A S H O K .K. B A D GE ADVOCATE
369, SHANKAR NAGAR NAGPUR- 440010
PH. NO. 0712-2247565, MOBILE: 9423405703

Ref.

DATE: 14/08/2014

TO,
THE MANAGER,
CORPORATION BANK,
MAIN BRANCH,
PUNE.

SUBJECT: - Legal opinion in respect of the Surplus Vacant land property Admeasuring about 21,300 Sq. Mtrs. , bearing Khasdra No 24/3, Class 1 Occupancy Rights, bearing City Survey No 34, Sheet No 565/18, Adme 3.33 Hectors (08.22 Acres), Situated at Mouza:- Wathoda Tahsil & District:- Nagpur. Which is owned by M/S VEDBHUMI BUILDERS & DEVELOPERS PVT. LTD a duly registered Company under Companies Act, having its registered Office at Krishnalilla Apartments, Chapru Nagar Square Lakadganj Nagpur acting thru its Director SHRI. YOGESH S/O MAGANBHAI CHAWDA, Aged about 51 Years, Occu:- Business, R/O Plot No 40, Hiwari Lasy-Out Nagpur Tah & Dist:- Nagpur, which is owned/Acquired by the present owner/Applicant vide duly regd Sale-Deed dated 16/07/2008.

Adv. A. K. Badge Nagpur 369 Shankar Nagar

Dear Sir,

Having been engaged by CORPORATION BANK, Main Branch Pune for preparation of the Title verification and Search report of the land property, Adme. about 03.33 (Hec), (08.22 Acres) 21,300 Sq. Mtrs bearing Survey No. 34, Sheet No 565/18, bearing P.H.No.34/A, Khasra No 24/3, under Class1 Rights Admeasuring 03.33 H.R, (08.22 Acres.), Situated at Mouza:- Wathoda, & which is owned and possessed by the Applicant M/S VEDBHUMI BUILDERS & DEVELOPERS PVT. LTD thru its Directors SHRI. YOGESH. M. CHAWADA, Aged about 51 Years, Occu:- Business, R/O Plot No 40, Hiwari Lay-Out Nagpur. Tahsil & Distct:- Nagpur, & which is to be mortgage for securing financial assistance from Corporation Bank Main Branch Pune. I MR. A.k. Badge (Advocate) submit my report as under.

(1)	NAME OF THE OWNERS/APPLICANTS/MORTGAGORS AND ADDRESS		M/S VEDBHUMI BUILDERS & DEVELOPERS Pvt. Ltd through its Director (1) SHRI. YOGESH S/O MAGANBHAI CHAWADA, Aged about 51 Years, Occu:- Business, R/O PLOT NO 40, Hiwari Lay-Out Nagpur, Tahsil & District:- Nagpur.
(2)	DESCRIPTION OF THE PROPERTY (SUBJECT MATTER OF THESE PRESENTS) Survey no 34 (Adme. 21,300 Sq. Mtrs.)		All that piece and parcel of Surplus Vacant Land admeasuring about 21,300 Sq. Mtrs., Kh. No 24/3, bearing City Survey no. 34, Sheet No 565/18, bearing P.H. No 34/A, situated at Mouza:- Wathoda, Tahsil & District:- Nagpur, which is the subject Matter of of these presents, Owned by the present owner/Applicant /Borrower M/S VEDBHUMI BUILDERS & DEVELOPERS PVT. LTD. thru its Director, vide the Sale-Deed dated 16/07/2008 & which is being bounded as under.

			EAST:- RETAINABLE LAND OF KHASRA NO 24/3. WEST:- NALLAH. NORTH:- LAND OF SABINA HOUSING SOCIETY. SOUTH:- LAND OF SHRI MALGADE.

(3) DOCUMENT STUDIED:

