A. S. BAND (JAIN)
ADVOCATE

OFFICE : -
PLOT NO. 313, HANUMAN NAGAR,
NAGPUR - 440009.

Mobile: - 8381033335

FORMAT- A

To,
MahaRERA,
Headquarter,
Mumbai (Maharashtra).

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Plot No. 85, City Survey No. 17 and Sheet No. 22, Situated at Gokul/Joras Housing Society, Nagpur, Tahsil and District – NAGPUR. (hereinafter referred as the said plot" ").

1) I have investigated the title of the said plot on the request of **M/S JAI BALAJI INFRA**, A Partnership Firm, having its office at Nagpur, acting through its Partners **(1) SHRI. AMOL S/o LAXMANRAO BADHIYE** , Occupation – Business, Resident of 111, Mahesh Nagar, Nagpur, Tahsil and District – NAGPUR AND **(2) MRS. REKHABEN W/o RAJESHBHAI PATEL**, Resident of Plot No. 35, Laxmi Niwas, Bhandara Road, Near Patidar Bhawan, Lakadganj, Nagpur - 440008, Tahsil and District – NAGPUR the Owner and following documents i.e' :-

1) Description of the property: -

ALL THAT Piece and Parcel of land bearing Plot No. 85 out of the layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR, containing by admeasurements 419.5700 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/1, 76/1, 77/1, 78/1, 81 AND 82/1 of Mouza – BORGAON, bearing Nagpur Municipal Corporation No. 808/C/85, City Survey No. 17 and Sheet No. 22 of Mouza – BORGAON, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	**PLOT NO.76.**
ON THE WEST	-	**ROAD.**
ON THE NORTH	-	**PLOT NO. 86.**
ON THE SOUTH	-	**PLOT NO. 84.**

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2) The documents of allotment of plot: -

Akhiv Patrika, Regularization Letter, Sale Deed, Layout Map, Nagpur Municipal Corporation Tax Receipt.

3) Akhiv Patrika issued by City Survey Department, Nagpur, Dated 22-7-2020 , Mutation entry no 20900.

4) Search report for 30 years from 1992 till 2021.

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 Owner i.e **M/S JAI BALAJI INFRA**, A Partnership Firm, having its office at Nagpur, acting through its Partners **(1) SHRI. AMOL S/o LAXMANRAO BADHIYE**, Aged 43 Years, Occupation – Business, Resident of 111, Mahesh Nagar, Nagpur, Tahsil and District – NAGPUR AND **(2) MRS. REKHABEN W/o RAJESHBHAI PATEL**, Aged 41 Years, Resident of Plot No. 35, Laxmi Niwas, Bhandara Road, Near Patidar Bhawan, Lakadganj, Nagpur - 440008, Tahsil and District – NAGPUR is clear, marketable and without any encumbrances.

Owners of the land

a. Smt. Abha Anil Bohra purchased the same by her from the said society by Sale Deed Dated 7-5-1990, which is duly Registered in the office of Sub-Registrar Nagpur-1 in Addl Book No. 1, Volume No. 1670 on Pages 183 to 184 at Serial No. 6025 on even date. City Survey Mutation Dated 28-6-2011.

b. Smt. Abha Anil Bohra transferred the said Plot to M/s Ravi Maya Property Project Pvt. Ltd. through its Director Shri Ravindra V Lashkare, by a Sale Deed Dated 28-7-2011, which is duly Registered in the Office of the Sub-Registrar - 4, Nagpur in Book No. 1, at Sr. No. 4215 on Dated on even date. City Survey Mutation Dated 14-11-2011.

c. M/s Ravi Maya Property Project Pvt. Ltd. through its Director Shri Ravindra V Lashkare lateron transfer the said Plot to M/s Jai Balaji Infra, by a Sale Deed Dated 6-2-2020, which is duly Registered in the Office of the Sub-Registrar - 1, Nagpur in Book No. 1, at Sr. No. 1008 on Dated on even date and later a Correction Deed Dated 14-2-2020 was Registered in relation with the Sale Deed, which is duly Registered in

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the Office of the Sub-Registrar - 1, Nagpur in Book No. 1, at Sr. No. 1359 on Dated 17-2-2020. City Survey Mutation No. 20900 Dated 22-07-2020.

3/- The Report reflecting the flow of the title of the Owneron the said land is enclosed herewith as annexure.

Encl : Annexure.

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NAGPUR
DATED : 22-03-2021.

Amit S. Band
Advocate

FORMAT – A

Annexure

FLOW OF THE TITLE OF THE SAID LAND.

