P. S. DESHMUKH
(B.Com, L.L.B., D.I.R.P.M.)
ADVOCATE

Off./Resi : 26, Hindustan Colony,
Wardha Road, Nagpur-440015
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FORMAT - A

(Circular No.28 / 2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to ALL THAT piece and parcel of land bearing Plot No.89 containing by admeasurement 3616.994 Sq. Mtrs, being the portion of land bearing Kh. No.16/1, 16/4 & 16/5 of MOUZA - JUNONA, PH. No.6, Rental Rs.361/-, Occupant Class-I Rights, TOGETHERWITH the Residential Complex comprising of Duplexes and Multistoried Building consisting of independent self contained separate Apartments proposed to be constructed thereon and collectively to be known as "ARMORS NAGAR", situated at Village - Junona, within the limits of Grampanchayat – Aajanti in Tah. Hinganghat & Dist. WARDHA (hereinafter referred as the said "Project") owned by M/s Armors Developers Pvt. Ltd through its Managing Director Shri Anand Narayanrao Khobragade.

I have investigated the title of the said Plot on the request of M/s Armors Developers Pvt. Ltd and following document i.e.:-

1. Description of the property

ALL THAT piece and parcel of land bearing Plot No.89 containing by admeasurement 3616.994 Sq. Mtrs, being the portion of land bearing Kh. No.16/1, 16/4 & 16/5 of MOUZA - JUNONA, PH. No.6, Rental Rs.361/-, Occupant Class-I Rights, TOGETHERWITH the Residential Complex comprising of Duplexes and Multistoried Building consisting of independent self contained separate Apartments proposed to be constructed thereon and collectively to be known as "ARMORS NAGAR", situated at Village - Junona, within the limits of Grampanchayat – Aajanti in Tah. Hinganghat & Dist. WARDHA

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2. The documents of allotment of plot.

(i) Sale Deed dated 20.08.2003 Regd. at Sr. No.1943 on even date in the office of Sub-Registrar Hinganghat executed by Shri Sheikh Rehman S/o Sheikh Mohammad & Smt. Mariyannbi Wd/o Sheikh Mohammad in favour of M/s Armors Developers Pvt. Ltd in respect of Kh. No.16/1

(ii) Sale Deed dated 20.08.2003 Regd. at Sr. No.1944 on even date in the office of Sub-Registrar Hinganghat executed by Shri Shekh Mushtak Rehman in favour of M/s Armors Developers Pvt. Ltd in respect of Kh. No.16/4 & 16/5

(iii) N.A. Order dated 15.01.2004 passed by the Sub-Divisional Officer, Hinganghat in Revenue Case No.14/NAP-34/03-04 of Mouza – Junona

(iv) Sanctioned Layout Map vide Sanction Letter No.5 dated 02.01.2004 duly sanctioned by the Town Planner, Wardha

(v) Revised N.A. Order dated 26.04.2016 passed by the Sub-Divisional Officer, Hinganghat in Revenue Case No.14/NAP-34/03-04 of Mouza – Junona

(vi) Final Sanctioned Layout Map vide Letter No.NA/Mouza-Junona/Survey No.16/1, 16/4, 16/5/TPW/407 dated 29.02.2016 duly sanctioned by the Town Planner, Wardha

(vii) Building Plan vide Order No.317/MRC-81/2022-23 dated 01.02.2020 approved and sanctioned by Sub-Divisional Officer, Hinganghat

(viii) Building Plan vide Letter No.Construction Permission/ Mouza – Junona/Tah. Hinganghat / Survey No.16/1, 16/4, 16/5/ Plot No.89/SSNR/2415 dated 03.12.2020 duly approved and sanctioned by Assistant Director, Town Planning, Wardha

(ix) Revised Building Plan vide Order No.317/MRC-81/2022-23 dated 23.02.2023 approved and sanctioned by Sub-Divisional Officer, Hinganghat

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(x) Deed of Declaration dated 28.02.2023 Regd. at Sr. No.974 on even date in the office of Sub-Registrar Hinganghat in respect of Armors Nagar

3. 7/12 Extract issued by Patwari dated 27.02.2023 vide Mutation Entry Nos.129 & 130 both dated 05.09.2003

4. Search Report for 30 years from 1994 till 2023

01. On perusal of the above mentioned documents and all other relevant document relating to title of the said property I am of the opinion that the title of M/s Armors Developers Pvt. Ltd is clear, marketable and without any encumbrances.

Owners of the land
M/s Armors Developers Pvt. Ltd - Plot No.89, Kh. No.16/1, 16/4 & 16/5 of MOUZA - JUNONA, PH. No.6, Tah. Hinganghat & Dist. WARDHA

Qualifying comments / remakes if any -
The Title of M/s Armors Developers Pvt. Ltd of the said Plot and layout known as "ARMORS NAGAR" is good, valid, marketable, clear and saleable for the prospective buyer(s) of the Apartments.

02. The report reflecting the flow of the title of M/s Armors Developers Pvt. Ltd on the said land is enclosed herewith as annexure.

Encl: Annexure

Nagpur
Date: 13.05.2023

P. S. DESHMUKH ADVOCATE

(P. S. Deshmukh)
Advocate