

Adv. Shabana. Karim,
B.A. LLB

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Behind M. L. Canteen Near,
Corporation dispensary Mominpura
Nagpur.18.
Mob.No. 9764116667.

TO WHOM SO EVER IT MAY CONCERN

LEGAL OPINION – TITLE REPORT – ANNEXURE TO THE LAWYER'S
OPINION

1.	Name .	M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon
2.	Name of his father/Husband	NA.
3.	Whether borrower is the owner of the property, if not, who is the owner and what is his/her relationship to the borrower	Yes, the Borrower is the Developer and owner of the property.
4.	The status of the owner of property – State individual, HUF, Firm or Ltd. Company	Partnership firm.
5.	Description of property	All that piece and parcel of proposed present and future construction to be carried out, all that R.C.C Super Structure Comprising presently self contained independent



Apartments ,Parking on Ground Floor and eight upper Floor, there are 14 apartments each on first floor to eight upper floor , thus there are 112 apartments in **Tower A**, the family units on first floor are numbered as, 101,102,103,104,105,106,108,109,110,111,112,113,114,family units on Second floor are numbered as 201,202,203,204, 205,206,209,210,211,212,2013, Family units on third floor , 301,302,303,304,305,306,307,308,309,310,311,312,313,314,family units on fourth floor ,405,406,407,408,410,411,412, 413,414, family units on fifth floor,501,502,503,504,505,506, 507,508,509,510,511,512,514,family units on Sixth Floor , 601, 602, 603, 604, 605, 607, 608, 609, 610, 611, 613,614, Family Units on seventh floor, 701, 702, 703, 704, 705, 707, 708, 709, 710, 711, 712, 713, 714, family units on Eight floor , 801,802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813,814, And the Tower B consist of ground floor and eight Upper floor , the entire ground floor is covered parking and there are 14 flats on first to eight floor thus in total 112 apartments in **tower B**. family



units on first floor 101, 102, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, on second floor 201, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 2013 on Third floor 301, 303, 304, 305, 308, 309, 310, 311, 314, on fourth floor 401, 402, 403, 404, 405, 406, 408, 409, 410, 411, 412, 413, 414, on fifth floor 501, 502, 503, 504, 505, 508, 509, 510, 511, 514, on Sixth floor 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, on seventh Floor 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, on Eight floor 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, total built up area in Tower A and B, is 7698.25 + 7698.25 Sq Mtrs and total built up area on both the towers 15396.506, Sq. Mtrs in the scheme Known and styled as "VEDAARYA HOMES" together with proportionate undivided share and interest in the piece and parcel of Survey No. 163/1, land admeasuring **11317.95** Sq Mtrs as Per NIT Regularized area, of Mouza Borkhedi, situated at Grampanchayat Bothli wardha Road Nagpur, Tahsil &



		District Nagpur.
6.	List of documents originally produced – please also state whether original/registration copy, photocopy etc.	1) Sale Deed Dt. 27.1.2015 Regd. at Sr. No. 7676 in respect of Survey No. 163/1, In favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon (Original) 2) Agreement to Sale dt.14.5.2015 in respect of Survey No. 163/1 In favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon (Original) 3) Development agreement with NIT Dt. 3.3.2016 in respect of Survey No. 163/1, In favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon (Original) 4) NIT Metro Sanctioned Building Permit Dt. 7.7.2016 bearing permit No. BE/Metro/B.P./845 in respect of Scheme on Survey No. 163/1, in favor of Shri Devrao Nathuuji Shende .(Original) 5) NIT Metro Sanctioned Building Map Dt. 7.7.2016



bearing permit No. BE/Metro/B.P./845 in respect of Scheme on Survey No. 163/1, in favor of Shri Devrao Nathuji Shende .(Original)

6) N.A order dt. 28.1.2016 in rev Case No. 86/NAP/34/2015-2016 passed by Collector Nagpur in respect of Survey No. 163/1, **admeasuring 1.131795 H.R** In favor of Shri Devrao Nathuji Shende (True copy)

7) Deed of Declaration dt. 15.7.2016 Regd at Sr No.5348 in respect of scheme on in respect of Survey No. 163/1, **admeasuring 1.131795 H.R** in favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon (Original)

