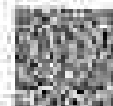
[illegible]

NOTE: This chapter is not the subject considered in *Trusts of Professed Love*. But what for other reasons is unexplained. Specimens that have been left after the 1911 and 1912 editions have been left out of the 1913 edition. The 1913 edition is a complete revision of the 1911 and 1912 editions.



NOTE: This chapter is useful for various institutions in Type of project being. May substitute other numbers to categorize document
into more "open" or "closed" and more "sensitive" and less "sensitive" files. (This is a subjective assessment, not a test.)

FORMAT - A

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

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

LEGAL TITLE REPORT

Subj: Title clearance certificate with respect to building known as "AYODHYA EXOTICA - I" to be developed on ALL THAT piece and parcel of land being amalgamated Plot Nos. 14+15+16, in all admeasuring about 3091.007 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. 43, 45, Mauda : HAJARI-PANADI, bearing Municipal House No. 567/B/14+15+16, Ward No. 68, situated at Hajar-Panadi, Nagpur (City) within the limits of Nagpur Municipal Corporation, Tehsil and District : Nagpur by M/S AYODHYA REALTORS LLP, a Developer, a Partnership Firm having registered office at 119, Ayodhya, Bajaj Nagar, Nagpur - 440010 (here-in-after referred as the said Project "AYODHYA EXOTICA - I")

D/We have investigated the title of the said land on the request of M/S AYODHYA REALTORS LLP, a Developer, a Partnership Firm having registered office at 119, Ayodhya, Bajaj Nagar, Nagpur - 440010 and following documents i.e. :-



01. Description of the property.

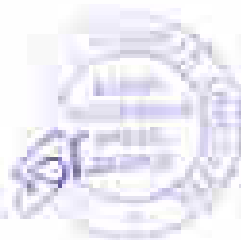
ALL THAT piece and parcel of land being amalgamated Plot Nos. 14+15+16, in all admeasuring about 3091.067 Sq. Mtrs. in the lay out carved on ALL THAT piece and parcel of land bearing Kh. Survey No. 30/5, admeasuring about 0.81 Hectares i.e. about 8100.00 Sq. Mtrs., Land Revenue Rs. 1.00 per year, with Occupant Class I Bhumiswami Rights, bearing City Survey No. 54, Sheet No. 41, 45, Mouza : HAJARI-PAHAD, situated at Patwari Halka No. 6, Ward No. 66, Nagpur (City) within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur.

02. Title documents for allotment of Unit.

(i) Sale Deed dt. 08.07.1987 executed by Shri. Milind Sudhakar Hartalkar in favour of Amar Sahag Co-Operative Housing Society Limited, bearing registration No. NGP/CTY/HSG/TO/429/86-87 in respect of land bearing Kh. Survey No. 30/5, admeasuring about 0.81 Hectares registered with Joint Sub Registrar, Nagpur - 1 at Doc. Sr. No. 2395 thereafter registered at Book No. Add-1, Volume No. 547 at pages 28 to 29 at Sr. No. 3011 dt. 18.05.2001.

(ii) Agreement To Sell dt. 05.02.1988 in respect of lay out plot bearing No. 16, admeasuring approx. about 1234.35 Sq. Mtrs., Plot No. 21, admeasuring approx. about 1490.00 Sq. Mtrs. and Plot No. 22, admeasuring approx. about 1490.00 Sq. Mtrs. all plots jointly / together admeasuring about 4214.35 Sq. Mtrs. to Smt. Pusidevi Ramratan Sarda, Resident of Plot No. 29, Sarda Bhawan, Gandhibagh, Nagpur - 440002 as old member of the Society and the said Agreement was regularised u/s 33 of the Maharashtra Stamp Act, 1958 by the Joint District Registrar and Collector of Stamps, Nagpur City under the Evasion Case No. 247/2019 on paying necessary Stamp Duty as well as penalty.

