RAJESH R. VERMA,
Advocate

1st Floor, Saikripa, Sharda Chowk,
Jalalpura, Gandhibagh,
NAGPUR.
Phone No. (O) 2770315
(M) 9822728348

Date : 31.07.2023

To,
MahaRERA,
Mumbai

LEGAL TITLE REPORT

Sub. : Title Clearance Certificate with respect to Plot No. 16 (SIXTEEN) out of the sanctioned layout admeasuring about 1178.96 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 98/1 of Mouza - NARI, P.S.K. 11, including all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 2141/A/16, City Survey No. 81 and Sheet No. 953/41 of Mouza - NARI, (Hereinafter referred to as the said plot) more particularly described in the Schedule of Property given hereinunder.

I have investigated the title of the said plot on the request of KALINDI VENTURES PRIVATE LIMITED, a company registered under Companies Act, 1956 (PAN AAICK 9663 J, Corporate Identity Number U70109MH2021PTC 366091) (M-7972267009) Office at 1st Floor, Saikripa Apartment, Sharda Chowk, Jalalpura, Gandhibagh, Nagpur Acting through its Director *MRS. BHARTI ATUL DISAWAL, Aged 55 Years, Occupation - Business, Resident of 13, Damodar Layout, Behind RTO, Civil Lines, Nagpur.*

1. DESCRIPTION OF PROPERTY

SCHEDULE OF PROPERETY

ALL THAT Piece and Parcel of land bearing Plot No. 16 (SIXTEEN) out of the sanctioned layout admeasuring (21.09 Mtrs. x 37.25 Mtrs.) + ½(21.12 Mtrs. x 37.25 Mtrs.) = 1178.96 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 98/1 of Mouza - NARI, P.S.K. 11, including

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all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 2141/A/16, City Survey No. 81 and Sheet No. 953/41 of Mouza - NARI, situate at Nari, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District - NAGPUR. The said plot is bounded as under :

To the East - By Plot No. 17.
To the West - By Khasra Boundary,
To the North - By 9.00 Mtrs. Road,
To the South - By 24.00 Mtrs. Wide Road.

I have investigated the following documents i.e.

Sale Deed Dated 11.11.2004 executed by (i) Shri. Krushna S/o Natthuji Raut (ii) Shri. Sudhakar S/o Natthuji Raut (iii) Smt. Leelabai W/o Pandurang Raut and (iv) Shri. Sudarshan Pandurang Raut in favour of Mrs. Sangita W/o Gopichand Sahare, which is duly Registered in the Office of the Sub- Registrar Nagpur-5 in Book No. 1 at Sr. No. 3422/2004 on even date.

Sale Deed Dated 18-11-2005 executed by (i) Shri. Krushna S/o Natthuji Raut (ii) Shri. Sudhakar S/o Natthuji Raut (iii) Smt. Leelabai W/o Pandurang Raut and (iv) Shri. Sudarshan Pandurang Raut through their constituted Power of Attorney holder Shri. Ashok Dinesh Mishra in favour of Smt. Sangita Gopichand Sahare R/o Nagpur which is duly Registered in the office of the Sub-Registrar Nagpur -5 at Sr. No. 3223/2005.

Release Letter issued by Executive Engineer (North), Nagpur Improvement Trust, Nagpur vide its Ref. No. E.E.(North)/2600 dated 12.12.2018 in favour of Mrs. Sangita Gopichand Sahare.

Gift Deed Dated 18.12.2018 executed by Mrs. Sangita W/o Gopichand Sahare in favour of Shri. Akash S/o Gopichand Sahare which is duly Registered in the Office of the Sub-Registrar Nagpur-6 in Book No. 1 at Sr. No. 5771/2018 on even date.

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Sale Deed Dated 15.03.2021 executed by Shri. Akash S/o Gopichand Sahare in favour of (i) Shri. Krishna S/o Ramkumar Singh (ii) Shri. Ravindra S/o Gulabrao Kode and (iii) Shri. Saurabh Kumar S/o Arun Singh which is duly Registered in the Office of the Sub-Registrar Nagpur- 1 in Book No. 1 at Sr. No. 2423 on 26.03.2021.

Sale Deed dated 28.03.2023 executed by (i) Shri Krishna S/o Ramkumar Singh (ii) Shri Ravindra S/o Gulabrao Kode and (iii) Shri. Saurabh Kumar S/o Arun Singh,, the Vendors therein and Shri Akash S/o Gopichand Sahare the Consenter therein in favour of present OWNER, KALINDI VENTURES PRIVATE LIMITED, registered before Sub-Registrar, Nagpur -1 at Sr. No. 3668/2023 on even date.

