DEVANG B. THAKAR.
ADVOCATE.

OFF:"JAYDEV SADAN.
J.M.THAKAR MARG.,
LADRURA, ITWARI,
NAGPUR.
PH: 9373289911.

To,
Maha Rera
Mumbai

LEGAL TITLE REPORT

SUBJECT: Title clearance certificate with respect to Land bearing House No.101 AND 102, Ward No.6, Situated at Ganeshpeth, Nagpur, Division 1, Circle No 2, Mouza-Nagpur Sheet No.234, City Survey No.160 AND 161 (Amalgamate with CTS No.160), Total Admeasuring about 267.285 Sq.Mtrs, within the jurisdiction and limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, in Tahsil and District- Nagpur (hereinafter referred as the "Said Plot/Property")

I have investigated the title of the said plot on the request of **SHREE KRISHNA BUILDER AND DEVELOPERS through its partner Shri Ghanshyam s/o Vitthaldas Daga & Shri Nilesh S/o Hemraj Paunikar** (Developer) and following documents i.e. :

1) **Description of the property:-** ALL THAT Piece and Parcel of Land bearing House No.101 AND 102, Ward No.6, Situated at Ganeshpeth, Nagpur, Division 1, Circle No 2, Mouza-Nagpur Sheet No.234, City Survey No.160 AND 161 (Amalgamate with CTS No.160), Total Admeasuring about 267.285 Sq.Mtrs, within the jurisdiction and limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, in Tahsil and District- Nagpur

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ADVOCATE
'Jaidev Sadan' J.M. Thakar Mg.
Itwari, Nagpur

2) **The documents of allotment of plot**:-

A) A copy of Aakhiv Patrika CTS No. 160 dated-05/03/2021.

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DEVANG B. THAKAR ADVOCATE "Jaydev Sadan" J.M. Thakar Marg Ladrura Itwari, Nagpur-440 008

2) **The documents of allotment of plot**:-

A) A copy of Aakhiv Patrika CTS No. 160 dated-05/03/2021.

B) A copy of NMC Tax Receipt of Plot/House No. 101 and 102 paid till 31/03/2020 dated 21/09/2019.

C) A Copy of Agreement of Development executed on 30/09/2019 by Shri. Nandkishor S/o Shriram Yadalwar, Shri. Chandrashekar S/o Shriram Yadalwar, Sou Seema W/o Ravindra Archalewar, and Shri. Anil S/o Shriram Yadalwar in favor of SHREE KRISHNA BUILDER AND DEVELOPERS through its partner Shri Ghanshyam s/o Vitthaldas Daga & Shri Nilesh S/o Hemraj Paunikar, duly stamped, executed and registered in the office of the Sub-Registrar Nagpur No.5 at Sr. No. 6775/2019.

D) A Copy of Irrevocable General Power of Attorney executed on 30/09/2019 by Shri. Nandkishor S/o Shriram Yadalwar, Shri. Chandrashekar S/o Shriram Yadalwar, Sou Seema W/o Ravindra Archalewar, and Shri. Anil S/o Shriram Yadalwar in favor of SHREE KRISHNA BUILDER AND DEVELOPERS through its partner Shri Ghanshyam s/o Vitthaldas Daga & Shri Nilesh S/o Hemraj Paunikar, duly stamped, executed and registered in the office of the Sub-Registrar Nagpur No.5 at Sr. No. 6776/2019.

E) A Copy of Deed of Declaration registered at serial number 1924/2021, in the office of the Joint Sub Registrar No.3, Nagpur on 09/03/2021.

F) A copy of Building permit and Sanction Map by Assistant Director, Town Plaining, N.M.C. Nagpur, Dt. 02/03/2021, Vide Building permit No. 449/BP/NAGPUR/T.P./N.M.C./348.

3) **Property card** issued by City Survey Office No. 1, Nagpur, dated 05/03/2021, mutation entry no. 8080, 8081, 8082 dated 17/12/2016.

4) Search report for 30 years from 1992 till 2021

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 **Shri. Nandkishor S/o Shriram Yadalwar, Shri. Chandrashekar S/o Shriram Yadalwar, Sou Seema W/o Ravindra Archalewar, and Shri. Anil S/o Shriram Yadalwar** is clear, marketable and without any encumbrances.

