEEP S/O. SUBHASH MALHOTRA, authorizing it to develop the Plot No. 4, 5 6 jointly, in to a residential estate by constructing a thereon multi-storied building consisting residential apartments etc., and to sell the same in favour of prospective buyer/s, vide Sub – Registrar, Nagpur – 1, bearing serial/registration No. 3477/2021 dated 09/06/2021. A correction deed correcting the said agreement for sale has also been executed/registered which his duly registered in the office of the Sub-Registrar, Nagpur – 1, bearing serial/registration No. 1850/2022 dated 08/03/2022.

9

ii. City Survey Officer No. 3 bearing mutation entry No. 43584 dated 26/10/2021.

iii. Search report from 2011 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, rights & interest of M/S. HARE KRISHNA BUILDERS is as per detailed title verification report annexed herewith

i. Owner of the land:

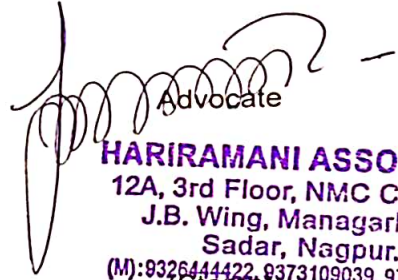
SHRI VINOD S/O. RAMNIVAS GARG

Qualifying comments/remarks if any: M/S. HARE KRISHNA BUILDERS is entitled to float a flat scheme and further to transfer the flats/apartments of proposed project to any person or persons with rights relating to undivided variable proportionate share and interest in the said piece of land by way of sale or otherwise and receive settled consideration amount from the prospective buyers subject to clearance and NOC as may be required.

- 3) The report reflecting the flow of the title of owner Shri Vinod Ramnivas Garg and developer M/S. HARE KRISHNA BUILDERS, on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 20/05/2024


Advocate
HARIRAMANI ASSOCIATES
12A, 3rd Floor, NMC Complex,
J.B. Wing, Managarlwari,
Sadar, Nagpur.
(M): 9326444422, 9373109039, 9730075000
(Stamp)

OM HARIRAMANI
ADVOCATE

JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"

12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001,
Phones (O): 9326444422, 9325557700,
Mobile No. 9373107039,
Email: adv.om_hariramani@rediffmail.com

Ref. No:

Date: 20/05/2024

FORMAT – A

(Circular No:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) Agreement for sale/development between land owner namely SHRI VINOD S/O. RAMNIVAS GARG and M/S. HARE KRISHNA BUILDERS, through its partners, Smt. Shruti W/o. Pankaj Dhawan, & SHRI KULDEEP S/O. SUBHASH MALHOTRA, authorizing it to develop the said land, in to a residential estate by constructing a thereon multi-storied building consisting residential apartments etc., and to sell the same in favour of prospective buyer/s, vide Sub – Registrar, Nagpur – 1, bearing serial/registration No. 3477/2021 dated 09/06/2021. A correction deed correcting the said agreement for sale has also been executed/registered which is duly registered in the office of the Sub-Registrar, Nagpur – 1, bearing serial/registration No. 1850/2022 dated 08/03/2022
- 2) City Survey property card
- 2) Mutation Entry No. 43584 dated 26/10/2021 in city survey property card.
- 3) Release letter No. BE (N)783 dated 20/04/2016 relating to Plot No. 6.
- 4) Search and title verification report from 2011 Taken from Sub-Registrar Office at Nagpur.
- 5) Any other relevant title.
- 5) Litigations if any. None.

Date: 20/05/2024

HARIRAMANI ASSOCIATES
12A, 3rd Floor, NMC Complex,
J.B. Wing, Mangalwari,
Sadar, Nagpur.
(M): 9326444422, 9373107039, 9730073...


OM HARIRAMANI
(Advocate)

Print Date 28-05-2024 02:10:29

OM HARIRAMANI
ADVOCATE
JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
12A, 3rd Floor, NMC Complex, J.B. Wing,
Mangalwari, Sadar, NAGPUR – 440 001,
Phones (O): 9326444422, 9325557700,
Mobile No. 9373107039,
Email: adv.om_hariramani@rediffmail.com

Ref. No:

Date: 20/05/2024

TITLE VERIFICATION REPORT

Having been engaged by Smt. Shruti W/o. Pankaj Dhawan, & SHRI KULDEEP S/O. SUBHASH MALHOTRA partners M/S. HARE KRISHNA BUILDERS, I, the undersigned have verified and inspected the available record of the office of the Sub-Registrar, Nagpur, in respect of ALL THAT piece and parcel of land bearing plot No. 6 admeasuring 1484.200 Sq. m. out of khasra No. 25, bearing city survey No. 41, Sheet No. 31, of Mouza – Zingabai Takli, corresponding to municipal corporation house No. 516/E/4+5+6, index No. 061053089, situated at Gorewada, within the limits of Nagpur Municipal Corporation, Tahsil and District – Nagpur, more particularly described in the schedule written hereunder, vide search GRN MH002132949202425E dated 16/05/2024. I have also verified various deed and documents produced before me and on the basis of the Title Verification and the records placed before me, I submit this Title verification report as under –

