S. S. Dwivedi B.A., L.L.B.
S. M. Khedkar B.Com., L.L.B.
V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 10/09/2021

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 Project of Row Houses known as "SHREEJI ROW HOUSES" to be developed on ALL THAT piece and parcel of Amalgamated Plot bearing Nos. 22, 23, 24 & 25, admeasuring about 776.512 Sq. Mtrs. out of sanctioned lay out known as SHAYONA TOWN bearing Kh. No. out of 30/3, (as per Mahabhulekh Record Kh. No. 30/3/2), admeasuring about 1.21 Hectares i.e. about 12100.00 Sq. Mtrs., Mauza : PUNAPUR, bearing City Survey No. 143, Sheet No. 1121/3/16, P. H. No. 34, with Occupant Class - I Bhumiswami Rights, bearing Municipal House No. 3688/22 to 25, Ward No. 21, Nagpur (City), within the limits of Nagpur Municipal Corporation, Tahsil : Nagpur, District : Nagpur owned by SHAYONA CO-OPERANT, (here-in-after referred as the said Project "SHREEJI ROW HOUSES")

I/We have investigated the title of the said land on the request of SHAYONA CO-OPERANT, a Partnership concern having its registered office at Shri Rushabh Apartments, Azamshah Lay Out, Great Nag Road, Nagpur - 440009 and following documents i.e. :-

M/S. DWIVEDI & KHEDKAR ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR

01. Description of the property.
ALL THAT Amalgamated Plot bearing Nos. 22, 23, 24 & 25, admeasuring about 776.512 Sq. Mtrs. out of sanctioned lay out known as SHAYONA TOWN bearing Kh. No. out of 30/3, (as per Mahabhulekh Record Kh. No. 30/3/2), admeasuring about 1.21 Hectares i.e. about 12100.00 Sq. Mtrs., Mauza : PUNAPUR, bearing City Survey No. 143, Sheet No. 1121/3/16, P. H. No. 34, with Occupant Class - I Bhumiswami Rights, bearing Municipal House No. 3688/22 to 25, Ward No. 21, Nagpur (City), within the limits of Nagpur Municipal Corporation, Tahsil : Nagpur, District : Nagpur.

02. Title documents for allotment of Unit.

(i) Sale Deed dt. 24.06.2013 registered with Sub Registrar, Nagpur – 3 at Book No. 1 at Sr. No. 3209 dt. 24.06.2013 executed by Shri Hariram Shyamrao Wath in favour of Sarju Construction Private Limited.

(ii) Agreement To Sell dt. 08.11.2016 registered with Sub Registrar Nagpur – 6 at Book No. 1 at Sr. No. 4760 dt. 08.11.2016, executed by Sarju Construction Private Limited in favour of Shri Sunil Veernarayan Dalela.

(iii) Deed Of Cancellation Of Agreement To Sell dt. 26.12.2017 registered with Sub Registrar, Nagpur – 6 at Book No. 1 at Sr. No. 6091 dt. 26.12.2017 executed between Sarju Construction Private Limited in favour of Shri Sunil Veernarayan Dalela.

(iv) Sale Deed dt. 08.12.2017 registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 4184 dt. 08.12.2017 executed by Sarju Construction Private Limited in favour of M/s Shayona Co-Operant.

(v) Deed of Declaration dt. 03.09.2021 registered with Sub - Registrar, Nagpur - 3 in Book No. 1 at Sr. No. 4897 dt. 03.09.2021 in respect of the project known as "SHREEJI ROW HOUSES.

03. Property Card issued by City Survey Department Nagpur, vide Ferfar No. 3221 dt. 20.08.2018

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

M/S. DWIVEDI & KHEDKAR ADVOCATES
SADAR-
WARDHAMAN
NAGAR,
NAGPUR

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 SHAYONA CO-OPERANT, having registered Office at Shri Rushabh Apartments, Azamshah Lay Out, Great Nag Road, Nagpur – 440009 is clear, marketable and without any encumbrances.

Owner of the land		
Kh. No. 30/3/2	}	M/S
Mauza : PUNAPUR, CTS NO. 143	}	SHAYONA
Ward No. 21, Tahsil : Nagpur	}	CO-OPERANT
City District : Nagpur	}	

Qualifying comments/ remarks if any
The Title of M/S SHAYONA CO-OPERANT is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of SHAYONA CO-OPERANT, on the said land is enclosed herewith as annexure.

KHEDKAR & ASSOCIATES ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR

Adv. Sandeep M. Khedkar

Encl : Annexure
Date: 10.09.2021