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I have examined the documents pertaining to the said plot of land bearing House No.101 AND 102, Ward No.6, Situated at Ganeshpeth, Nagpur, Division 1, Circle No 2, Mouza-Nagpur Sheet No.234, City Survey No,160 Admeasuring aread 195.285 Sq.Mtrs., City Survey No.161 admeasuring about 72.00 Sq.Mtrs, within the jurisdiction and limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, in Tahsil and District- Nagpur. That now Shri. Nandkishor S/o Shriram Yadalwar, Shri. Chandrashekar S/o Shriram Yadalwar, Sou Seema W/o Ravindra Archalewar, and Shri. Anil S/o Shriram Yadalwar are joint owners of the said plot.

That, as per earlier recital history in Agreement of Development, I know and conform that the said Plot bearing House No.101 AND 102, Ward No.6, Situated at Ganeshpeth, Nagpur, Division 1, Circle No 2, Mouza-Nagpur Sheet No.234, City Survey No,160 Admeasuring aread 195.285 Sq.Mtrs., City Survey No.161 admeasuring about 72.00 Sq.Mtrs, Tahsil and District- Nagpur, initially Smt. Chindubai W/o Laxmanrao Yadalwar owned and in possession of the land bearing City Survey No 160, Admeasuring area 195.285 Sq. Mtrs., City Survey No.161 admeasuring about 72.00 Sq. Mtrs., who expired on dated: 08.10.1983. That after the death of Smt Chindubai Laxmanrao Yadalwar, their legal heir namely Shri. Kahsinath S/o Usanna Yadalwar and Shri. Shankar S/o Usanna Yadalwar are become absolute owner of the said property.

That, the Shri.Shankar S/o Usanna Yadalwar has expired on 22.02.1977 and his wife Smt. Parwati Wd/o Shankar Yadalwar has expired on dated:20.11.1994.

That, the Shri.Kashinath S/o Usanna Yadalwar has expired on 22.11.1952 and his wife Smt.Chandrabhaga Wd/o Kashinath Yadalwar has expired on dated:15.01.1983 and thereafter their only legal heir namely Shri. Shriram S/o Kashinath Yadalwar become absolute owner of the said property.

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That, Shri. Shriram S/o Kashinath Yadalwar has expired on 15.04.1994 at Nagpur and his wife Smt. Prabha Wd/o Shriram Yadalwar has expired on 15.10.2012. and thereafter their legal heirs Shri. Nandkishor S/o Shriram Yadalwar, Shri. Chandrashekar S/o Shriram Yadalwar, Sou Seema W/o Ravindra Archalewar, Shri Pramod S/o Shriram Yadalwar, and Shri. Anil S/o Shriram Yadalwar are become joint owners of the said property. Thereafter their son Shri.Pramod Shriram Yadalwar has expired on 04.12.2010. Thus Shri. Nandkishor S/o Shriram Yadalwar, Shri. Chandrashekar S/o Shriram Yadalwar, Sou Seema W/o Ravindra Archalewar, and Shri. Anil S/o Shriram Yadalwar become absolute owner of the abovesaid property. (Hereinafter refer as said "**Owners/Landowners**")

That, the name of the Owners mutate their names in the City Survey and Nagpur Municipal Corporation and other relevant records as absolute owners thereof.

That, as a result therefore the Owners hereinabove named has became an exclusive, absolute and full right to develop said property through the experience Builder and developers therefore said property develop through SHREE KRISHNA BUILDER AND DEVELOPERS.

That, the Owners have entered into Agreement of Development with the Developers **SHREE KRISHNA BUILDER AND DEVELOPERS**, and the same Agreement of Development duly registered in the office of Sub-registrar Nagpur No.5 at registration Serial No.6775 on 30/09/2019.

That, the Owners have executed and registered a separate Registered Irrevocable General Power of Attorney in favour of **SHREE KRISHNA BUILDER AND DEVELOPERS through its partner Shri Ghanshyam s/o Vitthaldas Daga & Shri Nilesh S/o Hemraj Paunikar** (hereinafter refer as **"Developer"**) on dated 30/09/2019 registered at serial no.6776 on even date. That as per Agreement for Development and power of attorney, the Developer has full rights for

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ADVOCATE

developing the said land into Residential Complex and to sell the same to the prospective buyers.