(iii) Agreement To Sell dt. 22.01.1988 in respect of lay out plot bearing No. 14, admeasuring about 788.30 Sq. Mtrs. (i.e. 8485.00 Sq. Ft.) and Plot No. 15, admeasuring about 1086.45 Sq. Mtrs. (i.e. 11716.00 Sq. Ft.) to Smt. Ushadevi Ashokkumar Sarda Resident of Plot No. 29, Sarda Bhawan, Gandhibagh, Nagpur - 440002 as old member of the Society and the said Agreement was regularised u/s 33 of the Maharashtra Stamp Act, 1958 by the Joint District Registrar and Collector of Stamps, Nagpur City under the Evasion Case No. 246/2019 on paying necessary Stamp Duty as well as penalty.



(iv) Sale Deed dt. 25.09.2020 executed by Amar Suhag Co-Operative Housing Society Limited and Smt. Ushadevi Ashokkumar Sarda in favour of Shri Kapil Vijay Chandak in respect of Plot No. 14 registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 2929 dt. 25.09.2020

(v) Sale Deed dt. 25.09.2020 executed by Amar Suhag Co-Operative Housing Society Limited and Smt. Ushadevi Ashokkumar Sarda in favour of Shri Devesh Balgovind Shivhare and Shri Yogesh Balgovind Shivhare in respect of Plot No. 15 registered with Sub Registrar, Nagpur - 6 at Book No. 1 at Sr. No. 2928 dt. 25.09.2020

(vi) Sale Deed dt. 25.09.2020 executed by Amar Suhag Co-Operative Housing Society Limited and Smt. Tukadevi Ramratan Sarda in favour of AYODHYA REALTOR LLP, in respect of Plot No. 16 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 2927 dt. 25.09.2020

(vii) Sale Deed dt. 17.03.2021 executed by Shri Kapil Vijay Chandak in favour of AYODHYA REALTOR LLP, in respect of Plot No. 14 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 2181 dt. 19.03.2021.

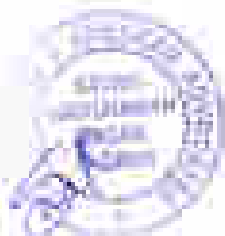
(viii) Sale Deed dt. 17.03.2021 executed by Shri Devesh Balgovind Shivhare and Shri Yogesh Balgovind Shivhare in favour of AYODHYA REALTOR LLP, in respect of Plot No. 15 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 2179 dt. 19.03.2021.

(ix) Deed of Declaration dt. 07.06.2021 u/s 2 of the Maharashtra Apartment Ownership Act, 1970 in respect of proposed building registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 3222 dt. 07.06.2021 and Deed of Correction /Amendment dt. 15.02.2022 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 939 dt. 15.02.2022

(x) Power Agreement To Sell time to time executed by Ayodhya Realtors LLP registered with Sub Registrar, Nagpur - 3 as per separate Title Report as Annexure

03. Akliv Patika issued by City Survey Office, Nagpur - 3 bearing City Survey No. 54, vide Mutation Vide Fardar No. 6705, 6706, 6707, 6708, 6709, 6710, 6737, 6738,

04. Search report for more than 30 years from 1983 till 2022.



02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We are/are of the opinion that the title of **MS AYODHYA REALTORS LLP**, a Developer, a Partnership Firm having registered office at 119, Ayodhya, Bajaj Nagar, Nagpur - 440010 is clear, marketable and without any encumbrances for **MS AYODHYA REALTORS LLP** for unsold Units/Apartments.

Owner of the land	}	AYODHYA REALTORS LLP
Plot No. 14+15+16		
MAUZA : HAJARI-PAHAD		
KR. Survey No. 30/5		
Ward No. 68		
Tahsil : NAGPUR (City)		
District : NAGPUR		

Qualifying comments/ remarks if any
The Title of **MS AYODHYA REALTORS LLP**, on the said land is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of **MS AYODHYA REALTORS LLP**, on the said land is enclosed herewith as Annexure.

Encl : Annexure
Date: 17.02.2022




Adv. Sandeep M. Khedkar