ROBY D. JOHN
ADVOCATE
P. K. SALVE MARG, MOHAN NAGAR, NAGPUR
MOBILE: 9860842464 E-mail:- robyjohn64@yahoo.in
502, NYAY MANDIR, 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR – 440 001
OFF: 1ST FLOOR 'VALI MANZIL', ABOVE MOHAN NAGAR POST OFFICE, GADDIGUDAM, KAMPTEE ROAD, NAGPUR

LEGAL SCRUTINY REPORT

Dated: 22.10.2016

To

M/s GREEN SPACE INFRA VENTURES

Through its Partners (I) Shri. Yash S/o Narendra Mandaviya (ii) Shri. Rajendra S/o Dhirajlal Mandaviya (iii) Shri. Narendra S/o Dhirajlal Mandaviya (iv) Shri. Viral S/o Rajendra Mandaviya.

SUBJECT:- MASTER Legal Scrutiny Report In Respect of Property owned by:

(1) Shri. Rajendra S/o Dhirajlal Mandaviya (2) Shri. Narendra S/o Dhirajlal Mandaviya (3) Smt. Veena W/o Rajendra Mandaviya (4) Smt. Yamini W/o Narendra Mandaviya (5) Shri. Viral S/o Rajendra Mandaviya (6) Shri. Yash S/o Narendra Mandaviya AND being developed by M/s GREEN SPACE INFRA VENTURES.

1. **Names of Title holders:**

   a. (i) **Shri. Narendra S/o Dhirajlal Mandaviya, (Title Holders)**
   (ii) Mrs.Veena W/o Rajendra Mandaviya,
   (iii) Shri. Yash S/o Narendra Mandaviya,
   (iv) **Shri. Rajendra S/o Dhirajlal Mandaviya,**
   (v) Mrs.Yamini W/o Narendra Mandaviya,
   (vi) Shri. Viral S/o Rajendra Mandaviya

   b. **Name of Developer:**

   M/s GREEN SPACE INFRA VENTURES,
   Through its Partners (i) Shri. Yash S/o Narendra Mandaviya (ii) Shri. Rajendra S/o Dhirajlal Mandaviya (iii) Shri. Narendra S/o Dhirajlal Mandaviya (iv) Shri. Viral S/o Rajendra Mandaviya.

2. **Details/Description of documents scrutinized:**

Sl. No.	Date of Document	Name of Document	Whether Original, certified, true copy or Photostat/ Xerox obtained for scrutiny
1	15.09.2016	Copy of **DEED OF DECLARATION** executed By **1) Shri. Rajendra S/o Dhirajlal Mandaviya (2) Shri. Narendra S/o Dhirajlal Mandaviya (3) Smt. Veena W/o Rajendra Mandaviya (4) Smt. Yamini W/o Narendra Mandaviya (5) Shri. Viral S/o**	**Original verified and Xerox obtained for scrutiny**

R. D. JOHN
Advocate
P.K. Salve Road, Mohan Nagar,
NAGPUR.

ROBY D. JOHN ADVOCATE NAGPUR

ROBY D. JOHN
ADVOCATE
P. K. SALVE MARG, MOHAN NAGAR, NAGPUR
MOBILE: 9860842464 E-mail:- robyjohn64@yahoo.in
502, NYAY MANDIR, 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR – 440 001
OFF: 1ST FLOOR 'VALI MANZIL', ABOVE MOHAN NAGAR POST OFFICE, GADDIGUDAM, KAMPTEE ROAD, NAGPUR