8) NIT Metro Sanctioned final layout Map Dt.26.12.2015 in respect of Survey No. 163/1,**admeasuring 1.131795 H.R** in favor of Shri Devrao Nathuji Shende (Original)

9) 7x12 abstract dt 14.3.2017 in respect of Survey No. 163/1, admeasuring 1.62 H.R in favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon



	(Original) 10) Fire NOC dt. 1.6.2016 in respect of Scheme on Survey No. 163/1, admeasuring 1.131795 H.R in favor of Shri Devrao Nathuuji Shende (Xerox) 11) Airport NOC dt. 27.6.2016 in respect of Scheme on Survey No. 163/1, admeasuring 1.131795 H.R in favor of Shri Sachin Suryabhan Moon (Xerox) 12) Grampanchayat Tax paid receipt dt. 15.7.2016 in respect of Survey No. 163/1, admeasuring 1.62 H.R in favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon (Original) 13) Certificate of Registration of Partnership firm by registrar of firm dt.27.5.2016 in favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon (Original) 14) Partnership deed dt.23.4.2015 in respect of M/S Additya Infrastructure acting through its Partners.(Xerox)
	List of further documents called for and All the above stated documents

verified before rendering opinion	Xerox and originals are verified
8. History of title based on documents mentioned in Clause 6 & 7 – WHEREAS All that piece and parcel of Survey No. 163/1, land admeasuring 1.62 H.R. of Mouza Borkhedi, situated at Grampanchayat Bothli wadha road Nagpur, Tahsil & District Nagpur, was originally owned and possessed by Shri Devrao Nathuuji Shende as his ancestral Property . Whereas as per the Revenue record originally the area of the said agricultural land was 1.79 HR however out of the said property a portion admeasuring about 0.17 HR was acquired by Government for National highway and the land was accordingly reduced by 0.17 HR passed by acquisition officer Nagpur vide its order No.NAP.11/A2/65/1973-74. As a result therefore the area of the said land as per 7x12 abstract is reduced to 1.62 HR, however while physical measurement the area is found to be 1.21 HR. Whereas the above said owner Shri Devrao Nathuuji Shende have decided to sell the said land to any prospective buyer and Whereas the present owner M/s M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon being interested to purchase the said land negotiated the deal in his favor and accordingly an agreement to Sale dt.14.5.2015 in respect of Survey No. 163/1 In favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon have executed at Sr No. 3482 in th office of sub Registrar Nagpur, whereas in pursuance of the above agreement a Sale Deed Dt. 27.1.2015 which is Regd. at Sr. No. 7676 in the office of Sub Registrar Nagpur , In favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon is also came to be executed. Whereas the said land has been converted for non agricultural residential use vide N.A order dt. 28.1.2016 in rev Case No. 86/NAP/34/2015-2016 passed by Collector Nagpur in respect of Survey No. 163/1, admeasuring 1.131795 H.R In favor of previous owner Shri Devrao Nathuuji Shende .	



AND WHEREAS the said Present land Owner being developer also being desirous of constructing a multi storied building on the said plot property and accordingly has applied to the Nagpur Improvement Trust, Nagpur for grant of sanction to the building plan and the NIT Metro Sanctioned Building Permit Dt. 7.7.2016 vide bearing permit No. BE/Metro/B.P./845 in respect of Scheme on Survey No. 163/1, in the name of previous owner Shri Devrao Nathuji Shende sanction to the Multistoried Building Construction to be carried on the said plot.

Whereas the said land comes under the NIT Metro region the Development agreement with NIT is also executed on Dt. 3.3.2016 as per terms and conditions mentioned therein in respect of Survey No. 163/1, In favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon .

AND WHEREAS the said Present Plot Owner in the capacity of GRANTOR has submitted the said Apartment Scheme, which is being carried on the said piece of land known and styled as **"VEDAARYA HOMES "**under the provision of Maharashtra Apartment ownership Act 1970 , which is duly Regd on dt. 15.7.2016 at Sr No.5348 of scheme on in on Survey No. 163/1, **admeasuring 1.131795 H.R** in favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon .

