

RITESH C. MAHENDRA

ADVOCATE
PLOT NO.0-5 "BHAKTI APARTMENT"
LAXMI NAGAR,
NAGPUR,
Mob. : 9860902292

“श्री”

TITLE VERIFICATION REPORT

Under instructions from my client - **M/S. RAGHUKUL CONSTRUCTIONS PVT. LTD.,** A Company incorporated under Companies Act, 1956 (No. 1 of 1956) with CIN 197303 U45202MH2009PTC, having its Office at Bajaj Nagar, Nagpur, acting through its Director - **SHRI. DILIP S/o RAGHUNATHRAO BHARADE,** Aged about 57 Years, Occupation – Business, Resident of Plot No. 28, Flat No. 501, Shiv Ranjani Apartment, Cement Road, Shivaji Nagar, Nagpur - 440010, Tahsil and District -



NAGPUR, I have investigated the title relating to the property comprising **ALL THAT** Piece and Parcel of Land bearing **Plot No. 6** containing by admeasurement **1872.198 Sq. Mtrs.** (OR 20152.339 Sq. Ft.), being a portion of entire land bearing Kh. Nos. 159/3 and 159/11B of **MOUZA – SOMALWADA**, P.S.K. 44, bearing City Survey No. 594 and Sheet No. 730, including all other easementary rights appurtenant and belonging thereto, situated at Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR and my findings are as under :-

(1) **THAT**, ALL THAT Piece and Parcel of Agricultural land bearing Kh. No. 159/3, having an area of 1.58 Hectares, Rental Rs. 5.50 held in Occupancy Class-1 Rights of Mouza – SOMALWADA, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 594, Sheet No. 730, situated at Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil & District – NAGUR, Originally belonged to Shri. Maroti Fakira Mahajan, being his separate property.

(2) **THAT**, in the like manner ALL THAT Piece and Parcel of Agricultural land bearing Kh. No. 159/11, having an area of 1.58 Hectares, Rental Rs. 5.50 held in Occupancy Class-1 Rights of Mouza – SOMALWADA, P.S.K. 44, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 594, Sheet No. 730, situated at Somalwada, Nagpur, within

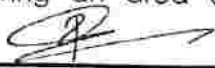


the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil & District – NAGUR, Originally belonged to Shri. Narayan Fakira Mahajan, being his separate property.

(3) **THAT**, the aforesaid Shri. Maroli Fakira Mahajan lateron transferred his aforesaid Agricultural land bearing Kh. No. 159/3, having an area of 1.58 Hectares, situated at Somalwada, Nagpur in Tahsil & District – NAGPUR, by way of sale to Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur, by a Sale Deed dated 9/7/1992, which is duly registered in the office of the Joint Sub Registrar Nagpur – 8, in Addl. Book No. 1, Volume No. 74 on Pages 97 to 104, at Sr. No. 2337 on even date.

(4) **THAT**, in the like manner the aforesaid Shri. Narayan Fakira Mahajan lateron in his turn transferred aforesaid Agricultural land bearing Kh. No. 159/11B (Old No. 159/11), having an area of 1.58 Hectares, situated at Somalwada, Nagpur in Tahsil & District – NAGPUR, by way of sale to Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur, by a Sale Deed dated 7/8/1992, which is duly registered in the office of the Joint Sub Registrar Nagpur – 2, in Addl. Book No. 1, Volume No. 68 on Pages 225 to 226, at Sr. No. 2916 on even date.

(5) **THAT**, as a result therefore Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur has become an exclusive, absolute and full owner of the aforesaid entire land bearing Kh. Nos. 159/3 and 159/11B, each having an area of 1.58 Hectares, both



situated at Somalwada, Nagpur in Tahsil & District – NAGPUR with heritable and transferrable rights therein and the same was also accordingly mutated in its sole name in all relevant records.

(6) THAT, the aforesaid entire land bearing Kh. Nos. 159/3 and 159/11B are converted for Non-Agricultural (Residential) use by the Additional Collector, Nagpur vide its Order Dated 4/12/2000, passed in Revenue Case No. 65/NAP-34/1999-2000 of Mouza – Somalwada.

(7) THAT, Abhinav Sahakari Gruha Nirman Sanstha (Maryadi), Nagpur lateron prepared the layout on the said Kh. Nos. 159/3 and 159/11B by carving out various Plots of different sizes therein for the allotment to its share holder members and the said layout is also duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur under an Agreement dated 10/10/2002 and another Agreement dated 4/10/2012 made by and between the aforesaid Abhinav Sahakari Gruha Nirman Sanstha (Maryadi), Nagpur and the Nagpur Improvement Trust, Nagpur.

