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 : 08/10/2021

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 Residential Lay Out known as "ANANDAM - 4", to be developed on ALL THAT piece and parcel of land bearing Kh. Survey No. 108/1 (PART), admeasuring about 1.49 Hectares, i.e. 14900.00 Sq. Mtrs. with Occupant Class I Bhumiswami rights, situated at Mauza : JAMTHA, P. H. No. 42, Tahsil : NAGPUR (GRAMIN), District : NAGPUR (here-in-after referred as the said Project "ANANDAN - 4")

I/We have investigated the title of the said land on the request of AYODHYA ESTATE LLP {PAN : ABKFA4319D}, a Limited Liability Partnership concern having LLPI No. AAL-3340 its office at 119, Bajaj Nagar, Nagpur – 440011 and following documents i.e. :-

01. Description of the property.

ALL THAT piece and parcel of land bearing Kh. Survey No. 108/1 (PART), admeasuring about 1.49 Hectares, i.e. 14900.00 Sq. Mtrs. with Occupant Class I Bhumiswami rights, situated at Mauza : JAMTHA, P. H. No. 42, Tahsil : NAGPUR (GRAMIN), District : NAGPUR.

M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR
R-101, "SHRINIWAS", 10, Central Avenue, Wardhman Nagar Square, Nagpur - 440 008. Ph.: Off. : 0712 - 2767995 Fax : 0712 - 2767409
Sadar Office : FF-10, Fourth Floor, Girish Heights, L.I.C. Square, Kamptee Road, Nagpur. Ph.: 0712 - 2556018
E-mail : msdkadvocates@gmail.com

02. Title documents for allotment of Unit /Plot.

(i) Sale Deed dt. 03.07.2007 registered with Sub Registrar, Nagpur – 10 (Gramin) executed by Shri Shridhar Dinkar Joshi in favour of Dr. Zulaikha Iqbal Daud.

(ii) Sale Deed dt. 31.12.2020 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 756 dt. 12.01.2021 executed by Dr. Zulaikha Iqbal Daud in favour of Mufaddal Juzer Amin.

(iii) Sale Deed dt. 31.03.2021 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 6390 dt. 16.04.2021 executed by Mufaddal Juzer Amin in favour of Ayodhya Estate LLP.

03. 7/12 issued by Patwari bearing Halka No. 42, vide Mutation dt. 03.05.2021 vide Ferfar No. 5218.

04. Search report for more than 30 years from 1980 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 AYODHYA ESTATE LLP a Limited Liability Partnership concern having LLPI No. AAL-3340 its office at 119, Bajaj Nagar, Nagpur – 440011 on the aforesaid land is clear, marketable and without any encumbrances.

Owner of the land		
Kh. Survey No. 108/1 (Part)	}	M/S AYODHYA
Mauza : JAMTHA, P. H. No. 42	}	ESTATE LLP
Tahsil : Nagpur (Rural)	}	
District : Nagpur	}	

Qualifying comments/ remarks if any
The Title of M/S AYODHYA ESTATE LLP on the said land is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of AYODHYA ESTATE LLP, on the said land is enclosed herewith as Annexure.

Encl : Annexure
Date: 08.10.2021

Adv. Sandeep M. Khedkar

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

d & k
Advocates

Date 08/10/2021

TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have verified the titles of the entire sanctioned Scheme known as "ANANDAM-4" to be developed on ALL THAT piece and parcel of land bearing Kh. Survey No. 108/1 (PART), admeasuring about 1.49 Hectares, i.e. 14900.00 Sq. Mtrs. with Occupant Class I Bhumiswami rights, situated at Mauza : JAMTHA, P. H. No. 42, Tahsil : NAGPUR (GRAMIN), District : NAGPUR owned by Promoter AYODHYA ESTATE LLP {PAN : ABKFA4319D}, a Limited Liability Partnership concern having LLPI No. AAL-3340 its office at 119, Bajaj Nagar, Nagpur – 440011. Our Findings are as under:

01. That the said land bearing Old Kh. No. 84/3, admeasuring about 3.24 Hectares was owned by Shri Shridhar Dinkar Joshi as per old records of adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1955 and under the consolidation proceedings carried out in the year 1985-86, the said old Kh. No. 84/3 was renumbered / given as New Kh. Survey No. 108 (Old Gat No. 189).