Deed of Declaration dated 29.08.2019 executed by Owner/Grantor Shri Akash Gopichand Sahare registered before Sub-Registrar, Nagpur -4 at Sr. No. 6025/2019 on even date.

Deed of Cancellation of Deed of Declaration executed on 24.03.2023 by Shri Akash Gopichand Sahare registered before Sub-Registrar, Nagpur -1 at Sr. No. 3667/2023 on 28.03.2023.

Sanction of Building Permit and Commencement Certificate vide Permit No. B.E. (NORTH) Case No. AB-N-8765/Tracking No. 2019021288/1930 dated 22.08.2019 issued by Building Engineer (N), Nagpur Improvement Trust, Nagpur.

DEED OF DECLARATION dated 21.07.2023 was duly executed by the present OWNER KALINDI VENTURES PRIVATE LIMITED and the same was registered in the Office of Sub-Registrar, Nagpur- 1 at Sr. No. 8242/2023 on 21.07.2023.

PROPERTY CARD dated 17.07.2023 issued by City Survey Office, Nagpur - 2 and mutation entry No. 17717 in the name of present Owner of KALINDI VENTURES PRIVATE LIMITED.

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SEARCH REPORT for 30 years from the year 1994 to 2023

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the present OWNER KALINDI VENTURES PRIVATE LIMITED is clear, marketable and without any encumbrances.

OWNER OF LAND

KALINDI VENTURES PRIVATE LIMITED is owner of all that piece and parcel of land bearing Plot No. 16 (SIXTEEN) out of the sanctioned layout admeasuring about 1178.96 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 98/1 of Mouza - NARI, P.S.K. 11, including all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 2141/A/16, City Survey No. 81 and Sheet No. 953/41 of Mouza - NARI,, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District Nagpur.

3. The report reflecting the flow of the title of the present OWNER KALINDI VENTURES PRIVATE LIMITED on the said plot is enclosed herewith as annexure.

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31.07.2023

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Rajesh R. Verma
(Advocate)
Sai-Kripa Building Sharda Chowk
Jaripura Gandhibagh Nagpur-2
R-2765069 O-2770311

Encl. : Flow of title of present owner on said plot

RJESH R. VERMA,
Advocate

1st Floor, Saikripa, Sharda Chowk,
Jalalpura, Gandhibagh,
NAGPUR.
Phone No. (O) 2770315
(M) 9822728348

Date : 31.07.2023

FLOW OF THE TITLE OF SAID PLOT

1) Property Card issued by City Survey Office No. 2, Nagpur
2) Mutation entry No. 17717 dated 07.07.2023
3) Search Report for 30 years from the year 1994 to 2023 taken from Sub-Registrar Office - 2 at Reshambagh Chowk, Nagpur
4) No other relevant documents
5) Litigation, if any -----Nil-----

R.R.Verma

Rajesh R Verma
(Advocate)
Sai-Kripa Building Sharda Chowk
Jalalpura Gandhibagh Nagpur-8
R-2765069 O-2770315

NAGPUR

31.07.2023

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Jalalpura, Gandhibagh,
NAGPUR.
Phone No. (O) 2770315
(M) 9822728348

Date : 31.07.2023

TITLE VERIFICATION AND SEARCH REPORT

NAME OF THE OWNER :

KALINDI VENTURES PRIVATE LIMITED, a company registered under Companies Act, 1956 (PAN AAICK 9663 J, Corporate Identity Number U70109MH2021PTC 366091) (M-7972267009) Office at 1st Floor, Saikripa Apartment, Sharda Chowk, Jalalpura, Gandhibagh, Nagpur Acting through its Director MRS. BHARTI ATUL DISAWAL, Aged 55 Years, Occupation - Business, Resident of 13, Damodar Layout, Behind RTO, Civil Lines, Nagpur.

DESCRIPTION OF PROPERTY

ALL THAT Piece and Parcel of land bearing Plot No. 16 (SIXTEEN) out of the sanctioned layout admeasuring (21.09 Mtrs. x 37.25 Mtrs.) + ½(21.12 Mtrs. x 37.25 Mtrs.) = 1178.96 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 98/1 of Mouza - NARI, P.S.K. 11, including all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 2141/A/16, City Survey No. 81 and Sheet No. 953/41 of Mouza - NARI, situated at Nari, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District - NAGPUR. The said plot is bounded as under :

To the East - By Plot No. 17.
To the West - By Khasra Boundary,
To the North - By 9.00 Mtrs. Road,
To the South - By 24.00 Mtrs. Wide Road.