1. OWNERSHIP TITLE

The entire land ALL THAT piece and parcel of land bearing plot No. 4 admeasuring 1410.275 Sq. m., plot No. 5 admeasuring 1499.625 Sq. m. and plot No. 6 admeasuring 1484.200 Sq. m. having total area of 4394.100 Sq. m. out of khasra No. 25, bearing city survey No. 41, Sheet No. 31, of Mouza – Zingabai Takli, corresponding to municipal corporation house No. 516/E/4+5+6, index No. 061053089, situated at Gorewada, within the limits of Nagpur Municipal Corporation, Tahsil and District – Nagpur, belonged to following owner -

SHRI VINOD S/O. RAMNIVAS GARG
(Hereinafter referred to as the said owner)

f

2. **HISTORY AND CHAIN OF TRANSFERS**

- 2.1. It is observed that originally, the said entire Khasra No. 25 admeasuring 1.62 hectores, belonged to Shri Gajanan Balaji Mane out of which Smt. Sadhna Naresh Barde and Shri Naresh Barde purchased land admeasuring 0.30 hector (3000 sq.mtrs) from Shri Gajanan Balaji Mane as per sale deed duly registered in the office of the Sub-Registrar, Nagpur-4, at serial/registration No. 4687/2007 dated 30/08/2007. Similary, Shri Abhay Vasudeorao Khorgade and Smt. Usha Narayanrao Barde purchased land admeasuring 0.24 hector (2400 Sq.Mtrs) from Shri Gajanan Balaji Mane said as per sale deed duly registered in the office of the Sub-Registrar, Nagpur-8, at serial/registration No. 2308/2008 dated 01/04/2008.
- 2.2. Later Shri Vinod Ramnivas Garg and Shri Pankaj Nandlal Agrawal purchased the total land of Smt. Sadhna Naresh Barde and Shri Naresh Barde, Shri Abhay Vasudeorao Khorgade and Smt. Usha Narayanrao Barde admeasuring 0.54 hectores as per sale deed duly registered in the office of the Sub-Registrar, Nagpur-1, at serial/registration No. 5722/2014 dated 18/07/2014. A correction deed amending the said sale deed has also been executed as per correction deed duly registered in the office of the Sub-Registrar, Nagpur-3, at serial/registration No. 1457/2016 dated 26/02/2016.
- 2.3. Said Shri Vinod Ramnivas Garg purchased the share and interest of said Shri Pankaj Nandlal Agrawal in the said property as per sale deed duly registered in the office of the Sub-Registrar, Nagpur-1, at serial/registration No. 8608/2014 dated 12/11/2014. A correction deed amending the said deed has also been executed as per correction deed duly registered in the office of the Sub-Registrar, Nagpur-3, at serial/registration No. 1458/2016 dated 26/02/2016. Accordingly the said Shri Vinod Ramnivas Garg become the owner of the said land admeasuring 0.54 hector (5400 sq.mtrs) and it has been mutated /recorded in the name of Shri Vinod Ramnivas Garg in all relevant records.

3. **AGREEMENT FOR SALE/DEVELOPMENT**

It is seen that the said owner **SHRI VINOD S/O. RAMNIVAS GARG**, has entered in an agreement for sale/devlopment with M/S. HARE KRISHNA BUILDERS, through its partners, Smt. Shruti W/o. Pankaj Dhawan, & SHRI KULDEEP S/O. SUBHASH MALHOTRA, authorizing it to develop the said land, in to a residential estate by constructing a thereon multi-storied building consisting residential apartments etc., and to sell the same in favour of prospective buyer/s, vide Sub – Registrar, Nagpur – 1, bearing serial/registration No. 3477/2021 dated 09/06/2021. A correction deed correcting the said agreement for sale/development has also been executed/registered which his

9

1.62
duly registered in the office of the Sub-Registrar, Nagpur – 1, bearing serial/registration No. 1850/2022 dated 08/03/2022.

- 3.1 In terms of said Agreement, the said owner has also executed an Irrevocable General Power of Attorney in favour of M/S. HARE KRISHNA BUILDERS, through its partners, Smt. Shruti W/o. Pankaj Dhawan, & SHRI KULDEEP S/O. SUBHASH MALHOTRA, authorizing to deal with the said property including transfer of the share of developer/builder by way of sale or otherwise on the basis of undivided share in land with apartments in terms of that agreement in favour of prospective buyer/s and to receive the consideration amount from the prospective buyer/s and to execute deed and document, vide Irrevocable General Power Of Attorney in the Sub – Registrar, Nagpur – 1, bearing serial/registration No. 1851/2022 dated 08/03/2022.

4. **REGULARISATION /SANCTION OF PLOT**

It is observed that the said plot No. 06 has been regularized, sanctioned and released upon payment of Development charges/Regularization expenses by Nagpur Improvement Trust under the provision of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 as per permit/release letter No. BE (N)783 dated 20/04/2016.

5. **MUTATION IN RECORD OF RIGHTS**

- 5.1 It appears that the present owner has mutated/recorded its name against the said plot No. 06 in the records of city survey as per property card No. 272 issued by City Survey Officer No. 3 bearing mutation entry No. 43584 dated 26/10/2021.