And whereas name of the present owner is duly mutated in 7x12 abstract as dt 14.3.2017 in respect of Survey No. 163/1, admeasuring 1.62 H.R in favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon .

Whereas Grampanchayat Tax has been paid vide receipt dt. 15.7.2016 in respect of Survey No. 163/1, admeasuring 1.62 H.R in favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon .

Whereas Fire NOC dt. 1.6.2016 in respect of Scheme on Survey No. 163/1, **admeasuring 1.131795 H.R** in favor of Shri Devrao Nathuji Shende has also been obtained.



Whereas Airport NOC dt. 27.6.2016 in respect of Scheme on Survey No. 163/1, **admeasuring 1.131795 H.R** in favor of Shri Sachin Suryabhan Moon, regarding height has also been obtained on record.

NOW the Present land owner Developer had mortgaged the entire Scheme/land with All that piece and parcel of proposed present and future construction to be carried out, All that piece and parcel of proposed present and future construction to be carried out, all that R.C.C Super Structure Comprising presently self contained independent Apartments ,Parking on Ground Floor and eight upper Floor, there are 14 apartments each on first floor to eight upper floor , thus there are 112 apartments in **Tower A**, the family units on first floor are numbered as, 101, 102, 103, 104, 105, 106, 108, 109, 110, 111, 112, 113, 114, family units on Second floor are numbered as 201, 202, 203, 204, 205, 206, 209, 210, 211, 212, 213, Family units on third floor , 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314; family units on fourth floor ,405, 406, 407, 408, 410, 411, 412, 413, 414, family units on fifth floor, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 514, family units on Sixth Floor , 601, 602, 603, 604, 605, 607, 608, 609, 610, 611, 613,614, Family Units on seventh floor, 701, 702, 703, 704, 705, 707, 708, 709, 710, 711, 712, 713, 714, family units on Eight floor , 801,802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813,814, And the **Tower B** consist of ground floor and eight Upper floor , the entire ground floor is covered parking and there are 14 flats on first to eight floor thus in total 112 apartments in **tower B**. family units on first floor 101, 102, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, on second floor 201, 203,204, 205, 206, 207, 208, 209, 210, 211, 212, 2013 on Third floor 301, 303, 304, 305, 308, 309, 310, 311, 314, on fourth floor 401, 402, 403, 404, 405, 406, 408, 409, 410, 411, 412, 413, 414,on fifth floor 501, 502, 503, 504, 505, 508, 509, 510, 511, 514, on Sixth floor 601, 602, 603, 604, 605, 606,607, 608, 609, 610, 611, 612,613,614, on seventh Floor 701, 702, 703, 704, 705, 706,707, 708, 709, 710, 711, 712, 713, 714,on Eight floor 801,802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813,814, total built up area in Tower A and B. is 7698.25 +7698.25 Sq Mtrs and total built up area on both the towers 15396.506, Sq. Mtrs in the scheme Known and styled as "VEDAARYA HOMES" together with proportionate undivided share and interest in the piece and parcel of Survey No. 163/1, land admeasuring 11317.95 Sq Mtrs as Per NIT Regularized



area, of Mouza Borkhedi, situated at Grampanchayat Bothli wardha Road Nagpur, Tahsil & District Nagpur, in favor of the **Indian Overseas Bank Friends Colony Branch** for the project loan to be availed by them by mortgaging the entire Scheme together with present and future proposed construction on the said land .

Whereas the land owner has sold some of the flats in Both the Tower A& B which is numbered as , in Tower A, 107, 207, 208, 214, 401, to,404 ,409, 513, 606, 612,706, and in Tower B, 103, 202, 302, 306, 307, 312, 313, 407, 506, 507, 511,513,614.

AND WHEREAS the chain of the title of the above property for the last 13 years is properly established & the title of the property in question is legal and marketable, free from any anomaly and the Bank can accept such property in mortgage as good and enforceable security.

AND WHEREAS in view of the torn, incomplete, mutilated index records which are also not available in sequence and readily and due to non connectivity to the index of registered documents because of the centralize registration system since November-2005, it is necessary to secure the sworn affidavit from the present owners/borrowers in Bank prescribed format regarding nil encumbrances and clear title.

