

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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FORMAT - A

(Circular No: - 28 / 2021)

To
MahaRERA
Mumbai.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to ALL THAT Piece and Parcel of bearing Freehold Plot No. 4 (formerly Nazul Leasehold Plot No. 4-A) containing by admeasurement 2317.91 Sq. Mtrs. (OR 24,950 Sq. Ft.) [as per City Survey area is 2230.48 Sq.Mtrs.] of Mouza - WADPAKHAD, bearing Corporation House No. 931/L, City Survey No. 92/1 (Old No. 92) and Sheet No. (208)/7/I of Mouza - Wadpakhad, situated at Mecosabagh, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 63 in Tahsil and District - NAGPUR.

(1) I have investigated the title of the said land on the request of **M/S PAUL BROTHERS**, a Partnership concern having registered Office at Kamptee Road, Nagpur, and acting through its Authorised Partner **SHRI GAGAN PAUL S/O YASH PAUL CHHABRA**, Resident of Jagat Enclave, Byramji Town, Nagpur - 440013, and following documents i.e.:-

- (i) Description of the Property.
- (ii) The Document of Ownership of Plot No. 4 (formerly Nazul Leasehold Plot No. 4-A),
- (iii) Property Card issued by City Survey Officer, dated 19-03-2021.
- (iv) Search report for 30 years from 1992 to 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 and Developer is clear, marketable and without any encumbrances.

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The Owner of the land bearing Plot No. 4 (formerly Nazul Leasehold Plot No. 4-A)
is Shri Abhinn Prateek Rai.

- (3) The report reflecting the flow of the title of the said Shri Abhinn Prateek Rai on the
said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 08/04/2021



A handwritten signature in black ink, consisting of stylized, overlapping loops and lines.

(SANDEEP SHASTRI)
Advocate



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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

- 1) Property Card Extracts issued by City Survey Office, Nagpur
- 2) Mutation (Ferfar) Entries :-

SR. NO.	NAME OF THE OWNER(S)	MUTATION ENTRY NO.	DATE
(1)	Smt. Pushpa Vishwanath Roy	Leaseholder Since Inception	- -
(2)	(i) Shri. Abhinn S/o Prateek Rai (ii) Mrs. Arti W/o Vijay Josan (iii) Mrs. Preeti W/o Satish Matta	In terms of Will 201	24-11-2010
(3)	(i) Shri. Abhinn S/o Prateek Rai (ii) Mrs. Arti W/o Vijay Josan	Release Deed by Mrs. Preeti W/o Satish Matta 201	24-11-2010
(4)	Shri. Abhinn S/o Prateek Rai		

- 3) Search report for 30 years from 1992 to 2021 Taken from Sub-Registrar office at Nagpur.

TITLE HISTORY :

(1) THAT, ALL THAT Piece and Parcel of Land bearing Nazul Leasehold Plot No. 4 (FOUR), containing by total admeasurement 3580.60 Sq. Mtrs. (OR 38950.00 Sq. Ft.) of Mouza - WADPAKHAD, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 931, City Survey No. 92/1 (Old No. 92) and Sheet No. (208)/7/I of Mouza – Wadpakhad, situated at Mecosabagh, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 63 in Tahsil and District – NAGPUR, Originally belonged to Mrs. Pushpa W/o Vishwanath Rai, being her self acquired property, and the Nazul Department, Nagpur executed the Leasehold Rights in her favour for a term commencing from 01-04-1978 and ending on 31-03-2008 by an Indenture of Lease Dated 26-01-1979 and her name was also accordingly mutated in the Property Card of City Survey vide Ferfar Entry No. 2013.

(2) THAT, the aforesaid Mrs. Pushpa Vishwanath Rai constructed a Residential Bungalow/House on the said Nazul Leasehold Plot No. 4 (Four) covering a total Built-up area of 663.60 Sq. Mtrs. bearing Corporation House No. 931, City Survey No. 92/1 (Old

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No. 92) and Sheet No. 208/7 of Mouza – Wadpakhad in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Municipal Corporation vide his Building Permit No. 403/PMW Dated 01-02-1968.

(3) THAT, the aforesaid Mrs. Pushpa Vishwanath Rai later on got developed the NORTHERN PORTION of Plot No. 4 (Four) containing by admeasurement 14000 Sq. Ft. (OR 1300.63 Sq. Mtrs.) bearing Corporation House No. 931, City Survey No. 92/1 (Old No. 92) and Sheet No. 208/7 of Mouza – Wadpakhad, situated at Mecosabagh, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 63 in Tahsil and District – NAGPUR through M/s. Paul Builders, a Partnership Firm, having its registered Office at Nagpur and the said Building consisting of 17 Apartments was sold to various buyers.

(4) THAT, during her life time the aforesaid Mrs. Pushpa Vishwanath Rai executed her LAST WILL AND TESTAMENT on 22-08-2002 and thereby she gave and bequeathed her various Moveable and Immoveable properties including the aforesaid property to her legal heirs as mentioned therein. In pursuance of the said Will Dated 22-08-2002 she gave and bequeathed the Main House property standing on the said Southern Portion to her Grandson namely Shri. Abhin S/o Prateek Rai absolutely forever with heritable and transferable rights therein. By the said Will Dated 22-08-2002 she further gave and bequeathed the Flats standing on the said portion to her two daughters namely (i) Mrs. Arti W/o Vijay Josan and (ii) Mrs. Preeti W/o Satish Matta (i.e. 1 apartment each) absolutely forever with heritable and transferable rights therein.

(5) THAT, the said Mrs. Pushpa Vishwanath Rai left for heavenly abode on 24-09-2002 and consequent upon her death/demise, her aforesaid son and daughters namely (i) Shri. Abhin Prateek Rai, (ii) Mrs. Arti Vijay Josan and (iii) Mrs. Preeti Satish Matta became the Owners for their respective properties so bequeathed to them by Late Mrs. Pushpa Vishwanath Rai in terms of her Will Dated 22-08-2002 and their names were also accordingly mutated in all relevant records and also in the Property Card of City Survey vide Ferfar Entry No. 201 Dated 24-11-2010.

(6) THAT, the aforesaid Mrs. Preeti Satish Matta Released/Relinquished all her rights, title, share and interest in respect of the aforesaid property acquired by her as per aforesaid Will dated 22-08-2002 in favour of her nephew Shri Abhin Prateek Rai, with heritable and transferable rights therein by executing a Relinquishment/Release Deed on 27-09-2004 and the same is also duly registered at the Office of the Joint Sub Registrar, Nagpur-5 in Book No. 1 at Sr. No. 2826 on even date.

(7) THAT, during the course of time out of love and affection for his nephew Shri. Abhin Prateek Rai, the aforesaid Mrs. Arti Vijay Josan executed a Gift Deed on 18-07-2013 and thereby she Gifted/transferred her portion in the aforesaid property to Shri.

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