|| Shree ||

Prakash V. Bajaj

Advocate

Vinayak Residency,Wing-6

Dr. Pant Hospital Lane, Opp. N.D.Hotel,

Bapat Nagar, Nagpur Road, Chandrapur.

: 9422139675

: 7020836567

Email: advbajaj.prakash@gmail.com

Ref. No. 114/PVB/2022

Dated:02/04/2022

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land bearing Layout Plot No. 18, Out of S. No. 117/1, Admeasuring Area-492.00 Sq. Mtr., Situated at Mouza-Wadgaon, Chandrapur (hereinafter referred as the said plot **"KRISHNA AMRUT PALACE "**).

I have investigated the title of the said plot on the request of Krishna Kanchan Developers represented through its partner Shri. Krishna Rajendra Gundawar and Sou. Kiran Sanjay Zade of Chandrapur and following documents i.e :-

1) **Description of the property**. All that piece and parcel of diverted land bearing Layout Plot No. 18, Out of S. No. 117/1 Admeasuring Area-492.00 Sq. Mtr., Situated at Mouza-Wadgaon, Chandrapur and **18 Residential units in the Building** named as **"KRISHNA AMRUT PALACE.**

2) The documents of allotment of plot

i) Registered Sale Deed bearing No. 2514 dated 31/03/2021 executed by Sourabh alias Ashwin Shripad Mungantiwar represented through his power of attorney holder Shri. Shripad Sadashivrao Mungantiwar in favour of Krishna Kanchan Developers represented through its partner Shri. Krishna Rajendra Gundawar and Sou. Kiran Sanjay Zade of Chandrapur

ii) Diversion Order dated 17/09/1984

iii) 7/12 Extract dated 03/05/2021 Issued by Talathi.

iv) Regd. Deed of Declaration bearing No. 839 dated 18/02/2022Permission Letter for the construction of residential Flat Scheme issued by Municipal Corporation of City of Chandrapur dated 08/06/2021

v) Mutation Entry No. 7436

vi) PAN NO. AALPZ5451F of Sou. Kiran Sanjay Zade

vii) PAN NO. CUGPG7005K of Shri. Krishna Rajendra Gundawar

viii) PAN No. AAXFK2838B of Krishna Kanchan Developers Firm

3) 7/12 extract issued by Talathi dated 03/05/2021, mutation entry no.7436

4) Search report for 30 years from **1993 to 2022**

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 Krishna Kanchan Developers represented through its partner Shri. Krishna Rajendra Gundawar and Sou. Kiran Sanjay Zade of Chandrapur is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

(1) Krishna Kanchan Developers represented through its partner Shri. Krishna Rajendra Gundawar and Sou. Kiran Sanjay Zade of Chandrapur CTS/C.S. No. 117/1
Plot No. 18Admeasuring Area-492.00 Sq. Mtr., Situated at Mouza-Wadgaon, Chandrapur

(2) _____ CTS/C.S. No.
(3) _____CTS/C.S.No.
(4) Qualifying comments/remarks if any .....

3/- **The report reflecting the flow of the title of the** (owner) on the said land is enclosed herewith as annexure.
Encl: Annexure

ANNEXURE

i) Originally, an agricultural land bearing S. No. 117/1 Admeasuring Area-3.61H.R., Situated at Mouza-Wadgaon, Chandrapur was owned by Sou. Annapurnabai Sambashivrao Mungantiwar of Chandrapur.

ii) Thereafter, the said Sou. Annapurnabai Sambashivrao Mungantiwar has bequeathes the said land to Shri. Shripad Sambashivrao Mungantiwar, Sou. Shradha Shripad Mungantiwar, Sourabh alias Ashwin Shripad Mungantiwar and Shaunak Shripad Mungantiwar, Sou. Jaya Chandrashekhar Mungantiwar, Sarang Chandrashekhar Mungantiwar, Sachitanand Sambashiv Mungantiwar, Chaguna Sachitanand Mungantiwar, Sudhir Sachitanand Mungantiwar, Sandeep Sachitanand Mungantiwar, and President Indian Medical Association, Chandrapur through Sachitanand Shripad Mungantiwar and accordingly executed a **Gift Deed** which was duly registered in the office of Sub-Registrar, Chandrapur vide document No. 2321 dated 05/09/1983.

iii) Thereafter, the said Shri.Sachitanand Sambashiv Mungantiwar and others had applied for the diversion of the said land into Non-Agricultural and Residential Purpose before the then Hon'ble S.D.O., Chandrapur vide Rev. Case. No. 35/N.A.P.-34/1983-84 and accordingly the then Hon'ble S.D.O., Chandrapur has passed the order on 17/09/1984 and diverted the said land for Non-Agricultural and Residential Purpose and accordingly the layout plots were drawn and approved.