9.	In whose name the patta stands – In the name of the present owner or predecessor in title ?	In the name of present land owner, and his name is duly mutated in the record of 7x12 abstract.
10.	Details of encumbrances if any and if so, how they are discharged (EC for minimum of 13 years to be verified)	Search Receipt Dt.12.7.2017 for the year 2005 to 2017.
11.	Whether any minor interest litigation/attachment charge is involved in the property?	NIL
12.	Whether latest tax/list receipts have been produced? For how many preceding	Yes, Grampanchayat tax has been paid up to2017.



	years: tax/list receipts are produced?	
13.	Whether Chitta 10(i) extract / Adangal verified?	No such practice is prevailing here at Nagpur.
14.	If property is building, is the plot in approved lay out?	The property is a Proposed apartment Scheme .
15.	Has the building been constructed after approval of plan by relevant authorities and assessed to tax?	Construction has been Sanctioned as per NIT Metro Building Permit Dt. 7.7.2016 and Tax is duly assessed by Grampanchayat.
16.	Is there any excess/ vacant land attracting provision of Land Ceiling Acts?	N.A
17.	Is the property affected by Urban Land Ceiling and Regulation Act, if so, whether permission of relevant authority been obtained for creating encumbrance?	N.A
18.	Is the title and possession of the party to the property clear, absolute and marketable and valid mortgage by deposit of title deeds could be created:	Yes ,the title of the property is clear and marketable, And valid Mortgage by Equitable mortgage can be created.
19.	The list of documents which are to be deposited for creating mortgage by deposit of title deeds	1) Sale Deed Dt. 27.1.2015 Regd. at Sr. No. 7676 in respect of Survey No. 163/1, In favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon (Original) 2) Agreement to Sale dt.14.5.2015 in respect of Survey No. 163/1 In favor of M/S Additya Infrastructure acting through



its Partner Shri Sachin Suryabhan Moon (Original)

3) Development agreement with NIT Dt. 3.3.2016 in respect of Survey No. 163/1, In favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon (Original)

4) NIT Metro Sanctioned Building Permit Dt. 7.7.2016 bearing permit No. BE/Metro/B.P./845 in respect of Scheme on Survey No. 163/1, in favor of Shri Devrao Nathuuji Shende .(Original)

5) NIT Metro Sanctioned Building Map Dt. 7.7.2016 bearing permit No. BE/Metro/B.P./845 in respect of Scheme on Survey No. 163/1, in favor of Shri Devrao Nathuuji Shende .(Original)

6) N.A order dt. 28.1.2016 in rev Case No. 86/NAP/34/2015-2016 passed by Collector Nagpur in respect of Survey No. 163/1, **admeasuring 1.131795 H.R** In favor of Shri Devrao Nathuuji Shende (True copy)

7) Deed of Declaration dt. 15.7.2016 Regd at Sr No.5348 in respect of scheme on in respect of Survey No. 163/1, **admeasuring 1.131795 H.R** in favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon (Original)

8) NIT Metro Sanctioned final layout Map Dt.26.12.2015 in respect of Survey No. 163/1,**admeasuring 1.131795 H.R** in favor of Shri Devrao Nathuuji Shende (Original)



9) 7x12 abstract dt 14.3.2017 in respect of Survey No. 163/1, admeasuring 1.62 H.R in favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon (Original)

10) Fire NOC dt. 1.6.2016 in respect of Scheme on Survey No. 163/1, **admeasuring 1.131795 H.R** in favor of Shri Devrao Nathuuji Shende (Xerox)

11) Airport NOC dt. 27.6.2016 in respect of Scheme on Survey No. 163/1, **admeasuring 1.131795 H.R** in favor of Shri Sachin Suryabhan Moon (Xerox)

12) Grampanchayat Tax paid receipt dt. 15.7.2016 in respect of Survey No. 163/1, admeasuring 1.62 H.R in favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon (Original)

13) Certificate of Registration of Partnership firm by registrar of firm dt.27.5.2016 in favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon (Original)

14) Partnership deed dt.23.4.2015 in respect of M/S Additya Infrastructure acting through its Partners.(Xerox)

15) Affidavit of borrower for non encumbrances and clear and marketable title of the property shall be obtained in bank format. (Original)