(8) THAT, various plots out of the said sanctioned layout (including Plot No. 6) are released by the Executive Engineer (West), Nagpur Improvement Trust, Nagpur vide its Letter No. E.E. (West)/731, Dated 2/2/2013. As per the said Release Letter Dated 2/2/2013 the area of Plot No. 6 is shown and declared as 1872.198 Sq. Mtrs.



(9) THAT, the Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur was having on waiting list members who have contributed for the land cost and development cost to the Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur for purchase of small plots but due to area of the plot which is 1872.198 Sq. Mtrs. and is on the 24 Meter D.P. Road the Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur cannot allot the said plot to the members on the waiting list and therefore the members have moved the proposal in the year 2016 to sell the said plot to intending purchaser and distribute in lieu of surrendering the membership to the society Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur. In terms of the said representation the resolution was passed in the Annual General Meeting (AGM) dated 28/9/2016 to sale the said plot by inviting tender for the plot after giving paper advertisement in the local daily and to distribute the sale consideration to the members who was in waiting list and who was ready to surrender their contribution in lieu of consideration to be paid to them in lieu of their contribution or the land cost and development cost for small plots from the amount received from the sale of the said plot in proportionate to their contribution as per the account of Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur.

(10) THAT, the Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur lateron to sale the said Plot No. 6 out of its aforesaid sanctioned layout to any interested buyer/purchaser by inviting Tenders/Bids from the public at large by publishing



advertisement in the news paper. Accordingly Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur has published Advertisement of Sale of the said Plot No. 6 in daily news papers on 26/1/2017 and thereby invited Tenders/Bids.

(11) THAT, in pursuance of the said advertisement, my client i.e. M/s. Raghukul Constructions Private Limited had submitted it's Bid/Tender for purchasing the aforesaid Plot No. 6 to the Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur on 1/2/2017 and the same is also accepted by the Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur and accordingly or fulfillment of the formalities, the Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur has issued Letter in favour of the M/s. Raghukul Constructions Private Limited on 20/2/2017.

(12) THAT, after completing all the formalities, the Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur has passed a Resolution in this behalf in its Executive Committee Meeting held on 1/2/2017 and vide its Resolution No. 03, Dated 1/2/2017 decided to sale the aforesaid Plot No. 6 to M/s. Raghukul Constructions Private Limited, in terms of the Resolution passed by the Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur the M/s. Raghukul Constructions Private Limited is admitted as Member of Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur.



(13) THAT, the M/s. Raghukul Constructions Private Limited having complied with terms and conditions of tender document and as the said tender was accepted by the Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur has entered in the Agreement to Sell the aforesaid property comprising Plot No. 6 out of its aforesaid sanctioned layout containing by admeasurement 1872.198 Sq. Mtrs. (OR 20152.339 Sq. Ft), situated at Mouza Somalwada, Nagpur in Tahsil & District Nagpur with the M/s. Raghukul Constructions Private Limited for a total consideration of Rs. 4,00,00,000/- (Rupees Four Crore Only) on 20/2/2017 and in pursuance of the said Agreement to Sell Dated 20/2/2017, the Sale Deed in respect of the said Plot No. 6 is executed between Abhinav Sahakari Gruha Nirman Sanstha (Maryadit), Nagpur & M/s. Raghukul Constructions Private Limited, Acting through its Director - Shri. Dilip Raghunathrao Bharade on 29/4/2017 and the same is duly registered in the office of the Joint Sub Registrar Nagpur – 8, in Book No. 1, at Sr. No. 1008 on 2/5/2017.

(14) THAT, as a result therefore M/s. Raghukul Constructions Pvt. Ltd., has now become an exclusive, absolute and full Owner of the property comprising **ALL THAT** Piece and Parcel of Land bearing **Plot No. 6** containing by admeasurement **1872.198 Sq. Mtrs.** (OR 20152.339 Sq. Ft.), being a portion of entire land bearing Kh. Nos. 159/3 and 159/11B of **MOUZA – SOMALWADA**, P.S.K. 44, bearing City Survey No. 594 and Sheet No. 730, including all other easementary rights appurtenant and belonging thereto, situated



at Somalwada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

(15) THAT, M/s. Raghukul Constructions Pvt. Ltd., later on decided to develop the said Plot of land into a Residential-Cum-Commercial Estate by constructing a Multistoried Building thereon consisting of various self contained separate Apartments/Units/Shops/Office Chambers, etc., therein.