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DATE OF INSPECTION :

Period of which records were inspected : From year 1994 to 2023

PARTICULARS OF TITLE :

ALL THAT PIECE AND PARCEL OF land bearing Plot No. 16 (SIXTEEN) out of the sanctioned layout admeasuring (21.09 Mtrs. x 37.25 Mtrs.) + ½(21.12 Mtrs. x 37.25 Mtrs.) = 1178.96 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 98/1 of Mouza - NARI, P.S.K. 11, including all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 2141/A/16, City Survey No. 81 and Sheet No. 953/41 of Mouza - NARI, situated at Nari, Nagpur, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District Nagpur. (Hereinafter referred to as the said property)

WHEREAS the present OWNER KALINDI VENTURES PRIVATE LIMITED have acquired the said property by virtue of Sale Deed dated 28.03.2023 executed by (i) Shri Krishna S/o Ramkumar Singh (ii) Shri Ravindra S/o Gulabrao Kode and (iii) Shri. Saurabh Kumar S/o Arun Singh,, the Vendors therein and Shri Akash S/o Gopichand Sahare the Consenter therein in its favour, registered before Sub-Registrar, Nagpur -1 at Sr. No. 3668/2023 on even date.

I have perused the documents provided to me for conducting the aforesaid search.

That Originally the land bearing Kh. No. 98/1, having an area of 2.02 H.R. of Mouza - NARI, P.S.K. 11, situate at Nari, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District - NAGPUR, Originally belonged to (i) Shri. Krushna S/o Natthuji Raut (ii) Shri. Sudhakar S/o Natthuji Raut (iii) Smt. Leelabai W/o Pandurang Raut and (iv) Shri. Sudarshan Pandurang Raut, being their ancestral property.

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THAT the said (i) Shri. Krushna S/o Natthuji Raut (ii) Shri. Sudhakar S/o Natthuji Raut (iii) Smt. Leelabai W/o Pandurang Raut and (iv) Shri. Sudarshan Pandurang Raut later on jointly transferred All that Piece and parcel of Eastern Portion of the land bearing Kh. No. 98/1 having an area of 1.00 Acre (0.40 H.R.) out of 2.02 H.R. of Mouza - NARI in favour of Mrs. Sangita W/o Gopichand Sahare, by way of Sale Deed Dated 11.11.2004, which is duly Registered in the Office of the Sub- Registrar Nagpur - 5 in Book No. 1 at Sr. No. 3422 on even date.

THAT (i) Shri. Krushna S/o Natthuji Raut (ii) Shri. Sudhakar S/o Natthuji Raut (iii) Smt. Leelabai W/o Pandurang Raut and (iv) Shri. Sudarshan Pandurang Raut through their constituted Power of Attorney holder Shri Ashok Dinesh Mishra later-on transferred ALL THAT Piece and parcel Eastern Portion of the land bearing Kh. No. 98/1 admeasuring 3.00 Acre (1.20 H.R.) out of 2.02 H.R. of Mouza - NARI, P.S.K. 11, situate at Nari, within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District - NAGPUR, by way of Sale Deed Dated 18.11.2005, which is duly Registered in the office of the Sub-Registrar Nagpur - 5 at Sr. No. 3223/2005

THAT the Nagpur Improvement Trust, Nagpur later on Released the ALL THAT Piece and parcel of land bearing Plot No. 16 admeasuring (21.09 Mtrs. x 37.25 Mtrs.) + ½(21.12 Mtrs. x 37.25 Mtrs.) = 1178.96 Sq. Mtrs. in the sanctioned layout of Kh. No. 98/1 of Mouza - NARI, bearing City Survey No. 81, Sheet No. 953/41 of Mouza - NARI, within the limits of the Nagpur Municipal Corporation and Nagpur Improvement Trust as properly described in schedule of property hereunder, in favour of Mrs. Sangita W/o Gopichand Sahare by vide its Permit No. E.E.(North)/2600, Nagpur Dated 12.12.2018 issued by Executive Engineer (North), Nagpur Improvement Trust, Nagpur.

THAT the said Mrs. Sangita W/o Gopichand Sahare later on transferred the said Plot, as properly described in schedule of property hereunder, by way of Gift to her Son Shri Akash S/o Gopichand Sahare

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by way of Gift Deed Dated 18.12.2018, which is duly Registered in the Office of the Sub-Registrar Nagpur-6 in Book No. 1 at Sr. No. 5771/2018 on even date.

THAT the said Shri. Akash S/o Gopichand Sahare in his turn transferred the said Plot as described in schedule of property hereunder, by way of sale to (i) Shri. Krishna S/o Ramkumar Singh (ii) Shri. Ravindra S/o Gulabrao Kode and (iii) Shri. Saurabh Kumar S/o Arun Singh, by way of Sale Deed Dated 15.03.2021, which is duly Registered in the Office of the Sub-Registrar Nagpur - 1 in Book No. 1 at Sr. No. 2423/2021 on 26.03.2021.