		Rajendra Mandaviya (6) Shri. Yash S/o Narendra Mandaviya all through Power of Attorney **1) Shri. Rajendra S/o Dhirajlal Mandaviya (2) Shri. Narendra S/o Dhirajlal Mandaviya** duly registered before the Sub Registrar Nagpur-7-at Sr. No. 6939/2016.	
2	**15.09.2016**	Copy of **AGREEMENT OF DEVELOPMENT** executed inbetween **1) Shri. Rajendra S/o Dhirajlal Mandaviya (2) Shri. Narendra S/o Dhirajlal Mandaviya (3) Smt. Veena W/o Rajendra Mandaviya (4) Smt. Yamini W/o Narendra Mandaviya (5) Shri. Viral S/o Rajendra Mandaviya (6) Shri. Yash S/o Narendra Mandaviya** as owners all through Power of Attorney **1) Shri. Rajendra S/o Dhirajlal Mandaviya (2) Shri. Narendra S/o Dhirajlal Mandaviya AND M/s GREEN SPACE INFRA VENTURES** through its Partners **1) Shri. Rajendra S/o Dhirajlal Mandaviya (2) Shri. Narendra S/o Dhirajlal Mandaviya & (3) Shri. Viral S/o Rajendra Mandaviya** duly registered before the Sub Registrar Nagpur-7 -at Sr. No. 6938/2016.	**Original verified and Xerox obtained for scrutiny**
3	**13.07.2015**	Copy of **GENERAL POWER OF ATTORNEY** executed by 1) **Shri. Yash S/o Narendra Mandaviya, 2) Shri. Rajendra S/o Dhirajlal Mandaviya, 3) Shri. Narendra S/o Dhirajlal Mandaviya, 4) Mrs.Veena W/o Rajendra Mandaviya,5) Mrs.Yamini W/o Narendra Mandaviya,6) Shri. Viral S/o Rajendra Mandaviya,** therein nominating and appointing 1) **Shri. Rajendra S/o Dhirajlal Mandaviya, 2) Shri. Narendra S/o Dhirajlal Mandaviya** as their attorney duly registered before the Sub Registrar Nagpur-4-at Sr. No. 3369/2015.	**Original verified and Xerox obtained for scrutiny**
4	**09.11.2012**	Copy of **SPECIAL POWER OF ATTORNEY** (For Admission) executed by **1) Shri. Rajendra S/o Dhirajlal Mandaviya, 2) Shri. Narendra S/o Dhirajlal Mandaviya,** therein nominating and appointing **(1) Shri. Dilip Rambhau Deogade (2) Shri. Mangesh Devidas Rajurkar (3) Shri. Kaushik Rakesh Tiwari** duly Authenticated before the Sub Registrar Nagpur-6-at Sr. No. 172	**Original verified and Xerox obtained for scrutiny**

ROBY D. JOHN ADVOCATE NAGPUR

ROBY D. JOHN
ADVOCATE
P. K. SALVE MARG, MOHAN NAGAR, NAGPUR
MOBILE: 9860842464 E-mail:- robyjohn64@yahoo.in
502, NYAY MANDIR, 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR – 440 001
OFF: 1ST FLOOR 'VALI MANZIL', ABOVE MOHAN NAGAR POST OFFICE, GADDIGUDAM, KAMPTEE ROAD, NAGPUR

5	19.05.2005	Copy of **Sale Deed** executed by **Shri. Gajanan Amrut Wagde,** in favour of 1) **Shri. Dhirajlal Ratilal Mandaviya, 2) Shri. Rajendra S/o Dhirajlal Mandaviya, 3) Shri. Narendra S/o Dhirajlal Mandaviya, 4) Mrs.Veena W/o Rajendra Mandaviya, 5) Mrs.Yamini W/o Narendra Mandaviya, 6) Shri. Viral S/o Rajendra Mandaviya,** duly registered before the Sub Registrar Nagpur-7 -at Sr. No. 1210/2005 for **Khasra No.33/2** of Mouza- Gawsi Manapur.	**Original verified and Xerox obtained for scrutiny**
6	27.07.2005	Copy of **Correction Deed** executed by **Shri. Gajanan Amrut Wagde,** in favour of 1) **Shri. Dhirajlal Ratilal Mandaviya, 2) Shri. Rajendra S/o Dhirajlal Mandaviya, 3) Shri. Narendra S/o Dhirajlal Mandaviya, 4) Mrs.Veena W/o Rajendra Mandaviya, 5) Mrs.Yamini W/o Narendra Mandaviya, 6) Shri. Viral S/o Rajendra Mandaviya,** duly registered before the Sub Registrar Nagpur-7 -at Sr. No. 1982/2005 for **Khasra No.33/2** of Mouza- Gawsi Manapur.	**Original verified and Xerox obtained for scrutiny**
7	10.03.2005	Copy of **Sale Deed** executed by **Shri. Suryabhan Amrut Wagde,** in favour of 1) **Shri. Dhirajlal Ratilal Mandaviya, 2) Shri. Rajendra S/o Dhirajlal Mandaviya, 3) Shri. Narendra S/o Dhirajlal Mandaviya, 4) Mrs.Veena W/o Rajendra Mandaviya, 5) Mrs.Yamini W/o Narendra Mandaviya, 6) Shri. Viral S/o Rajendra Mandaviya,** duly registered before the Sub Registrar Nagpur-10 -at Sr. No. 1710/2005 for **Khasra No.33/1** of Mouza- Gawsi Manapur.	**Original verified and Xerox obtained for scrutiny**
8	15.06.2015	Copy of **CORRECTED N.A ORDER** Passed by the Collector, Nagpur in Revenue Case No. 16/NAP- 34/2011-2012 dated 23.09.2011.	**Xerox obtained**
9	21.11.2011	Copy of **Layout Plan/Site Plan** approved by the Executive Engineer (Metro) Nagpur Improvement Trust, Nagpur vide its letter No. EE(Metro)/ 9727.	**Original Verified Xerox obtained**
10	23.08.2016	Copy of **Building Permit** alongwith Sanctioned Building Plan sanctioned by the Building Engineer (Metro) Nagpur Improvement Trust, and Nagpur vide its Building Permit No. No. BE(South Zone)/ Case no. MB-1374/Tracking	**Original Verified Xerox obtained**