That, the Land owner has applied for convert Nazul Plot No.79, City Survey No.161 to Malik Makbuja on dated 02/03/2019, before the Tahasildar (Nazul), Nagpur and Tahsildar (Nazul) Order pass on dated: 26/09/2019, Order No.K.L./NAZUL/S.NO.70/2019 in favour of Land owners and Convert said Nazul Plot No.79, City Survey No.161 to the Malik Makbulza.

That, the Land Owners/ Grantors has Appeal to the SLR vide its bearing No.183/2017-218, for City Survey No 161 amalgamate into City Survey No.160 and SLR order pass on dated:27/12/2017 its order No.152/2017-2018, after said Order City Survey No.161 admeasuring about 72.00 Sq.Mtr merge/ amalgamate into City Survey No.160, Now City Survey No.160 admeasuring about 267.285 Sq.Mtr.

That, as per Agreement of Development, the developer constructed a multistoried building consisting of various self construct separate residential Apartment cum commercial complex on the said land bearing House No. 101 and 102, Ward No.6, Situated at Juni Telghani Road, Ganeshpeth, Nagpur, Division 1, Circle No 2, Mouza-Nagpur, Sheet No.234, City Survey No. 160 and 161 (amalgamate with CTS No. 160) admeasuring about 267.285 Sq. Mtrs., Tahsil and District Nagpur within limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur.

That, a building plan for construction of a New Multistoried building for the said land has been sanctioned by the Assistant Director, Town Planning Deptt, Nagpur Municipal Corporation (N.M.C) vide its building permit No.449/BP/NAGPUR/TP/NMC/348 Dated- 02/03/2021.

That, Land Owner executed the Deed of Declaration in relation to the scheme of apartments on said property has been duly executed and registered on. 09/03/2021 at serial No.1924/2021 in the office of the

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sub-Registrar, Nagpur-3, Nagpur and subjected the said property to the provisions of the Apartment Ownership Act, 1970.

That, the Developer is carrying on construction of a multistoried building known and styled as "**GOKUL VRINDAVAN**" on the aforesaid property, and the Land owners having rights as aforesaid proposed a scheme of residential Apartments/Flats to be sold on ownership basis.

Owners of the land

(1) Shri. Nandkishor S/o Shriram Yadalwar, Shri. Chandrashekar S/o Shriram Yadalwar, Sou Seema W/o Ravindra Archalewar, and Shri. Anil S/o Shriram Yadalwar

(2) Qualifying comments/remarks if any ..... No

The report reflecting the flow of the title of the Shri. Nandkishor S/o Shriram Yadalwar, Shri. Chandrashekar S/o Shriram Yadalwar, Sou Seema W/o Ravindra Archalewar, and Shri. Anil S/o Shriram Yadalwar on the said land is enclosed herewith as annexure.

Hence this certificate.

DEVANG B. THAKAR
(Advocate)
'Jaidev Sadan', J.M. Thakar Marg, Ladouri,
Itwari, Nagpur - 440 002

NAGPUR
DATE :- 19/05/2021

DEVANG B. THAKAR.
ADVOCATE.

OFF:"JAYDEV SADAN.
J.M.THAKAR MARG.,
LADRURA, ITWARI,
NAGPUR.
PH: 9373289911.

FLOW OF THE TITLE OF THE SAID LAND.

1) Property Card as on date of application for registration
2) Mutation Entry No. 8080, 8081, 8082 dated 17/12/2016
3) Search report for 30 years from 1992 to 2021 taken from Sub-Registrar
office at Nagpur by online vide GRN No. MH001837480202122E
4) Tax Receipt
5) Deed of Development
6) Irrevocable Power of Attorney
7) Deed of Declaration.

NAGPUR
DATE :- 19/05/2021

DEVANG B.THAKAR,
(Advocate)

DEVANG B. THAKAR
ADVOCATE
'Jaidev Sadan', J.M. Thakar Marg, Ladpura,
Itwari, Nagpur - 440 002