

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 ALL THAT piece and parcel of land being amalgamated Plot Nos. 14+15+16, in all admeasuring about 3091.087 Sq. Mtrs. in the lay out carved on ALL THAT piece and parcel of land bearing Kh. Survey No. 30/5, admeasuring about 0.81 Hectares i.e. about 8100.00 Sq. Mtrs., Land Revenue Rs. 1.00 per year, with Occupant Class 1 Bhumiswami Rights, bearing City Survey No. 54, Sheet No. 41, 45, Mauza : HAJARI-PAHAD, situated at Patwari Halka No. 6, Ward No. 68, Nagpur (City) within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur (here-in-after referred as the said plot "**AYODHYA EXOTICA**")

I/We have investigated the title of the said plot on the request of AYODHYA REALTOR LLP, having registered Office at 119, Ayodhya, Bajaj Nagar, Nagpur - 440010 and following documents i.e. :-

01. Description of the property.

ALL THAT piece and parcel of land being amalgamated Plot Nos. 14+15+16, in all admeasuring about 3091.087 Sq. Mtrs. in the lay out carved on ALL THAT piece and parcel of land bearing Kh. Survey No. 30/5, admeasuring about 8100.00 Sq. Mtrs., bearing City Survey No. 54, Sheet No. 41, 45, Mauza : HAJARI-PAHAD, situated at Patwari Halka No. 6, Ward No. 68, Nagpur (City) within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur.



M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR

R-101, "SHRINIWAS", 10, Central Avenue, Wardhaman Nagar Square, Nagpur - 440 008. Ph.: Off. : 0712 - 2767995 Fax : 0712 - 2767409
Sadar Office : FF-10, Fourth Floor, Girish Heights, L.I.C. Square, Kamptee Road, Nagpur. Ph.: 0712 - 2556018
E-mail : msdkadvocates@gmail.com



02. Title documents for allotment of plot.

(i) Sale Deed dt. 08.07.1987 executed by Shri Milind Sudhakar Hartalkar in favour of Amar Suhag Co-Operative Housing Society Limited, registered with Joint Sub Registrar, Nagpur - 1 at Doc. Sr. No. 2395 thereafter registered at Book No. Add.-1, Volume No. 647 at pages 36 to 39 at Sr. No. 3011 dt. 18.05.2001.

(ii) Sale Deed dt. 25.09.2020 executed by Amar Suhag Co-Operative Housing Society Limited, in favour of Shri Kapil Vijay Chandak, registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 2929 dt. 25.09.2020.

(iii) Sale Deed dt. 25.09.2020 executed by Amar Suhag Co-Operative Housing Society Limited, in favour of Shri Devesh Balgovind Shivhare and Shri Yogesh Balgovind Shivhare, registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 2928 dt. 25.09.2020.

(iv) Sale Deed dt. 25.09.2020 executed by Amar Suhag Co-Operative Housing Society Limited, in favour of Ayodhya Realtor LLP, registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 2627 dt. 25.09.2020.

(v) Sale Deed dt. 17.03.2021 executed by Shri Kapil Vijay Chandak in favour of Ayodhya Realtor LLP, registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 2181 dt. 19.03.2021.

(vi) Sale Deed dt. 17.03.2021 executed by Shri Devesh Balgovind Shivhare and Shri Yogesh Balgovind Shivhare in favour of Ayodhya Realtor LLP, by Sale Deed dt. 17.03.2021 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 2179 dt. 19.03.2021.

(vii) Letter of Amalgamation issued by Dy. Engineer, Nagpur Municipal Corporation, vide Letter bearing No. ADTP/Amalgamation/169 dt. 05.03.2021

(viii) Building Plan approved by Deputy Engineer, Town Planning Section, Nagpur Municipal Corporation, Nagpur, vide Building Permit & Commencement Certificate bearing No. ADTP (Dharampeth Zone) AB-W-HAJ-14,15,16 / Tracing No. 2021032622/154 dt. 29.04.2021



03. Property card issued by City Survey Office, Nagpur
- 3, dt. 07.04.2021, Mutation Entry Nos. 6706, 6708,
6710.

04. Search report for 30 years from 1987 till 2021.

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 AYODHYA REALTOR
LLP, having registered Office at 119, Ayodhya, Bajaj Nagar,
Nagpur - 440010 is clear, marketable and without any
encumbrances.

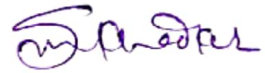
Owners of the land		
amalgamated Plot Nos. 14+15+16	}	AYODHYA
Kh. Survey No. 30/5, City Survey	}	REALTOR
No. 54, Sheet No. 41, 45,	}	LLP
Mauza : HAJARI-PAHAD, Nagpur	}	

Qualifying comments/ remarks if any

The Title of Ayodhya Realtor LLP is good, valid,
marketable, Clear and salable.

03. The report reflecting the flow of the title of
AYODHYA REALTOR LLP, on the said land is enclosed herewith as
annexure.




Adv. Sandeep Khedkar
Advocate.

End : Annexure.
Date: 05.05.2021