QUBBAWALA & CO.
Advocates & Notary

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To,

MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land bearing Plot No. A-14 admeasuring 229.88 Sq. Mtrs. and Plot No.A15 admeasuring 225.77 Sq. Mtrs., total admeasuring 455.65 Sq.Mtrs. situated in the layout of Krishak Mahila Co. Op. Housing Society Ltd. Nagpur, being part of entire land bearing Kh. Nos. 27, 28, 29, 33, 34, 35, 36/1, 36/2, 36/3, of Mouza-Hajari Pahad, City Survey No.51, Sheet No.40,P.S.K.7, Nagpur Municipal Corporation House No. 565/A/14 and 565/A/15, Ward No.68,within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil and District Nagpur.(hereinafter referred as the Said Property)

1. I have investigated the title of the said property on the request of KAVERI INFRASTRUCTURES though partner Ravi Keshavrao Bokade and following documents i.e :-

1).A Sale deed dated 02-08-1988 executed by Krushak Mahila Co-operative Housing Society in favour of Smt.Jyoti Vinod Malhotra (for Plot No.A-14)

1).B Correction deed dated 03-08-2009 to the Sale Deed Dated-02-08-1988 executed by Krushak Mahila Co-operative Housing Society in favour of Smt.Jyoti Vinod Malhotra (for Plot No.A-14)

1).C Correction Deed dated 06-01-2010 to previous Correction deed dated 03-08-2009 executed by by Krushak Mahila Co-operative Housing Society in favour of Smt.Jyoti Vinod Malhotra (for Plot No.A-14)

1).D Sale deed dated 17-06-2013 executed by Smt.Jyoti Vinod Malhotra in favour of Smt.Ratna Ratanlal Malpani and Dr.Smt. Swati W/o Girish Malpani (for Plot No.A-14)

1).E Sale deed dated 18-03-2019 executed by Smt.Ratna Ratanlal Malpani and Dr. Smt. Swati W/o Girish Malpani in favour of KAVERI

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INFRASTRUCTURES acting through its partner Ravi Keshavrao Bokade (for Plot No.A-14)

2) A Sale deed dated 22-05-1986 executed by Krushak Mahila Co-operative Housing Society in favour of Smt.Sandhya w/o Dinkarrao Diware (for Plot No.A-15)

2) B Correction deed dated 29-05-2009 executed by Krushak Mahila Co-operative Housing Society in favour of Smt.Sandhya w/o Dinkarrao Diware (for Plot No.A-15)

2) C Sale deed dated 12-02-2018 executed by Smt.Sandhya w/o Dinkarrao Diware in favour of KAVERI INFRASTRUCTURES acting through its partner Ravi Keshavrao Bokade (for Plot No.A-15)

3) Property Card extracts issued by City Survey Office No.3 Nagpur as follows:

SURVEY NO.	MUTATION ENTRY NO.	ENTRY DATE
51	5871	27.05.2019
51	5137	27.04.2018

4) Search report for 30 years from 1991 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 KAVERI INFRASTRUCTURES is clear, marketable and without any encumbrances. Owner of the Land said property i.e.Plot No. A-14 and Plot No.A15 situated in the layout of Krishak Mahila Co. Op. Housing Society Ltd. Nagpur is KAVERI INFRASTRUCTURES.

3. The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure A

Date:24/06/2021

For M/s. Qubbawala & Co.

(M.G.Qubbawala Advocate)

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Advocates & Notary

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FLOW OF THE TITLE OF THE SAID LAND

1. That KAVERI INFRASTRUCTURES acting through its partner Ravi Keshavrao Bokade is found to be the recorded owner of the properties in question.

2. That the part of property in question i.e. Plot No. A-14 was originally allotted to Smt. Jyoti Vinod Malhotra by Krishak Mahila Co. Op. Housing Society vide sale deed dt.02-08-1988 which has been registered at Add. Book No. 1, Volume No.1117, at Pages 104 to 105 at Sr. No. 8241(P) with Jt. Sub Registrar Nagpur -1 on even date.