Sr. no.	Original/ Xerox	Date of Docu.	Nature of Docu.	Parties to Documents
(1)	XEROX	20/04/2007	MALMATTA-PATRAK OF SUR NO 34. ADME. 53,284. 48 SQ. MTRS	By. CITY SURVEY OFFICE.
(2)	XEROX	16/05/2007	IRREVOCABLE GENERAL POWER OF ATTORNEY.	By SHRI PARASRAM. S. NARAD & 7 OTHERS IN FAVOR OF SHRI V. R. PAWAR & Y. M. CHAWADA DIRECTORS OF M/S VEDBHUMI BUILDERS & DEVELOPERS PVT. LTD.
(3)	XEROX	18/05/2007	*ORDER U/S 6(2) OF URBAN LAND CEILING ACT.*	By COLLECTOR COMPETENT AUTHORITY ULC NAGPUR IN FAVOR OF SHRI P. S. NARAD & OTHER.
(4)	XEROX	29/06/2007	*N. A. ORDER FR SUR. NO 24/3 ADME 33,300SQ. MTRS.*	By ADDL COLLECTOR NAGPUR IN FAVOR OF SHRI P. S. NARAD & OTHER.
(5)	XEROX	15/12/2007	7-12 EXTRACT OF SURVEY NO 24/3 ADME. 3.81 HR.	By TALATHI IN FAVOR OF SHRI P. S. NARAD.
(6)	XEROX	10/07/2008	N. O. C. FOR TRANSFER OF PROPERTY.	By COLLECTOR NAGPUR IN FAVOR OF SHRI P. S. NARAD.
(7)	XEROX	16/07/2008	DEED OF TRANSFER & SALE ADMEASURING 21,300 SQ. MTRS OF KH. NO 24/3, SURVEY NO 34.	By SHRI P. S. NARAD & 6 OTHERS IN FAVOR OF M/S VEDBHUMI BUILDERS & DEVELOPERS PVT. LTD THRU ITS DIRECTOR SHRI Y. M. CHAWDA.
(8)	XEROX	31/12/2013	CORPORATION TAX RECEIPT NO 000541, FOR HOUSE NO 2224, FOR THE PERIOD 1/04/2013 TO 31/03/2014.	By N. M. C. IN FAVOR OF M/S VEDBHUMI BUILDERS BUILDERS & DEVELOPERS PVT. LTD THRU DIRECTOR SHRI. Y. M. CHAWDA.

9)	XEROX	10/03/2014	MALMATTA-PATRAK OF SURVEY NO 34, ADME 21,300 SQ. MTRS.	By CITY SURVEY OFFICE IN FAVOR OF M/S VEDBHUMI BUILDERS & DEVELOPERS PVT. LTD. THRU DIRECTR SHRI Y. M. CHAWDA.

(4) IF ORIGINALS OF THE TITLE DEED/ DOCUMENTS HAVE NOT BEEN PRODUCED REASONS THEREFOR

The Originals not produced & which are in possession of the present owner & the present owner is hereby directed to submit the original documents to the MAIN Branch Of Corporation Bank Pune.

(5) TRACING OF TITLE FOR 25-30 YEARS NEXT BEFORE SCRUTINY:

A) That originally, i.e. prior to the year 2007, Khasra No 24/3, Admeasuring 03.81 HR was owned & possessed by Shri Parasram Shiva & Purushottam Narad & Other in the capacity as an owner thereof.

B) That thereafter in the year 2007, the then owners decided to develop the Land bearing Kh. No 24/3, Adme 33,300 Sq. Mtrs., and accordingly entered into an Agreement Of Development dated 25/04/2007, with with M/S Vedbhumi Builders & Developers Pvt. Ltd., which was duly registered with the Office Of Sub-Registrar Nagpur 1, at Sr. No 2885/2007, and decided to develop the property according to the terms & Conditions mentioned in the above said Development Agreement.

C) Similarly the then owners had also executed & Registered Irrevocable Power Of Attorney, which was also duly registered with the Office of Sub-Registrar Nagpur 1, at Sr. No 2886/2007 on date 25/04/2007.

D) That thereafter after completion of the required legal formalities & after obtaining other required Papers from Govt. Authorities the then owner in the Year 2008, sold the subjected land property which is described hereinabove at para no 2 of these presents under the heading "DESCRIPTION OF THE PROPERTY" To M/S VEDBHUMI BUILDERS & DEVELOPERS PVT. LTD.

E) That thereafter in the year 2008 the then owners as stated in above paras sold the subjected Land property admeasuring 21,300 Sq. Mtrs, bearing Khasra No 24/3, C. S. No 34, Sheet No 565/18, situated at Mouza:- Wathoda, Tahsil & District:- Nagpur, To M/S VEDBHUMI BUILDERS & DEVELOPERS PVT. LTD. through its Director SHRI YOGESH S/O MAGANBHAI CHAWDA , vide the sale-deed dated 16/07/2008 the present Owner, which was duly registered with the Office of Sub-Registrar Nagpur 6, in Book No 1, at Sr. No 3445, on date 16/07/2008, and conveyed the title in favor of the present owner M/S VEDBHUMI BUILDERS & DEVELOPERS PVT. LTD. acting through its Directors SHRI . Yogesh Maganbhai Chawada.

F) .By virtue of the said Sale-Deed as stated in para (E) above the present owner M/S VEDBHUMI BUILDERS & DEVELOPERS PVT. LTD. acquired the ownership rights to the property & accordingly the property was duly mutated in their name in the concerned record as an owner

thereof and till this date is in peaceful possession & occupation of the property in the capacity as an absolute owner thereof.

G) By virtue of the said chain of transactions as stated above, the present applicant/owner M/S VEDBHUMI BUILDERS & DEVELOPERS PVT. LTD acting through its Director SHRI. YOGESH MAGANBHAI CHAWADA acquired the exclusive & absolute title to the said land property and since then till this date enjoying the property peacefully, without any interruption from anybody, in the capacity as an absolute & legal owner, with absolute right to alginate with the property according to their own will.