iv) Thereafter as per mutual partition the land bearing Layout Plot No. 18, Out of S. No. 117/1 Admeasuring Area-492.00 Sq. Mtr., Situated at Mouza-Wadgaon, Chandrapur came in the share of Sourabh alias Ashwin Shripad Mungantiwar and accordingly his name was duly mutated in the revenue record.

v) Thereafter, the said Sourabh alias Ashwin Shripad Mungantiwar has appointed Shri. Shripad Sadashivrao Mungantiwar as his duly constituted lawful attorney to do all acts, deeds and things including execution of registered sale deed in favour of intended purchaser and accordingly the said **power of attorney** is duly registered in the office of Sub-Registrar, Chandrapur vide document No. 226 dated 09/01/2014.

vi) Thereafter, the said Sourabh alias Ashwin Shripad Mungantiwar represented through his power of attorney holder Shri. Shripad Sadashivrao Mungantiwar had sold the land bearing Layout Plot No. 18, Out of S. No. 117/1 Admeasuring Area-492.00 Sq. Mtr., Situated at Mouza-Wadgaon, Chandrapur with one Krishna Kanchan Developers represented through its partner Shri. Krishna Rajendra Gundawar and Sou. Kiran Sanjay Zade of Chandrapur vide registered **Sale Deed** No. 2514 dated 31/03/2021 and since then they are the absolute owner and in possession of said land and their names were duly mutated in the 7/12 Extract.

vii) Thereafter, the said Krishna Kanchan Developers represented through its partner Shri. Krishna Rajendra Gundawar and Sou. Kiran Sanjay Zade of Chandrapur have obtained due permission for the construction of residential flat scheme on the said land from Municipal Corporation of City of Chandrapur vide their **commencement certificate** bearing No. CCMC/T.P./Construction Permit/231/2021 dated 08/06/2021.

viii) Thereafter, the said Krishna Kanchan Developers represented through its partner Shri. Krishna Rajendra Gundawar and Sou. Kiran Sanjay Zade of Chandrapur have executed a **Deed of Declaration** as per Maharashtra Ownership Flat Act which is duly registered in the office of Sub-Registrar, Chandrapur vide document No. 839/2022 dated 18/02/2022 thereby declaring to construct in all 18 residential flats and also declared their undivided share of interest and built up and super built up area of each tenement.

ix) Further it is learnt that the said Krishna Kanchan Developers represented through its partner Shri. Krishna Rajendra Gundawar and Sou. Kiran Sanjay Zade of Chandrapur have entered into an agreement to sell with the intended purchasers and hence ask undertaking with regard to that.

x) That the chain of the title for the last 30 years is properly established and hence it is submitted that the title of the Apartment to be mortgaged with the Bank is clear, valid and the Bank can accept such property in mortgaged as good and enforceable security.

xi) That in post disbursement modalities the charge of the bank shall be created in Revenue Records and charge of the Bank be intimated to SRO Office, Chandrapur to safeguard the interest of the Bank in the mortgaged security more purposefully.

xii) That in order to secure the Bank interest more comprehensively, it is advised to obtained sworn affidavit from the present owners/ in bank format, as the time of creation of mortgaged, regarding Nil encumbrances valid construction and clear title.

xiii) That RERA is applicable and hence ask them to register the said project with Real Estate Regulatory Authority.

Place : Chandrapur

Date:- **02/04/2022**

(P.V. BAJAJ)

Advocate Chandrapur.

|| Shree ||

Prakash V. Bajaj

Advocate

Vinayak Residency,Wing-6

Dr. Pant Hospital Lane, Opp. N.D.Hotel,

Bapat Nagar, Nagpur Road, Chandrapur.

: 9422139675

: 7020836567

Email: advbajaj.prakash@gmail.com

FORMAT – A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

i) Originally, an agricultural land bearing S. No. 117/1 Admeasuring Area-3.61H.R., Situated at Mouza-Wadgaon, Chandrapur was owned by Sou. Annapurnabai Sambashivrao Mungantiwar of Chandrapur.

ii) Thereafter, the said Sou. Annapurnabai Sambashivrao Mungantiwar has bequeathes the said land to Shri. Shripad Sambashivrao Mungantiwar, Sou. Shradha Shripad Mungantiwar, Sourabh alias Ashwin Shripad Mungantiwar and Shaunak Shripad Mungantiwar, Sou. Jaya Chandrashekhar Mungantiwar, Sarang Chandrashekhar Mungantiwar, Sachitanand Sambashiv Mungantiwar, Chaguna Sachitanand Mungantiwar, Sudhir Sachitanand Mungantiwar, Sandeep Sachitanand Mungantiwar, and President Indian Medical Association, Chandrapur through Sachitanand Shripad Mungantiwar and accordingly executed a **Gift Deed** which was duly registered in the office of Sub-Registrar, Chandrapur vide document No. 2321 dated 05/09/1983.