20.	The list of additional documents like "Nil" E C for subsequent period / affidavit indemnity required to be obtained by the bank	N.A
21.	Any other remark which the lawyer rendering title deed opinion wishes to make	Affidavit of borrower for non encumbrances and clear and marketable title of the property shall be obtained in bank format.
22.	Whether there is any indication or doubt to show that the land belongs to Govt. or it is not under acquisition proceedings of the Govt.	N.A
23.	Is there any bar for mortgaging the lands as per any local law? Eg. Prohibition for offer of agricultural lands as security for borrowing outside the State or Commercial / Non agricultural borrowings	No. Affidavit of borrower for non encumbrances and clear and marketable title of the property shall be obtained in bank format.
24.	Certification: I personally visited the Registrar Office, searched the records and ensured the correctness of the entries in the Register and there is no omission of any encumbrances in the EC;	
25	I also certify that the said Sale Deed dt.27.11.2015 Regd at Sr No. 7676 in favor of M/S Additya Infrastructure acting through its Partner Shri Sachin Suryabhan Moon ,and the document is genuine and can be acted upon.	
25.	I enclose a copy of receipt dt.24.3.2017 issued by the registering authority for having remitted the fee of Rs.325 for such search.	



Schedule of Property.

All that piece and parcel of proposed present and future construction to be carried out, all that R.C.C Super Structure Comprising presently self contained independent Apartments ,Parking on Ground Floor and eight upper Floor, there are 14 apartments each on first floor to eight upper floor , thus there are 112 apartments in Tower A, the family units on first floor are numbered as, 101, 102, 103, 104, 105, 106, 108, 109, 110, 111, 112, 113, 114, family units on Second floor are numbered as 201, 202, 203, 204, 205, 206, 209, 210, 211, 212, 213, Family units on third floor , 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, family units on fourth floor ,405, 406, 407, 408, 410, 411, 412, 413, 414, family units on fifth floor, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 514, family units on Sixth Floor , 601, 602, 603, 604, 605, 607, 608, 609, 610, 611, 613,614, Family Units on seventh floor, 701, 702, 703, 704, 705, 707, 708, 709, 710, 711, 712, 713, 714, family units on Eight floor , 801,802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813,814, And the Tower B consist of ground floor and eight Upper floor , the entire ground floor is covered parking and there are 14 flats on first to eight floor thus in total 112 apartments in tower B, family units on first floor 101, 102, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, on second floor 201, 203,204, 205, 206, 207, 208, 209, 210, 211, 212, 2013 on Third floor 301, 303, 304, 305, 308, 309, 310, 311, 314, on fourth floor 401, 402, 403, 404, 405, 406, 408, 409, 410, 411, 412, 413, 414, on fifth floor 501, 502, 503, 504, 505, 508, 509, 510, 511, 514, on Sixth floor 601, 602, 603, 604, 605, 606,607, 608, 609, 610, 611, 612,613,614, on seventh Floor 701, 702, 703, 704, 705, 706,707, 708, 709, 710, 711, 712, 713, 714, on Eight floor 801,802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813,814, total built up area in Tower A and B, is 7698.25 +7698.25 Sq Mtrs and total built up area on both the towers 15396.506, Sq. Mtrs in the scheme Known and styled as "VEDAARYA HOMES" together with proportionate undivided share and interest in the piece and parcel of Survey No. 163/1, land admeasuring 11317.95 Sq Mtrs as Per NIT Regularized area, of Mouza Borkhedi, situated at Grampanichayat Bothli wardha Road Nagpur, Tahsil & District Nagpur and the same is bounded as under.

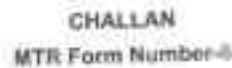


On East: 18 Mtr wide Road (Pandhan)
On West: N.H 7 (Nagpur Wardha Road)
On North: Survey No. 162/158
On South :Survey No. 163/2

Nagpur.

Dt. 12.7.2017


Adv. Shabana Karim.
Adv. SHABANA KARIM
B.A., LL.B.
Reg. No. 1443/03



NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 नमूना चालान "टाइप ऑफ पेमेंट" के लिये प्रमाणित है। अन्य कारणों के लिए या अनपंजीकृत दस्तावेज के लिए यह वैध नहीं है।