THAT the said Shri Akash S/o Gopichand Sahare executed Deed of Declaration dated 29.08.2019 with respect to the said property, registered before Sub-Registrar, Nagpur -4 at Sr. No. 6025/2019 on even date.

THAT later-on the said Shri. Akash S/o Gopichand Sahare executed Deed of Cancellation of Deed of Declaration on 24.03.023 registered before Sub-Registrar, Nagpur -1 at Sr. No. 3667/2023 on 28.03.2023 thereby cancel the Deed of declaration executed by him on 29.08.2019 referred hereinabove.

That the previous owner Shri Akash S/o Gopichand Sahare had submitted the drawings to the Nagpur Improvement Trust, Nagpur. The Building Engineer (N), Nagpur Improvement Trust, Nagpur had granted sanctioned to the drawings submitted by Shri Akash S/o Gopichand Sahare vide Sanction of Building Permit and Commencement Certificate vide Permit No. B.E. (NORTH) Case No. AB-N-8765/Tracking No. 2019021288/1930 dated 22.08.2019.

THAT for cogent reasons and good cause the present owner KALINDI VENTURES PRIVATE LIMITED decided to develop the said property in a Residential Estate by constructing a Multi-storied building thereon

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consisting various self contained separate Shop/Tenement/Apartment therein. The present owner KALINDI VENTURES PRIVATE LIMITED wants to develop the said property as per drawings submitted by Shri Akash S/o Gopichand Sahare vide Sanction of Building Permit and Commencement Certificate vide Permit No. B.E. (NORTH) Case No. AB-N-8765/Tracking No. 2019021288/1930 dated 22.08.2019. The Multi-storied building proposed to be constructed on the said plot of land and to be known and style as " **KALINDI VIHAR.** "

THAT the said Multi-storied building " **KALINDI VIHAR** " **had been** submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 and Deed of Declaration dated 21.07.2023 was duly executed by the OWNER KALINDI VENTURES PRIVATE LIMITED and the same was registered in the Office of Sub-Registrar, Nagpur- 1 at Sr. No. 8242/2023 on 21.07.2023.

I have deposited necessary charges vide challan No. MH005552789202324 P on 21.07.2023 at Nagpur.

I have examined the Original Gift Deed dated 18.12.2018, Original Deed of Declaration dated 29.08.2019, Original Deed of Cancellation of Deed of Declaration dated 28.03.2023, Original Sale Deed dated 28.03.2023, Original Deed of Declaration dated 21.07.2023, Certified Copy of Sale Deed dated 11.11.2004, Certified Copy of Sale Deed dated 18.11.2005, Property Card (Akhiv Patrika) and other relevant documents as referred hereinabove relating to the said plot, in my opinion, valid evidence of right, title and interest and same will satisfy for creation of mortgage for obtaining loan/financial assistance.

THAT in my search I found that the name of the present OWNER KALINDI VENTURES PRIVATE LIMITED is mutated in the records of City Survey, Nagpur. The present OWNER KALINDI VENTURES PRIVATE LIMITED has applied for mutation of its name in the records of the Nagpur Municipal Corporation, Nagpur vide Receipt No. RCPT2324177195 dated 18.07.2023.

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I hereby certify that I have taken search and inspected the information furnished in this respect and I have compared the title deed given to me with necessary records in the office of SRO and have found both tallying with each other. I hereby confirm that I have verified and checked the relevant records of Sub-Registrar, Nagpur. I have not found anything adverse which would prevent the holder of property from creating valid mortgage/conveyance. The Statements and other information given in this report is true and correct.

I hereby certify that there are no prior mortgage/charge/encumbrances whatsoever as can be seen for the period from 1994 to 2023 pertaining to the immovable property referred hereinabove is free from encumbrances, charges, claims.

I hereby certify that the OWNER KALINDI VENTURES PRIVATE LIMITED has clear, valid and marketable title over the said property. The present OWNER KALINDI VENTURES PRIVATE LIMITED can sell the various self contained Shop/Tenement/Apartment to any prospective purchaser/s through registered Sale Deed. And thereafter the valid mortgage can be created by deposit of title deed or by executing the registered Mortgage deed in favour of Bank/Financial Institution by the prospective purchaser/s for security of loan to be repaid.

Hence this Certificate.

NAGPUR
31.07.2023

R.R.Verma

Rajesh R. Verma
(Advocate)
Sai-Kripa Building Sharda Chowk
Mahatma Gandhibagh Nagpur-2
R-2755069 O-2[illegible]

Encl. : E-challan dated 21.07.2023