(6)	MINORS CLAIM/ INTEREST IF ANY IN THE PROPERTY	Not Applicable
(7)	WHETHER THE LATEST TAX/ LAND REVENUE/ SOCIETY CHARGES PAID, RECEIPTS HAS/ HAVE BEEN PRODUCED	The Latest upto date Corp. Tax receipt as mentioned in Para No 3 Under Heading DOCUMENTS STUDIED of these presents has been produced & the owner hereby directed to submit the uptodate Tax receipt with the Main Branch at Pune.

(8) ENCUMBRANCES: From the record placed at my disposal, for perusal and from the inspection of registration record maintained with the sub-registrars and other Government offices at Nagpur, the available and readable records as on this date states that the said property is free from all encumbrances. I have not found any transaction showing any type of encumbrance such as lien, mortgage, decree, gift attachments etc, as regards the said land property. (The Affidevit of the present owner in this regard is attached herewith)

(09)	ANY OTHER POINTS/ ISSUES WHICH IN OPINION OF THE ADVOCATE ARE RELEVANT	All the original papers which are in the custody of the present owner & which are stated in Para no (3) , (7) & (10) of these presents should be taken on record by the Branch
(10)	THE DOCUMENTS WHICH ARE REQUESTED TO BE DEPOSITED WITH BANK BY THE TITLE HOLDER FOR CREATION OF EQUITABLE MORTGAGE	(1) The documents no. 1 to 09 as stated in para no. (3), under the heading DOCUMENTS STUDIED should be taken on record. (2) The documents mentioned in para no. (7), of these presents should be taken on record. i.e. upto date Tax Receipt. (3) Agreement of Development dated 25/04/2007 in respect of Kh. No 24/3. (4) Duly Executed & Notarised Affidevit of Applicant for Non Mortgage of property with any other Financial Institution/Bank Except Main Branch of Corporation Bank at Pune. (5) Upto date latest City Survey Record in the name of present owner. (6) Exemption Order dated 06/08/2007 issued by Addl. Collector ULC Nagpur u/s 20 of Urban Land Ceiling

& Regulation Act 1976.

(7) The Original Sale-Deed dated 16/07/2008

(8) Registration Certificate of M/S Vedbhumi Builders & Developers Pvt. Ltd.

(11) FINAL CERTIFICATE:

I have gone through all the documents provided and submitted herein above before me. I had also taken search, from the available and readable records in the concerned sub-registrars offices in respect of the said property (which is more particularly and fully described at para no. 2 under the heading DESCRIPTION OF THE PROPERTY of these presents. I am of the opinion that the title to the said property is clear, good, marketable and is free from all encumbrances. Therefore the present applicant M/S VEDBHUMI BUILDERS & DEVELOPERS thru its DIRECTOR SHRI YOGESH MAGANBHAI CHAWADA can validly effect MORTAGE of the said property in favour of the Corporation Bank MAIN Branch PUNE after submitting all the Original Documents mentioned in these presents & the documents demanded by the Branch.

(12)	**APPLICATION OF LAND REFORMS ACT or ANY OTHER LAW & ITS EFFECT ON TITLE.**	NONE IN PARTICULAR
(13)	**WHETHER RECORD OR RIGHTS/PATTA/KHATA ARE MAINTAINED & IF SO, WHETHER FOR THE LAEST PERIOD HAS BEEN PRODUCED.**	PRODUCED IN PART.
(14)	**APPLICATION OF ANY SPECIAL ENACTMENT, IF ANY WHICH IS APPLICABLE TO PROPERTY & AFFECTING THE TITLE.**	NONE IN PARTICULAR
(15)	**ADDITIONAL DOCUMENTS.**	The present Applicants/Mortgagors/Owners M/S VEDBHUMI BUILDERS & DEVELOPERS PVT. LTD thru its Directors SHRI YOGESH. M. CHAWADA. hereby directed to submit the documents mentioned in Para No (3), (7), (10) of these presents along with the documents demanded by the Branch in Original with the Branch.

All the copies of the documents submitted before me for my perusal are returned herewith.

Sincerely Yours

(ADVOCATE)

Reg. No. 4438093

नोंदणी ३९ म.
Regn. 39 m.

पावती क्रमांक

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक 29/5/18 सन २०

दस्तऐवजाचा प्रकार— करार

सादर करणाराचे नाव— Adv. A.K. Bodge.

खालीलप्रमाणे फी मिळाली :—

	रु.	पैसे
नोंदणी फी	240	
नक्कल फी (फोलिओ)		
पृष्ठांकनांची नक्कल फी		
टपाल खर्च		
नकला किंवा ज्ञापने (कलमे ६४ ते ६७)		
शोध किंवा निरीक्षण		
दंड—कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ)		
इतर फी (मागील पानावरील) बाब क्र.		
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एकूण	240	

दस्तऐवज / नक्कल रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल. / या कार्यालयात देण्यात येईल.

मुख्यम निबंधक

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा. / हवाली करावा.

सादरकर्ता.