

ADVOCATES

Consultants for transfer of
Properties & Income Tax

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to building known as "INFINITY - EAST", to be erected on ALL THAT piece and parcel of land being declared as Retainable land - A, admeasuring about 4373.00 Sq. Mtrs. i.e. 47053.48 Sq. Ft. being North East Portion on the Layout known as GANGA - VIHAR situated on non agricultural land being ALL THAT piece and parcel of entire residential lay out plotable admeasuring about 30658.00 Sq. Mtrs. bearing Survey Khasara No. 43-44/2, Patwari Halka No. 34-A, admeasuring about 9.76 Hectares bearing City Survey No. 170, Sheet No. 332/39-40, situated at Mauza : Wathoda, bearing Municipal House No. 2230, Ward No. 21, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur (here-in-after referred as the said Project "INFINITY - EAST")



I/We have investigated the title of the said land on the request of M/S KUKREJA INFRASTRUCTURES, {PAN : AAMFK0684L}, a Partnership concern having registered Office at Plot No. 17, Sugat Nagar, Jaripatka, Nagpur - 440014 and following documents i.e. :-

01. Description of the property.

ALL THAT piece and parcel of land being declared as Retainable land - A, admeasuring about 4373.00 Sq. Mtrs. i.e. 47053.48 Sq. Ft. being North East Portion on the Layout known as GANGA - VIHAR situated on non agricultural land being ALL THAT piece and parcel of entire residential lay out plotable admeasuring about 30658.00 Sq. Mtrs. bearing Survey Khasara No. 43-44/2, Patwari Halka No. 34-A, admeasuring about 9.76 Hectares bearing City Survey No. 170, Sheet No. 332/39-40, situated at Mauza : Wathoda, bearing Municipal House No. 2230, Ward No. 21, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur.

02. Title documents for allotment of Unit.

(i) General Power of Attorney on 30.09.1999 Book No. Add.-4, Volume No. 6 at pages 54 to 60 at Sr. No. 103 dt. 30.09.1999 executed by Smt. Kamalabai Ramaji Kaware and Others in favour of Partners of Developer (i) Shri Pankaj Natwarlal Patel and (ii) Dr. Shri Khushal Parashram Bopche.

(ii) Sale Deed dt. 12.07.2004 registered with the Sub Registrar Nagpur - 7 at Book No. 1, at Sr. No. 1103 dt. 12.07.2004, executed by Smt. Kamalabai Ramaji Kaware and Others through Power of Attorney holders for Retainable land admeasuring about 4373.00 Sq. Mtrs. in favour of (i) M/s Ganga Developers, (ii) Shri Ghanshyam Balkrishna Purohit and (iii) Shri Sunil Gaurishankar Pacholi.

(iii) Sale Deed dt. 13.08.2007 registered with Sub Registrar Nagpur - 8 at Book No. 1 at Sr. No. 4569 dt. 13.08.2007 executed by (i) M/s Ganga Developers, (ii) Shri Ghanshyam Balkrishna Purohit and (iii) Shri Sunil Gaurishankar Pacholi in favour of (i) Shri Sanjaykumar Nandkishore Didwaniya, (ii) Shri Vinod Balbhadra Goenka, (iii) Shri Suresh Balbhadra Goenka, (iv) Shri Rajendra Balbhadra Goenka (v) Shri Vijay Balbhadra Goenka and (v) Shri Pramod Balbhadra Goenka.



(iv) Sale Deed dt. 10.11.2020 registered with Sub Registrar Nagpur - 3 at Book No. 1 at Sr. No. 4220 dt. 10.11.2020 executed by (i) Shri Sanjaykumar Nandkishore Didwaniya, (ii) Shri Vinod Balbhadra Goenka, (iii) Shri Suresh Balbhadra Goenka, (iv) Shri Rajendra Balbhadra Goenka (v) Shri Vijay Balbhadra Goenka and (v) Shri Pramod Balbhadra Goenka in favour of M/s Kukreja Infrastructures.

03. Property Card issued by City Survey Department Nagpur, vide Mutation dt. 30.12.2020 vide Ferfar No. 25865.

04. Search report for more than 30 years from 1982 till 2021.

02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of M/S KUKREJA INFRASTRUCTURES, having registered Office at Plot No. 17, Sugat Nagar, Jaripatka, Nagpur - 440014 is clear, marketable and without any encumbrances.

Owner of the land		
Retainable Land - A	}	M/S
Kh. Survey No. 43-44/2, Mauza:}		KUKREJA
Wathoda, Tahsil : Nagpur City }		INFRASTRUCTURES
District : Nagpur }		

Qualifying comments/ remarks if any

The Title of M/S KUKREJA INFRASTRUCTURES on the said land is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of KUKREJA INFRASTRUCTURES, on the said land is enclosed herewith as Annexure.

Encl : Annexure
Date: 21.06.2021



Adv. Sandeep M. Khedkar