iii) Thereafter, the said Shri.Sachitanand Sambashiv Mungantiwar and others had applied for the diversion of the said land into Non-Agricultural and Residential Purpose before the then Hon'ble S.D.O., Chandrapur vide Rev. Case. No. 35/N.A.P.-34/1983-84 and accordingly the then Hon'ble S.D.O., Chandrapur has

passed the order on 17/09/1984 and diverted the said land for Non-Agricultural and Residential Purpose and accordingly the layout plots were drawn and approved.

iv) Thereafter as per mutual partition the land bearing Layout Plot No. 18, Out of S. No. 117/1 Admeasuring Area-492.00 Sq. Mtr., Situated at Mouza-Wadgaon, Chandrapur came in the share of Sourabh alias Ashwin Shripad Mungantiwar and accordingly his name was duly mutated in the revenue record.

v) Thereafter, the said Sourabh alias Ashwin Shripad Mungantiwar has appointed Shri. Shripad Sadashivrao Mungantiwar as his duly constituted lawful attorney to do all acts, deeds and things including execution of registered sale deed in favour of intended purchaser and accordingly the said **power of attorney** is duly registered in the office of Sub-Registrar, Chandrapur vide document No. 226 dated 09/01/2014.

vi) Thereafter, the said Sourabh alias Ashwin Shripad Mungantiwar represented through his power of attorney holder Shri. Shripad Sadashivrao Mungantiwar has entered into an agreement to sale the land bearing Layout Plot No. 18, Out of S. No. 117/1 Admeasuring Area-492.00 Sq. Mtr., Situated at Mouza-Wadgaon, Chandrapur with one Krishna Kanchan Developers represented through its partner Shri. Krishna Rajendra Gundawar and Sou. Kiran Sanjay Zade of Chandrapur vide registered **Sale Deed** No. 2514 dated 31/03/2021 and since then they are the absolute owner and in possession of said land and their names were duly mutated in the 7/12 Extract.

vii) Thereafter, the said Krishna Kanchan Developers represented through its partner Shri. Krishna Rajendra Gundawar and Sou. Kiran Sanjay Zade of Chandrapur have obtained due permission for the construction of residential flat scheme on the said land from Municipal Corporation of City of Chandrapur vide their **commencement certificate** bearing No. CCMC/T.P./Construction Permit/231/2021 dated 08/06/2021.

viii) Thereafter, the said Krishna Kanchan Developers represented through its partner Shri. Krishna Rajendra Gundawar and Sou. Kiran Sanjay Zade of Chandrapur have executed a **Deed of Declaration** as per Maharashtra Ownership Flat Act which is duly registered in the office of Sub-Registrar, Chandrapur vide document No. 839/2022 dated 18/02/2022 thereby declaring to construct in all 18 residential flats and also declared their undivided share of interest and built up and super built up area of each tenement.

ix) Further it is learnt that the said Krishna Kanchan Developers represented through its partner Shri. Krishna Rajendra Gundawar and Sou. Kiran Sanjay Zade of Chandrapur have entered into an agreement to sell with the intended purchasers and hence ask undertaking with regard to that.

x) That the chain of the title for the last 30 years is properly established and hence it is submitted that the title of the Apartment to be mortgaged with the Bank is clear, valid and the Bank can accept such property in mortgaged as good and enforceable security.

xi) That in post disbursement modalities the charge of the bank shall be created in Revenue Records and charge of the Bank be intimated to SRO Office, Chandrapur to safeguard the interest of the Bank in the mortgaged security more purposefully.

xii) That in order to secure the Bank interest more comprehensively, it is advised to obtained sworn affidavit from the present owners/ in bank format, as the time of creation of mortgaged, regarding Nil encumbrances valid construction and clear title.

xiii) That RERA is applicable and hence ask them to register the said project with Real Estate Regulatory Authority

Sr. No.

1) 7/12 Extract dated 03/05/2021

2) Mutation Entry No. 7436

3) Search report for 30 years from Taken from Sub-Registrar office at Chandrapur vide Receipt No. **2768 dated 31/03/2022**

4) Any other relevant title. Sanction Letter of Building is in the name of owner i.e. Krishna Kanchan Developers, Chandrapur represented through its partner Sou. Kiran Sanjay Zade and Shri. Krishna Rajendra Gundawar

5) Litigations if any. No Litigation but obtain affidavit in this regard.

Place : Chandrapur

Date:- 02/04/2022

(P.V. BAJAJ)

Advocate Chandrapur.