6. **SANCTION OF BUILDING PLAN**

It appears from the record that a building plan has also been sanctioned and approved by the Nagpur Improvement Trust for construction of Building/Complex on the said Plot No. 6, vide Building Plan/Permit No. B.E.(North)/Case No. Bul – G-00030/Tracking Case No. 2021092841/288 Dtd. 24/12/2021 for construction of multistoried building on the said plot No. 6.

7. **DEVELOPMENT OF PROJECT**

It is observed that the developer, M/S. HARE KRISHNA BUILDERS, through its partners, Smt. Shruti W/o. Pankaj Dhawan, & SHRI KULDEEP S/O. SUBHASH MALHOTRA, is planning for development of the entire land in to a real estate project comprising of buildings, flats, apartments and other structures. The

9

proposed project is known and styled as "GOKUL ENCLAVE" comprising various separate buildings or wings on each of the plot. The multi-storied buildings to be constructed on the said plot No. 06 is known and styled as "GOKUL ENCLAVE WING E"

8. APPLICATION OF MAHARASHTRA REAL ESTATE REGULATORY ACT.

It is appears that the owner is desirous on developing the said property in to multi-storied building/s and the proposed project is to be known and styled as "GOKUL ENCLAVE WING E" which shall be subject to the provisions of Maharashtra Real Estate Regulatory Act and necessary formalities shall have to be complied with.

9. RIGHTS AND ENTITLEMENT OF PARTIES

- 9.1 In view of the said agreement for sale/ development, M/S. HARE KRISHNA BUILDERS is entitled to float a flat scheme and further to transfer the flats/apartments of proposed project to any person or persons with rights relating to undivided variable proportionate share and interest in the said piece of land by way of sale or otherwise and receive settled consideration amount from the prospective buyers. It is observed that the agreement for sale/development is pertaining to the entire land comprising of Plot No. 4, 5, 6 admeasuring having total area 4394.100 Sq.Mtrs, however, the project to be known and styled as "GOKUL ENCLAVE WING E" is to be developed particularly on Plot No. 6 only.

10. LEGAL OPINION AND FINDINGS

- 10.1 I have gone through the true copies documents produced before me. This title verification report is for the Project known and styled as "GOKUL ENCLAVE WING E" is to be developed particularly on Plot No. 6 only.
- 10.2 It is also informed to me that various flats/apartments of "GOKUL ENCLAVE WING E" are to be sold out to individual buyer/s by the said Developer.
- 10.3 On the basis of verification of relevant record and the documents produced before me & the statements of party, it is opined that the said developer has acquired all rights to develop and float flat scheme on the said Plot No. 6 by virtue of agreement for sale/development as well as power of attorney issued by the recorded owner SHRI VINOD S/O. RAMNIVAS GARG and to sell various apartments to individual desiring buyers subject to necessary permissions etc., of local authorities and other, if required.

- 10.4 There is no registration of any encumbrance over the above said plot in record of rights as such it appeared to be free from encumbrances, or any registered charge on the basis of documents produced before me.
- 10.5 The prospective buyer/s of the apartments will get clear, marketable and good title by execution & registration of valid and lawful conveyance deeds subject to such permissions of local authorities as may be required.
- 10.6 In terms of Agreement for sale and General Power of Attorney referred above, the said M/S. HARE KRISHNA BUILDERS and is lawfully authorized and empowered to float the scheme and further to sell the apartments etc. with rights relating to undivided share in said land to any person or persons and further to receive consideration amount from prospective purchasers. The prospective purchasers will get good and marketable title subject to all clearances and NOC's and compliance of necessary formalities as may be required as per law.

SCHEDULE OF PROPERTY -

ALL THAT piece and parcel of land bearing plot No. 6 admeasuring 1484.200 Sq. m. out of khasra No. 25, bearing city survey No. 41, Sheet No. 31, of Mouza - Zingabai Takli, corresponding to municipal corporation house No. 516/E/4+5+6, index No. 061053089, situated at Gorewada, within the limits of Nagpur Municipal Corporation, Tahsil and District - Nagpur, bounded as under -

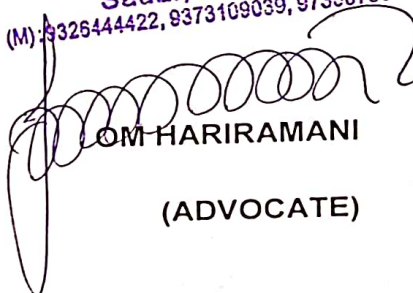
TO THE EAST	:	ROAD
TO THE WEST	:	PLOT NO. 07
TO THE NORTH	:	PLOT NO. 05
TO THE SOUTH	:	ROAD

Hence, this Report.

NAGPUR.

Date: 20/05/2024

HARIRAMANI ASSOCIATES
12A, 3rd Floor, NMC Complex
J.B. Wing, Managariwari,
Sadar, Nagpur.
(M): 9326444422, 9373109039, 9730073060


OM HARIRAMANI
(ADVOCATE)