

Abhinn Prateek Rai, and the said Gift Deed is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Book No. 1 at Sr. No. 4904 on 24-07-2013.

(8) THAT, on expiration of the Original term of Lease the Collector, Nagpur on behalf of Governor of Maharashtra State lateron extended the same for a further term/period commencing from 01-04-2008 and ending on 31-03-2038 by executing a Renewed Indenture of Lease regarding the aforesaid property in favour of Shri. Abhinn Prateek Rai and the President, Shrikrishna Apartment Association for Seventeen Flat Owners jointly on 07-09-2016 in Revenue Case No. 229/NAA-48/2015-16 and the same is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Book No. 1 at Sr. No. 4958 on even date. A Deed of Correction to the said Lease Deed Dated 07-09-2016 was also executed by Collector, Nagpur on behalf of Governor of Maharashtra State on 01-11-2018 in favour of Shri Abhinn Prateek Rai and the President, Shrikrishna Apartment Association for Seventeen Flat Owners jointly and the same is duly registered at the Office of the Joint Sub Registrar, Nagpur City No. 1 in Book No. 1 at Sr. No. 5694 on 01-11-2018.

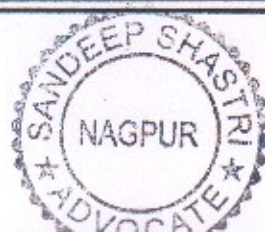
(9) THAT, in pursuance of measurement and as per Order passed by Collector, Nagpur in Case No. 198/2017 vide its Order No. AK/Nazul/CR 110/16 KAVI 01/17 Nagpur Dated 14-03-2017 the said Plot of Land is divided into Two Parts, Plot No. 4-A- containing by admeasurement 2317.91 Sq. Mtrs. (OR 24,950 Sq. Ft.) belonging to Shri Abhinn Prateek Rai and Plot No. 4-A containing by admeasurement 14,000 Sq.Ft. (1300.63 Sq.Mtrs.) belonging to Shrikrishna Apartment Association.

(10) THAT, in terms of the Measurement Case No. 198/2017 the said Plot of land are divided into two separate parts and allotted new City Survey Numbers 92/1 containing by admeasurement 2230.48 Sq. Mtrs. belonging to Shri Abhinn Prateek Rai and City Survey Number 92/2 containing by admeasurement 1350.12 Sq. Mtrs. belonging to Shrikrishna Apartment Association.

(11) THAT, the Shri Abhinn Prateek Rai applied to the Collector, Nagpur for conversion of said *Nazul Leasehold* land into *Freehold Rights* in accordance with the Maharashtra Government Gazette Notification No. Nazul 2016/CN186(B)/J-8 Dated 02-03-2019 by paying requisite charges therefor and the said Authority through Tahsildar(Nazul) vide its Order No. A.K./Nazul/CR 52/KaVi 227/2020 dated 10/11/2020 converted the said Plot No. 4-A, into Freehold Rights bearing Plot No. 4, City Survey Numbers 92/1 containing by admeasurement 2230.48 Sq. Mtrs.

(12) THAT the aforesaid Shri Abhinn Prateek Rai entered into an Agreement with M/S PAUL BROTHERS, a Partnership concern having registered Office at Kamptee Road, Nagpur, in respect of the said property and the said Agreement is registered at the Office

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of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 1 at Sr. No. 6331/2020 on 17-11-2020. The said Shri Abhinn Prateek Rai also executed a General Power of Attorney in favour of M/S PAUL BROTHERS, and empowered it to do and perform various acts, deeds and things for and on his behalf in respect of the said property, which is registered at the Office of the Joint Sub Registrar, Nagpur City No. 4 in Book No. 4 at Sr. No. 6332/2020 on 17-11-2020.

(13) THAT the said Promoter/Developer has proposed to construct on the said land Multistoreyed Building to be known and styled as "GAURANGA", having Basement, Ground Floor, First Floor and Eighteen Upper Floors consisting of various self-contained separate Apartments therein in accordance with the plans which are sanctioned and approved by the Asst. Director, Town Planning, Nagpur Municipal Corporation, Nagpur, vide its Building Permit No. 413/BP/Wadpakhad/TP/NMC/24 Dated 05-02-2021.

(14) THAT, The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of said Act, Rules and Regulations thereof shall be applicable to the said Project.

(15) A search was taken for the 30 Years from 1991 to 2008 and 2009 to 2021. It was carried out in the Offices of the Sub-Registrar, Nagpur-(Rural) vide Challan GRN No. MH012527552202021E Dated 02/02/2021 and Receipt No. 1111977563 AND Challan GRN No. MH000261090202122E. However, most of the Index II registrars in the Offices of the Sub-Registrar, Nagpur were not consistently available for inspection, some are either torn into pieces/leaves and mutated and some of the registrars were sent for binding or not available for inspection, from the available Index II registrar and records no adverse entry found. I have gone through the revenue records. I have received mutation entries and City Survey Property Card extracts in respect of the said land or properties and all documents and Title Deeds referred to in this search are also available for security and have perusal the same.

NOTE : The registration of the properties is made centralized for all the properties is made centralized for all the properties after 2002 however the search is not centrally-available hence I could not conduct search in that regards. This search and title report is entirely based upon and relied on the documents supplied to me and index registers made available to me in the Sub-Registrar's Office, Nagpur.

(16) On relying upon the aforesaid documents made available by M/S PAUL BROTHERS and Owners to me for security and examination and the registers available with the concern Sub-Registrar Offices, I am in the opinion that Shri Abhinn Prateek Rai is owners of the said land and M/S PAUL BROTHERS have acquired development rights

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in respect of the said land and have good, clear and marketable title in respect of the said land or property which is under non-agricultural use for residential purpose and further the schedule property or lands are free from all encumbrances, charges or claims of whatsoever nature and have absolute authority to develop, sell/assign the said property or otherwise deal with said property or land in any manner.

Therefore in my opinion there is/are no any hurdle or impediment restrictive clause/clauses which will be obstructing the present developers M/S PAUL BROTHERS for development of the said property or land jointly and to sell/transfer the said land with or without construction to any prospective buyers, allottee, mortgagee, lessee etc. and which is free from all encumbrances, charges or claims of whatsoever nature.

4) Any other relevant Title :- NA

5) Litigations if any :- NA



(SANDEEP SHASTRI)
ADVOCATE

Date : 08/04/2021



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