02. That, the land bearing Kh. No. 108, admeasuring about 3.24 Hectares was owned by Shri Shridhar Dinkar Joshi received under the Partition dt. 30.05.1974.

03. That, said Shri Shridhar Dinkar Joshi sold the land admeasuring about 1.62 Hectares being western portion of larger Kh. No. 108 to Shri Abhay Shridhar Joshi and Mrs. Nilima Ishwar Ashtankar by Sale Deed dt. 26.04.2006 registered with Sub Registrar, Nagpur – 10 Gramin at Book No. 1 at Sr. No. 2326 dt. 26.04.2006 and the said portion of land was renumbered as New Kh. No. 108/2 and said Shri Shridhar Dinkar Joshi remained the owner of eastern portion of land admeasuring about 1.62 Hectares which was renumbered as New Kh. No. 108/1 vide Ferfar No. 594 dt. 09.10.2006.

CHALLAN

MTR Form Number-6

GRN	MH007293125202122E	BARCODE		Date	08/10/2021-19:11:21	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	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	DWIVEDI AND KHEDKAR ADVOCATES
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	SHRINIWAS WARDHAMAN NAGAR SQ
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	CENTRAL AVENUE
0030072201 SEARCH FEE	325.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	MZ JAMTHA TAH NAGPUR RURAL DISTRICT NAGPUR KH NO 108-1 ANANDAM - 4
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021100809940	CKR6437996
Cheque/DD No.		Bank Date	RBI Date	08/10/2021-19:24:12	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9373103103

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही .

Print Date 08-10-2021 07:12:29

04. That, said Shri Shridhar Dinkar Joshi sold part of property admeasuring about 14000.00 Sq. Ft. out of land bearing Kh. No. 108/1, (admeasuring about 4.00 Acres) to Vidarbha Cricket Association, a Society registered under the Societies Registration Act by Sale Deed dt. 07.07.2007 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 4360 dt. 07.07.2007.

05. That, Shri Shridhar Dinkar Joshi sold land bearing Kh. No. 108/1, admeasuring about 1.62 Hectares (excluding part of property already sold to Vidarbha Cricket Association, admeasuring about 14000.00 Sq. Ft.) to Dr. Zulaikha Iqbal Daud, by Sale Deed dt. 03.07.2007 registered with Sub Registrar, Nagpur – 10 (Gramin) at Book No. 1 at Sr. No. 3033 dt. 03.07.2007 and the name of Dr. Zulaikha Iqbal Daud was mutated in revenue records as the owner of said land admeasuring about 1.57.50 Hectares vide Ferfar No. 1253 dt. 16.04.2008.

06. That, said Dr. Zulaikha Iqbal Daud sold the land admeasuring about 1.49 Hectares out of land bearing Kh. No. 108/1 to Mufaddal Juzer Amin by Sale Deed dt. 31.12.2020 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 756 dt. 12.01.2021 and the name of Mufaddal Juzer Amin was mutated in revenue records as the owner of said land admeasuring about 1.49 Hectares vide Ferfar No. 5128 dt. 17.02.2021.

07. That, said Mufaddal Juzer Amin sold the land admeasuring about 1.49 Hectares out of land bearing Kh. No. 108/1 to Ayodhya Estate LLP a Limited Liability Partnership concern having its office at 119, Bajaj Nagar, Nagpur by Sale Deed dt. 31.03.2021 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 6390 dt. 16.04.2021.

08. That, the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitian Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitian Region Development Authority as the Development Authority u/s 42D thereof for the said area.

09. That, Nagpur Metropolitan Region Development Authority has tentatively sanctioned the residential Lay Out carved on the said entire lands of Kh. No. 108/1, admeasuring about 1.49 Hectares vide Letter dt. का.अभि./नामप्रविप्रा/५९४४ दि. १७.०९.२०२१ in accordance with the provisions of the Development Control Rules and Regulations and the owner is under the process for conversion of user of the said lands into non agricultural user i.e. Residential purposes.

10. We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.

11. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property known as ANANDAM – 4 to situated on Kh. No. 108/1 (PART) of Mauza : JAMTHA is now owned by AYODHYA ESTATE LLP as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.

(S.M. KHEDKAR)
ADVOCATE

S. M. KHEDKAR ADVOCATES
SADAR-
VARDHAMAN
NAGAR,
NAGPUR