3. That later on Krishak Mahila Co. Op. Housing Society submitted a revised layout plan and due to revision in boundaries and area of the Plot No. A-14 as per the said revised layout plan, the society executed and registered a deed of correction dt.03-08-2009 to the Sale Deed dt.02-08-1988 in favor of Smt. Jyoti Vinod Malhotra, amending the said area and the boundaries of the plot and the said Deed of Correction to the Sale Deed is registered at Book No.1, Sr. No.2752 dt. 03-08-2009. That due to mistake in mentioning the plot number in Deed of Correction to Sale Deed the parties to the deed further corrected by registering a fresh document vide Correction Deed Of Correction Deed to Sale Deed; Dt.06-01-2010 which has been registered at Book No. 1 at Sr. No. 539 with Sub Registrar Nagpur-3 on Dt.28-01-2010.

4. That Plot No. A-14 i.e. part of property in question comes under the 1900 unauthorized layout scheme of Nagpur Improvement Trust, Nagpur as such Smt. Jyoti Vinod Malhotra applied for the regularization of the said plot. That the part of property in question was regularized by the Nagpur Improvement Trust, Nagpur, under the Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001 vide Regularization Letter issued by NIT, Nagpur in the name of Smt. Jyoti Vinod Malhotra Dated 28/01/2010 bearing Permit No.

B.E.(W)/1900(U/L)/91 in Case No. 20030609322. The area of the SAID PROPERTY was regularized to 229.88 Sq. Mtrs.

5. That Plot No. A-14 i.e. part of property in question was converted for the use of Non-Agricultural and N.A. assessment tax is paid as per the order of the Hon'ble Court of Tahsildar Nagpur-5 vide order रा.मा. क्र.1259/एन.ए.पी.34/2012-13 मौज़ा-हजारीपहाड dated 11-10-2012.

6. That Plot No. A-14 i.e. part of property in question was then sold by Smt. Jyoti Vinod Malhotra to Smt. Ratna W/o Ratanlal Malpani and Dr. Smt. Swati W/o Girish Malpani vide Sale deed dated 17-06-2013 which has been registered in Book No.1, at Serial No.3628 with Jt. Sub-Registrar, Nagpur-6 on date18-06-2013.

7. That Plot No. A-14 i.e. part of property in question later on was purchased by the Present owner i.e. KAVERI INFRASTRUCTURES, A Partnership Firm having office at Vaishali Nagar, Near Binaki Power House, Nagpur, acting through one of its partner Shri Ravi S/o Keshavrao Bokade from Smt. Ratna W/o Ratanlal Malpani and Dr. Smt. Swati W/o Girish Malpani vide Sale deed dated 18-03-2019 which has been registered in Book No.1, at Serial No.881 with Jt. Sub-Registrar, Nagpur-8 on even date.

8. That the present owner i.e. KAVERI INFRASTRUCTURES has recorded its name in the records of City survey No.3, Nagpur vide ferfar no.5871 dated 27/05/2019 with respect to the part of property in question i.e. Plot No.A14.

9. That the present owner i.e. KAVERI INFRASTRUCTURES, has recorded its name in the records of Nagpur Municipal Corporation, Nagpur and paid the corporation tax for the year ending 31/03/2021 vide receipt dated 17/07/2020 with respect to the part of property in question.

10. That the another part of property in question i.e. Plot No. A-15 was originally allotted to Smt. Sandhya W/o Dinkarrao Diware, Resident of, Galli no.5, Ayodhya Nagar, Nagpur by Krishak Mahila Co. Op. Housing Society vide Sale deed dated 22-05-1986 which has been registered in Addtl Book No.1, Volume No.538, On Page Nos. 133 to 134 at Serial No.2028(P) with Jt.Sub-Registrar, Nagpur-2 on even date.

11. That later on Krishak Mahila Co. Op. Housing Society submitted a revised layout plan and due to revision in boundaries and area of the Plot No.A-15 as per the said revised layout plan, the society executed and registered a the correction deed to the said sale deed on date 29-05-2009 which has been registered in Book No. 1, at Serial No.1896 with Jt. Sub Registrar, Nagpur-3 on 01-06-2009, wherein the area and the boundaries of the Plot No. A-15 is corrected. The area is corrected as 225.77 Sqr. Mtrs. and the city survey number and sheet number is inserted.