ROBY D. JOHN ADVOCATE NAGPUR

ROBY D. JOHN
ADVOCATE
P. K. SALVE MARG, MOHAN NAGAR, NAGPUR
MOBILE: 9860842464 E-mail:- robyjohn64@yahoo.in
502, NYAY MANDIR, 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR – 440 001
OFF: 1ST FLOOR 'VALI MANZIL', ABOVE MOHAN NAGAR POST OFFICE, GADDIGUDAM, KAMPTEE ROAD, NAGPUR

		No.2016011814/905 on the name of **Shri. Rajendra S/o Dhirajlal Mandaviya & Others.**	
11	**07.08.2014**	Copy of **DEATH CERTIFICATE** of **Shri. Dhirajlal Ratilal Mandaviya,** who died on 06.08.2014 Issued by Nagpur Municipal Corporation.	**Xerox obtained**
12	**16.09.2016**	Copy Of **FERFAR PANJI**	**Xerox obtained**
13	**16.09.2016**	Copy Of **FERFAR PANJI**	**Xerox obtained**
14	**16.09.2016**	Copy Of **FERFAR PANJI**	**Xerox obtained**
15	**16.09.2016**	Copy Of **FERFAR PANJI**	**Xerox obtained**
16	**14.09.2016**	Copy Of **7/12** Extract indicating the name of (1) **Shri. Narendra S/o Dhirajlal Mandaviya, 2) Mrs.Veena W/o Rajendra Mandaviya, 3) Shri. Yash S/o Narendra Mandaviya,** 4) **Shri. Rajendra S/o Dhirajlal Mandaviya, 5) Mrs.Yamini W/o Narendra Mandaviya, 6) Shri. Viral S/o Rajendra Mandaviya for Khasra No.33/1/2.**	**Original Verified Xerox obtained**
17	**14.09.2016**	Copy Of **7/12** Extract indicating the name of (1) **Shri. Narendra S/o Dhirajlal Mandaviya, 2) Mrs.Veena W/o Rajendra Mandaviya, 3) Shri. Yash S/o Narendra Mandaviya,** 4) **Shri. Rajendra S/o Dhirajlal Mandaviya, 5) Mrs.Yamini W/o Narendra Mandaviya, 6) Shri. Viral S/o Rajendra Mandaviya for Khasra No.33/1/2.**	**Original Verified Xerox obtained**

3. **Details/Description of Property/Properties**

ALL THAT Piece And Parcel of land bearing **Kh No. 33/1, 33/2/1,** admeasuring about 8120.96 Sq. Mtrs, Land Revenue Rs, 812.00 yearly, with occupant class I Bhumiswami rights, situated at **Mouza: - GAVSI MANAPUR, P. H. No. 42** Tahsil :- Nagpur (RURAL),

ROBY D. JOHN ADVOCATE NAGPUR

ROBY D. JOHN
ADVOCATE
P. K. SALVE MARG, MOHAN NAGAR, NAGPUR
MOBILE: 9860842464 E-mail:- robyjohn64@yahoo.in
502, NYAY MANDIR, 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR - 440 001
OFF: 1ST FLOOR 'VALI MANZIL', ABOVE MOHAN NAGAR POST OFFICE, GADDIGUDAM, KAMPTEE ROAD, NAGPUR

District :- Nagpur, outset the limits of Nagpur municipal Corporation, Tahsil and District :- Nagpur, and the same is Bounded as under;-

EAST: 18.00 Mtrs, Wide Road,
WEST: Balance Portion of kh. Survey No. 33/1, 33/2,
NORTH: Kh. Survey No. 42,
SOUTH: 12.00 Mtrs, Wide Road,

4. **Brief History of the property and how the owner/mortgagor has derived title.**

That as per records all that Piece and parcel of land bearing **Khasra No. 33/1** admeasuring 2.34 H.R was purchased by (1) **Shri. Dhirajlal S/o Ratilal Mandaviya, (2) Shri. Rajendra S/o Dhirajlal Mandaviya (3) Shri. Narendra S/o Dhirajlal Mandaviya (4) Smt. Veena W/o Rajendra Mandaviya (5) Smt. Yamini W/o Narendra Mandaviya (6) Shri. Viral S/o Rajendra Mandaviya** from **Shri. Suryabhan Amrut Wagde** vide **Sale Deed** dated 10.03.2005 duly registered before the Sub- Registrar, Nagpur- 10 at Serial No. 1710/2005.

