

ADVOCATES

Consultants for transfer of
Properties & Income Tax

FORMAT - A

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to building known as
"ATHARAVA NAGARI - VI" to be developed on ALL THAT
piece and parcel of land bearing Kh. Survey No. 150/1,
plotable admeasuring 8370.062 Sq. Mtrs. out of land
admeasuring about 0.98 Hectares, Land Revenue Rs. 4.00,
with Occupant Class 1 Bhumiswami Rights, in Mauza :
PIPLA, P. H. No. 38, Tahsil : NAGPUR (RURAL) and District
: NAGPUR by **M/S ATHARVA INFRASTRUCTURES**, a Developer,
a Partnership Firm having registered office at Shubham
Tower, 1st Floor, Shop No. 6, R.P.T.S. Road, Ajani Square,
Nagpur - 440025 (here-in-after referred as the said
Project "ATHARAVA NAGARI - VI")

I/We have investigated the title of the said land on the
request of **M/S ATHARVA INFRASTRUCTURES**, a Developer, a
Partnership Firm having registered office at Shubham Tower, 1st
Floor, Shop No. 6, R.P.T.S. Road, Ajani Square, Nagpur - 440025
and following documents i.e. :-



ATHARVA NAGARI - VI

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M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR

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01. Description of the property.

ALL THAT piece and parcel of land bearing Kh. Survey No. 150/1, plotable admeasuring 8370.062 Sq. Mtrs. out of land admeasuring about 0.98 Hectares, Land Revenue Rs. 4.00, with Occupant Class 1 Bhumiswami Rights, in Mauza : PIPLA, P. H. No. 38, Tahsil : NAGPUR (RURAL) and District : NAGPUR.

02. Title documents for allotment of Unit.

(i) Sale Deed dt. 18.01.2006 executed by Shri Sitaram Govinda Raut in favour of Shri Sandeep Ramesh Gavai and Shri Harish Ramesh Gavai in respect of eastern portion of land admeasuring about 1.01 Hectares out of entire land of Kh. No. 150, in all admeasuring about 2.02 Hectares registered with Sub Registrar, Nagpur - 10 (Rural) at Book No. 1 at Sr. No. 341 dt. 19.01.2006.

(ii) Sale Deed dt. 23.04.2007 executed by Shri Sandeep Ramesh Gavai and Shri Harish Ramesh Gavai in favour of Shri Narendra Shankarrao Mallelwar, Shri Rahul Bandopant Mallelwar, Shri Atul Bandopant Mallelwar, Shri Ankul Bandopant Mallelwar and Shri Magesh Ashok Mallelwar registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 2461 dt. 23.04.2007 in respect of Kh. No. 150/1.

(iii) Sale Deed dt. 31.03.2017 executed by Shri Atul Bandopant Mallelwar, Shri Ankul Bandopant Mallelwar in respect of their 2/5th undivided share in land in favour of Shri Chandrakant Baburao Suramwar, Shri Manoj Baburao Suramwar, Shri Raju Balaji Channawar and Shri Gopal Maroti Waghmare, registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 5910 dt. 21.06.2017.

(iv) Deed of Correction dt. 02.03.2020 executed by Shri Atul Bandopant Mallelwar, Shri Ankul Bandopant Mallelwar in respect of their 2/5th undivided share in land in favour of Shri Chandrakant Baburao Suramwar, Shri Manoj Baburao Suramwar, Shri Raju Balaji Channawar and Shri Gopal Maroti Waghmare, registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 1763 dt. 02.03.2020.

(v) Deed of Release dt. 09.03.2020 executed by Shri Gopal Maroti Waghmare in respect of his undivided share of 0.098 H. R. in favour of Shri Chandrakant Baburao Suramwar, Shri Manoj Baburao Suramwar, Shri Raju Balaji Channawar registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 2025 dt. 09.03.2020.



(vi) Agreement of Development dt. 09.11.2020 in respect of the said land executed by Shri Narendra Shankarrao Mallelwar, Shri Rahul Bandopant Mallelwar, Shri Magesh Ashok Mallelwar Shri Chandrakant Baburao Suramwar, Shri Manoj Baburao Suramwar, Shri Raju Balaji Channawar in favour of M/s Atharva Infrastructures registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 6956 dt. 09.11.2020.

(vii) Power of Attorney dt. 09.11.2020 in respect of the said land executed by Shri Narendra Shankarrao Mallelwar, Shri Rahul Bandopant Mallelwar, Shri Magesh Ashok Mallelwar Shri Chandrakant Baburao Suramwar, Shri Manoj Baburao Suramwar, Shri Raju Balaji Channawar in favour of M/s Atharva Infrastructures registered with Sub Registrar, Nagpur - 7 at Sr. No. 6957 dt. 09.11.2020.

(viii) Deed of Declaration dt. 09.11.2020 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 6958 dt. 09.11.2020 executed by Land Owners / Developer in respect of sanctioned project known as Atharva Nagari - VI.

(ix) Deed of Amendment to Deed of Declaration dt. 13.04.2022 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3093 dt. 13.04.2022 executed by Land Owners / Developer in respect of sanctioned project known as Atharva Nagari - VI.

(x) Various Agreement To Sell time to time executed by Atharva Infrastructure as Promoter and Shri Chandrakant Baburao Suramwar and Others registered with Sub Registrar, Nagpur - 7 and Sub Registrar, Nagpur - 10 as per List enclosed with separate Title Report as Annexure.

(xi) Various Deed of Deposit of Title Deeds by way of Notice of Intimation regarding Deposit of Title Deed were filed with Sub Registrar, Nagpur by various buyers of Units / Apartments for housing loan availed by them for purchase of apartment in the Atharva Nagari - VI.

03. 7/12 issued by Patwari bearing Halka No. 38, vide Mutation vide Ferfar No. 1270, 3058, 3067, 3178

04. Search report for more than 30 years from 1982 till 2022.



02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of ATHARVA INFRASTRUCTURES a Partnership concern, having registered Office at Shubham Tower, 1st Floor, Shop No. 6, R.P.T.S. Road, Ajani Square, Nagpur - 440025 is clear, marketable and without any encumbrances for M/s Atharva Infrastructure for unsold Units/Apartments.

Owner of the land	
Kh. Survey No. 150/1	} ATHARVA
MAUZA : PIPLA	} INFRASTRUCTURES
Tahsil : NAGPUR (RURAL)	}
District : NAGPUR	}

Qualifying comments/ remarks if any
The Title of ATHARVA INFRASTRUCTURES on the said land is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of ATHARVA INFRASTRUCTURES, on the said land is enclosed herewith as Annexure.

Encl : Annexure
Date: 19.04.2022




Adv. Sandeep M. Khedkar