12. That Plot No. A-15 i.e. part of property in question comes under the 1900 unauthorized layout scheme of Nagpur Improvement Trust, Nagpur as such Smt. Sandhya Dinkarrao Diware applied for the regularization of the said plot. That the property in question was regularized by the Nagpur Improvement Trust, Nagpur, under the Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001 vide Regularization Letter issued by NIT, Nagpur in the name of Smt. Sandhya Diware Dated 05-06-2010, bearing Permit No. B.E.(W)/1900(U/L)/387, wherein the Plot No. A-15 is regularized to the area of 225.7700 Sqr. Mtrs.

13. That Plot No. A-15 i.e. part of property in question was converted for the use of Non-Agricultural and N.A. assessment tax is paid as per the order of the Hon'ble court of Tahsildar, Nagpur-5, Nagpur, vide order रा.मा. क्र.1828/एन.ए.पी.34/2016-17 मौज़ा-हजारीपहाड dated 09-12-2016.

14. That Plot No. A-15 i.e. part of property in question later on was purchased by the Present owner i.e. KAVERI INFRASTRUCTURES, A Partnership Firm having office at Vaishali Nagar, Near Binaki Power House, Nagpur, acting through one of its partner Shri Ravi S/O Keshavrao Bokade from Smt. Sandhya W/o Dinkarrao Diware vide Sale deed dated 12-02-2018 which has been registered in Book No.1, at Serial No.456 with Jt. Sub-Registrar, Nagpur-8 on date-15-02-2018.

15. That the present owner, i.e. Kaveri Infrastructures has recorded its name in the records of City survey No.3, Nagpur vide ferfar no.5137 dated 27/04/2018 with respect to the part of property in question i.e. Plot No.A15.

16. That the present owner i.e. Kaveri Infrastructures, has recorded its

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name in the records of Nagpur Municipal Corporation, Nagpur and paid the corporation tax for the year ending 31/03/2021 vide receipt dated 17/07/2020, with respect to the part of property in question

17. That the present owner i.e. Kaveri Infrastructures, has applied and submitted proposed amalgamation plan for the amalgamation of the both part of property in question i.e. Plot No.A14 and Plot No.A15 before the Town Planning Department, Nagpur Municipal Corporation, Nagpur. The Town Planning Department, Nagpur Municipal Corporation, Nagpur approved the same vide Amalgamation Letter No.42/ एकत्रिकरण Dated-20/08/2020. Thus the both part of Property in question i.e. Plot No.A14 and Plot No.A15 becomes the single piece of property i.e. Plot No.A14+A15 (Property in Question).

18. That the present owner i.e. Kaveri Infrastructures has recorded the amalgamation order in the revenue records of City survey office Nagpur - 03 vide Ferfar No.6517 date-20/10/2020 with respect to the property in question.

The aforesaid flow of title has been verified on the basis of the following:

1) Property card/City survey extract as on date of application for registration stands in the name of Kaveri Infrastructures.
2) The last Mutation entry Nos. 5871 dated 27.05.2019 and 5137 dated- 27.04.2018 carried out in the respective Property card/City survey extract.
3) Search report for 30 years from 24-06-1991 till 24-06-.2021 taken from Sub-Registrar offices at Nagpur .
4) Any other relevant title (the tile is clear and there is no encumbrance found)
5) Litigation if Any (none found).

Date: 24/06/2021

QUBBAWALA & CO. ADVOCATE NAGPUR

For M/s. Qubbawala & Co.

(M.S. Qubbawala Advocate)

CHALLAN
MTR Form Number-6

GRN	MH002668469202122P	BARCODE	Date	24/06/2021-13:00:03	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	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	Ghulam Abbas Zainuddin Qubbawala
Location	PUNE		
Year	2021-2022 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502021062401718	1486451121814
Cheque/DD No.		Bank Date	RBI Date	24/06/2021-13:00:20	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. 9960452664

Department ID : 511181989

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 नमूद करणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Print Date 24-06-2021 01:03:19

MH002668469202122P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
24 Jun 2021	Receipt	Receipt no.: 1112060352
	Name of the Applicant :	Ghulam Abbas Zainuddin Qubbawala
	Details of property of which document has to be searched :	Dist :Nagpur Village :Hajaripahad S.No/CTS No/G.No. : 51
	Period of search :	From :2009 To :2021
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH002668469202122P		
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'.		