(16) THAT, accordingly, M/s. Raghukul Constructions Pvt. Ltd., has purchased 1026 Sq. Mfts. of FSI out of T.D.R. Certificate No. 019, Dt. 29/3/2017 arising out of "Construction TDR Certificate" having it approved vide Govt. Resolution No. Grunidho-2009/CR49/GND-2 Mantralaya Mumbai Dt. 18/2/20019 from M/s. Tirupati Real Estate, by a Transfer Deed Dated 2/8/2017, which is registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 4192 on even date. In the like manner, M/s. Raghukul Constructions Pvt. Ltd., has purchased 1150 Sq. Mfts. of FSI out of T.D.R. Certificate No. 021, Dt. 27/7/2017 arising out of "Construction TDR Certificate" having it approved vide Govt. Resolution No. Grunidho-2009/CR49/GND-2 Mantralaya Mumbai Dt. 18/2/20019 from M/s. Tirupati Real Estate, by a Transfer Deed Dated 2/8/2017, which is registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 4194 on even date. In the like manner, M/s. Raghukul Constructions Pvt. Ltd., has also



purchased 850 Sq. Mts. of FSI out of T.D.R. Certificate No. 005, Dt. 25/9/2009 issued by Nagpur Improvement Trust, bearing Reservation No. MNW-99 (Extension To Water Filtration Plant) from Shri. Kamal Ramesh Mohata & 2 others, Acting through their Attorney M/s. Aman Developers, Acting through its Partners - Shri. Shankarlal B. Jalan & Shri. Vijaykumar R. Pithisariya, by a Transfer Deed Dated 28/11/2017, which is registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 6302 on 29/11/2017.

(17) THAT, M/s. Raghukul Constructions Pvt. Ltd., has accordingly prepared a plan of a Multistoried Building proposed to be constructed on the said Plot No. 6 and to be known and styled as "**SILVER PARADISE**", which is duly sanctioned and approved by Building Engineer (W), Nagpur Improvement Trust, vide Building Permit No. BE(WEST)/Case No. AB-120180327319/Tracking No. 201803289/2314/902, Dated 19/8/2019. .

(18) THAT, for the purpose of verification of the title, the following documents relating to the property comprising Plot No. 6 containing by admeasurement 1872.198 Sq. Mtrs. (OR 20152.339 Sq. Ft.) of Mouza - Somalwada, TOGETHERWITH the mullistoried building proposed to be constructed thereon and to be known and styled as "**SILVER PARADISE**", bearing City Survey No. 594, Sheet No. 730, situated at Abhinav Society, Somalwada,



Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR are provided to me :-

- (i) Copy of Sale Deed Dt. 29/4/2017, which is duly registered in the office of the Joint Sub Registrar Nagpur – 8, in Book No. 1, at Sr. No. 1008 on 2/5/2017.
- (ii) Copy of Transfer Deed Dated 2/8/2017, which is registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 4192 on even date.
- (iii) Copy of Transfer Deed Dated 2/8/2017, which is registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 4194 on even date.
- (iv) Copy of Transfer Deed Dated 28/11/2017, which is registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 6302 on 29/11/2017.
- (v) Copy of Building Permit.
- (vi) Copy of sanctioned Building Map.
- (vii) Copy of Property Card of City Survey, Nagpur.
- (viii) Copy of N.M.C. Tax Receipt.

(19) THAT, all these aforesaid documents are produce before me are photocopies.

(20) THAT, I have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in , by giving inputs of Plot No. 6 [Six] for the period of 13 Years by depositing necessary Search Fees online with the Department of

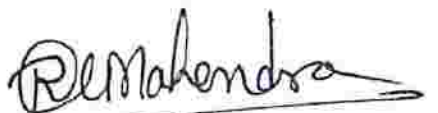


Registration vide GRN No. MH003107148201819E, Dated 25/6/2018.

(21) THAT, during my online search, I did not come across any adverse entry recorded relating to the aforesaid property.

(22) THAT, with the result I am of the Opinion that the aforesaid present owner - M/S. RAGHUKUL CONSTRUCTIONS PVT. LTD., holds a good, valid and marketable title in respect of its aforesaid property and the aforesaid M/S. RAGHUKUL CONSTRUCTIONS PVT. LTD., has fully entitled to develop the said property into a Residential-Cum-Commercial Estate by constructing Multistoried Building thereon and sale the various Apartments/Units/Shops/Office Chambers proposed to be constructed thereon to the prospective buyers.

Hence this report.


Ritesh C. Mahendra
ADVOCATE

NAGPUR

DATED: 22/8/2019