1. That ALL THAT Piece and Parcel of land bearing Plot No. 85 out of the layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR, containing by admeasurements 445.9346 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 72/1, 73/1, 76/1, 77/1, 78/1, 81 AND 82/1 of Mouza – BORGAON, bearing City Survey No. 17 and Sheet No. 22 of Mouza – BORGAON, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, Originally belonged to Smt. Abha Anil Bohra purchased the same by her from the said society by Sale Deed Dated 7-5-1990, which is duly Registered in the office of Sub-Registrar Nagpur-1 in Addl Book No. 1, Volume No. 1670 on Pages 183 to 184 at Serial No. 6025 on even date.

2. That the aforesaid Plot No. 85 is covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur.

3. That the Regularization Letter regarding the aforesaid Plot No. 85 is issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)/1900/U.L/656 Dated 4-9-2010 in Case No. 200303274890. As per the said Regularization Letter the area of the said Plot No. 85 is shown and declared as 419.5700 Sq. Mtrs.

4. That lateron Smt. Abha Anil Bohra transferred the said Plot to M/s Ravi Maya Property Project Pvt. Ltd. through its Director Shri Ravindra V Lashkare, by a Sale Deed Dated 28-7-2011, which is duly Registered in the Office of the Sub-Registrar - 4, Nagpur in Book No. 1, at Sr. No. 4215 on Dated on even date.

5. That M/s Ravi Maya Property Project Pvt. Ltd. through its Director Shri Ravindra V Lashkare lateron transfer the said Plot to M/s Jai Balaji Infra, by a Sale Deed Dated 6-2-2020, which is duly Registered in the Office of the Sub-Registrar - 1, Nagpur in Book No. 1, at Sr. No. 1008 on Dated on even date and later a Correction Deed Dated 14-2-2020 was Registered in relation with the Sale Deed, which is duly Registered in the Office of the Sub-



Registrar - 1, Nagpur in Book No. 1, at Sr. No. 1359 on Dated 17-2-2020, THAT now As a result therefore M/s Jai Balaji Infra has now become an exclusive, absolute and full Owner of the said Plot No. 85 with heritable and transferable rights therein and the same is also accordingly mutated in its name in all the relevant records.

6. That M/s Jai Balaji Infra after Purchasing the said Plot No. 85 decided to develop the said Plot into Residential Estate by constructing various self contained Apartments therein and to utilise the sale proceeds thereof in its best interests and for the benefits of its Proprietary Concern.

7. That M/s Jai Balaji Infra has started the construction on the Piece and Parcel of land described above, of a Multistoreyed Building to be known and styled as "SHIVRAI LILY" according to the Plan, which is approved and the same is duly sanctioned by the Deputy Engineer of Town Planning of Nagpur Municipal Corporation, Nagpur vide his Building Permit No. ADTP(Dharampeth Zone)AB-W-BOR-85/Tracking No. 202008117/619 Dated 4-11-2020 lateron it was Revised by the Deputy Engineer of Town Planning of Nagpur Municipal Corporation, Nagpur vide his Building Permit No. ADTP(Dharampeth Zone)AB-W-B-85/Tracking No. 202101055/1180 Dated 15-03-2021.

8. That M/s Jai Balaji Infra has executed a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970, which is duly Registered in the Office of the Sub-Registrar Nagpur-6 in Book No. 1 at Sr. No. 2337/2021 on 16/03/2021.

11. THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and any kind of Litigations and that the present Owner thereof holds good, valid and marketable title thereto. The necessary E-Search fees for the Period commencing from 1992 to 2021 is deposited vide Receipt No. 1111983652 Dated 22-03-2021 and by Challan No. MH001352725220202 1E Dated 20-03-2021.

12. THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot No. Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "SHIVRAI LILY" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

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13. That it is needless to mention here that on obtaining such Agreement and Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.



NAGPUR
DATED : 22-03-2021.

Amit S. Band
Advocate

CHALLAN
MTR Form Number-6

MH013527252202021E	BARCODE	Date 20/03/2021-11:29:09	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Adv Amit Band Plot No 85
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	425.00	Amount In Words	Four Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	425.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	00040572021032002247 / IK0BAVSOJ7
Cheque/DD No.		Bank Date / RBI Date	20/03/2021-11:24:29 / Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 8381033335

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन 'टाइप ऑफ पेमेंट' मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही .

AMIT S BAND ★ ADVOCATE ★

Print Date 20-03-2021 11:29:44

MH012883633202021E	Government of Maharashtra	Regn. 39 M

Department of Registration and Stamps

22 Mar 2021	Receipt	Receipt no.: 1111983652

	Name of the Applicant :	Amit Band
	Details of property of which document has to be searched :	Dist :Nagpur Village :Borgaon S.No/CTS No/G.No. : 85
	Period of search :	From :2009 To :2021
	Received Fee :	325

The above mentioned Search fee has been credited to government vide GRN no :MH012883633202021E

As this is a computer generated receipt, no stamp or signature is required.

For Physical search in office, Please bring this receipt along with mentioned Gras Challan.

Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.

AMIT S BAND ADVOCATE