That Similarly all that Piece and parcel of land bearing **Khasra No. 33/2** admeasuring 2.33 H.R was purchased by (1) **Shri. Dhirajlal S/o Ratilal Mandaviya (2) Shri. Rajendra S/o Dhirajlal Mandaviya (3) Shri. Narendra S/o Dhirajlal Mandaviya (4) Smt. Veena W/o Rajendra Mandaviya (5) Smt. Yamini W/o Narendra Mandaviya (6) Shri. Viral S/o Rajendra Mandaviya** from **Shri. Gajanan Amrut Wagde** vide **Sale Deed** dated 19.05.2005 duly registered before the Sub- Registrar, Nagpur- 7 at Serial No. 1210/2005.

That thereafter certain errors were noticed in the above said sale deed dated 19.05.2005 for Khasra No.33/2 in regards to the total land area and hence a Correction Deed was executed on 27.07.2005 by **Shri. Gajanan Amrut Wagde** in favour of (1) **Shri. Dhirajlal S/o Ratilal Mandaviya (2) Shri. Rajendra S/o Dhirajlal Mandaviya (3) Shri. Narendra S/o Dhirajlal Mandaviya (4) Smt. Veena W/o Rajendra Mandaviya (5) Smt. Yamini W/o Narendra Mandaviya (6) Shri. Viral S/o Rajendra Mandaviya** duly registered before the Sub- Registrar, Nagpur- 7 at Serial No. 1982/2005.

That the said land was converted from Agricultural use to Non Agricultural use by the Collector Nagpur vide its Order dated 23.09.2011 in revenue case No. 16/NAP-34/2011-2012.

That since the said land is covered by Nagpur Metropolitan Area declared by Govt. vide Notification No.TPS- 1855/1199/CR-80/95/UD-13 dated 23.07.1999 & subsequent Notification No. TPS/2409/2890/CR-356/05/UD-9 dated 31.08.2010 by which Nagpur Improvement Trust has been appointed as Special Planning Authority for the said area and hence **Shri. Rajendra S/o Dhirajlal Mandaviya & others** applied to the NIT, Nagpur for the development of the said land and for sanction of the layout vide their application and thereafter an Agreement of development was executed by Nagpur Improvement Trust,

ROBY D. JOHN ADVOCATE NAGPUR

ROBY D. JOHN
ADVOCATE
P. K. SALVE MARG, MOHAN NAGAR, NAGPUR
MOBILE: 9860842464 E-mail:- robyjohn64@yahoo.in
502, NYAY MANDIR, 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR – 440 001
OFF: 1ST FLOOR 'VALI MANZIL', ABOVE MOHAN NAGAR POST OFFICE, GADDIGUDAM, KAMPTEE ROAD, NAGPUR

Nagpur in favour of **Shri. Rajendra S/o Dhirajlal Mandaviya & others** therein sanctioning the said layout vide its Letter bearing No. EE(Metro)/9727 on dated 21.11.2011.

That the said owners lateron sold 75% of the Western Portion out of the said land to **M/s.Ashtavinayak Planners & Developers Pvt. Ltd.** Through it's Directors, Shri.Girish Motilal Jaiswal & Shri. Ajay Krishnamohan Jaiswal and retained 25% share of the Eastern Portion out of the said land.

That Shri. Dhirajlal S/o Ratilal Mandaviya died on 06.08.2014 but prior to his death he had executed a "WILL" on 17.04.2012 therein bequeathing his share in the said property to **Shri. Yash S/o Narendra Mandaviya** which is duly registered before the Sub- Registrar, Nagpur at Serial No. 2779/2012.

That subsequently the N.A. Order dated 23.09.2011 in revenue case No. 16/NAP-34/2011-2012 was Revised and a Corrected Order was passed by the Collector vide its Letter bearing No.582/2015 dated 15.06.2015 on the names of **Shri. Rajendra S/o Dhirajlal Mandaviya & others** alongwith **M/s.Ashtavinayak Planners & Developers Pvt. Ltd.** Through it's Director, Shri.Girish Motilal Jaiswal.

That the said Joint owners prepared a revised layout plan for constructing tenements/ Flats/ Apartments for the said land owned by the them and the same was duly sanctioned and approved by the Nagpur Improvement Trust(Metro) under an agreement entered inbetween the said owners and N.I.T.

That lateron 1) **Shri. Yash S/o Narendra Mandaviya, 2) Shri. Rajendra S/o Dhirajlal Mandaviya, 3) Shri. Narendra S/o Dhirajlal Mandaviya, 4) Mrs.Veena W/o Rajendra Mandaviya,5) Mrs.Yamini W/o Narendra Mandaviya,6) Shri. Viral S/o Rajendra Mandaviya,** as Principals executed a **General Power Of Attorney** on 13.07.2015 therein appointing 1) **Shri. Rajendra S/o Dhirajlal Mandaviya And/Or (2) Shri. Narendra S/o Dhirajlal Mandaviya** as their attorney duly registered before the Sub Registrar Nagpur-4- at Sr. No. 3369/2015.

That Shri. Rajendra S/o Dhirajlal Mandaviya & Others also got the Sanction of the Apartments Scheme under the Group Housing Scheme Wherein Three Separate Residential Multi-storied Building viz. Block-A, Block-B and Block-C have been approved and sanctioned by the Building Engineer (Metro) Nagpur Improvement Trust, Nagpur vide its Building Permit No. No. BE(South Zone)/ Case no. MB-1374/Tracking No.2016011814/905 dated 23.08.2016.

That Shri. Rajendra S/o Dhirajlal Mandaviya & Others being interested to develop the said property into a residential cum Commercial building complexes but the said owners individually being not in a position to carry on the said development for various reasons and circumstances, formed a Partnership Firm under the name and style **"M/s GREEN SPACE INFRA VENTURES"** and thereafter an **Agreement Of Development** was executed on 15.09.2016 by the said owners with **M/s GREEN SPACE INFRA VENTURES,** the Developer, through its Partners **1) Shri. Rajendra S/o Dhirajlal Mandaviya (2) Shri.**

ROBY D. JOHN ADVOCATE NAGPUR

ROBY D. JOHN
ADVOCATE
P. K. SALVE MARG, MOHAN NAGAR, NAGPUR
MOBILE: 9860842464 E-mail:- robyjohn64@yahoo.in
502, NYAY MANDIR, 14, CUBICLE HIGH COURT ANNEXE BUILDING, NAGPUR – 440 001
OFF: 1ST FLOOR 'VALI MANZIL', ABOVE MOHAN NAGAR POST OFFICE, GADDIGUDAM, KAMPTEE ROAD, NAGPUR

Narendra S/o Dhirajlal Mandaviya & (3) Shri. Viral S/o Rajendra Mandaviya duly registered before the Sub Registrar Nagpur-7 -at Sr. No. 6938/2016.

That the said Developer is developing the said piece of land by way of constructing Multistoreyed buildings thereon known as (i) GREEN ORCHID-1 (ii) GREEN ORCHID-2 (iii) GREEN ORCHID-3 (iv) GREEN ORCHID-4.

That the Various buildings constructed and known as (i) GREEN ORCHID-1 (ii) GREEN ORCHID-2 (iii) GREEN ORCHID-3 (iv) GREEN ORCHID-4 are submitted to the provisions of Maharashtra Apartment Ownership Act, 1970 vide a **Deed of Declaration dated 15.09.2016** duly registered in the office of Sub-Registrar, Nagpur No. 7 at Sr. No.6939/2016.

That therefore in view of the above submissions, the property under consideration is free from all encumbrance, and naturally therefore the prospective/intended purchasers of the independent units/ flats/ Row- houses/bungalows will have clear title after execution of the agreement to sale and sale deeds of the independent units as above said.

I have carried out search of the records maintained in the office of the Sub Registrar, Nagpur for past 13 years i.e. from 2004 to 2016 by paying necessary fees of Rs.325/-vide receipt/Challan bearing No. 8494/2016 dated 21.10.2016. The receipt in original is enclosed with this report.

During my search I have not come across any adverse remark in respect of the property under consideration and as such the property under consideration is free from any encumbrance.

ROBY D. JOHN ADVOCATE NAGPUR

Roby D. John
Advocate

Nagpur
Date: 22.10.2016

ROBY D. JOHN
Advocate
P. K. Salve Road, Mohan Nagar,
NAGPUR - 01 (M) 9860842464