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Date : 18/11/2021

FORMAT –A
(Circlular No. 26/2021)

To,
Maha RERA,
Mumbai.

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to All the peace and parcel of land bearing **Plot No. 1**, containing by admeasurement 4117.76 Sq. Ft. (382.55 Sq. Mtrs.) out of the approved lay-out bearing Corporation Housing No. 127/A, Ward No. 75, CTS. No. 2153, SHEET NO. 94/88. P.H.No. 9, Part of Khasra No. 115/6 of Bhumi Swami Right Situated at **Mouza- Ambazari**, Nagpur, situated at Buty Lay-out, Rani Laxmi Nagar, Nagpur, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Tah & Dist- Nagpur.

(1) I have investigated the title of the said land on the request of **M/S SAMRUDDHI CONSTRUCTION a Partnership Firm** through its Partner Shri Nakul Narayan Boralkar R/o A6Swarmayee Society Bhakti Marg, Off Law Collage Road, Eranwade, Pune-411004 2) Shri. Rajesh Dattatray Pandit, R/o 9 Rajvaibhav, lane ahanukar Colony Kothrud, Pune – 441038 and following documents i.e.:

(i) Original Sale deed dated 28/1/1971 which is duly registered in the office of Sub Registrar Nagpur at Sr. No. 73 (P) executed by Sarala Sadashivrao Buty and Prafulchandra Sadashivrao Buty in favour of Land Development and Housing Company through its partner Sou Sushma Krishna Bhonsule R/o Dharmpeth Extension, Nagpur.

(ii) Original Sale deed dated 1/4/1975 which is duly registered in the office of Sub Registrar Nagpur at Sr. No. 73 (P) on 14/11/1975 executed by Land Development and Housing Company through its partner Sou Sushma Krishna Bhonsule in favour of **Shri. Madhukar Vithalrao Choudhary,** R/o Hanuman Nagar Nagpur.

(iii) Original Release deed dated 15/5/2012 which is duly registered in the office of Sub Registrar Nagpur-4 at Sr. No. 2491 executed by Mrs. Manjusha W/O Sharad Diwan and Mrs. Sujala Pankaj Kulkarni in favour of Shri. Shrikant Madhukar Choudhary resident of 13978, AUTUM COURT Resemount M.N. U.S.A., Presently at plot no. 1 Buty Lay-out Laxmi Nagar Nagpur.

(iv) Original Development Agreement dated 3/1/2020 which is duly registered in Sub Registrar Nagpur-8 at Sr. No. 21 executed by Shri. Shrikant Madhukar Choudhary in favour of **M/S SAMRUDDHI CONSTRUCTION a Partnership Firm** through its Partner 1) **Shri Nakul Narayan Boralkar** 2) **Shri. Rajesh Dattatray Pandit.**

(v) Original Power of attorney 3/1/2020 which is duly registered in Sub Registrar Nagpur-8 at Sr. No. 22 executed by Shri. Shrikant Madhukar Choudhary in favour of **M/S SAMRUDDHI CONSTRUCTION a Partnership Firm** through its Partner 1) **Shri Nakul Narayan Boralkar** 2) **Shri. Rajesh Dattatray Pandit.**

(vi) Original Supplementary Agreement dated 16/11/2021 which is duly registered in Sub Registrar Nagpur-5 at Sr. No. 4455 executed by Shri. Shrikant Madhukar Choudhary through his power of attorney holder Mrs. Sujala Pankaj Kulkarni in favour of **M/S SAMRUDDHI CONSTRUCTION a Partnership Firm** through its Partner 1) **Shri Nakul Narayan Boralkar** 2) **Shri. Rajesh Dattatray Pandit.**

(vii) Original Deed of Declaration dated 17/11/2021 which is duly registered in Sub Registrar Nagpur-5 at Sr. No. 4489 executed by Shri. Shrikant Madhukar Choudhary through his power of attorney holder **M/S SAMRUDDHI CONSTRUCTION a Partnership Firm** through its Partner 1) **Shri Nakul Narayan Boralkar** 2) **Shri. Rajesh Dattatray Pandit.**

(viii) Original Notarised Power of attorney 24/09/2019 which is duly endorsed by Embassy of U.S.A. executed by Shri. Shrikant Madhukar Choudhary in favour of Mrs. Sujala Pankaj Kulkarni and Mrs. Manjusha Sharad Diwan.

(ix) Original Copy of NMC sanctioned Building map and Permit bearing Permit No. 683/BP/Ambazari/ TP/ NMC/642 Dated 18/3/2020.

(x) Original Copy of NMC sanctioned revised Building map and Permit bearing No. 478/BP/Ambazari/TP/NMC/441 dated 26.10.2021

(xi) Xerox copies of City Survey Property Card of plot no. 01 dated 23/06/2020 bearing Receipt No. 4102020 in the name of Shri. Shrikant Madhukar Choudhary.

(xii) Xerox copies of Tax Receipt of House No. 2496/404 dated 08.07.2019 in the name Shri. Shrikant Madhukar Choudhary.

(2) On perusal of the above mentioned documents and all other relevant documen relating to title of the said property I am of the opinion that the title of owner and Developer i.e. **M/S SAMRUDDHI CONSTRUCTION a Partnership Firm** through its Partner Shri Nakul Narayan Boralkar R/o A6Swarmayee Society Bhakti Marg, Off Law Collage Road, Eranwade, Pune-411004 2) Shri. Rajesh Dattatray Pandit, R/o 9 Rajvaibhav, lane ahanukar Colony Kothrud, Pune – 441038 in clear, marketable and without any encumbrances.

Owner of the land bearing Plot No. 1 :- **Shri. Shrikant Madhukar Choudhary.**

(3) The report reflecting the flow of the title of the said **M/S SAMRUDDHI CONSTRUCTION a Partnership Firm** through its Partner Shri Nakul Narayan Boralkar R/o A6Swarmayee Society Bhakti Marg, Off Law Collage Road, Eranwade, Pune-411004 2) Shri. Rajesh Dattatray Pandit, R/o 9 Rajvaibhav, lane ahanukar Colony Kothrud, Pune – 441038 on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 18/11/2021

(ATUL A. PARDHI)
Advocate

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) City Survey Property - YES

2) NMC Tax Receipt - YES

3) Search report for 30 years from 1992 to 2021 Taken from Sub-Registrar office at Nagpur.

1) That originally said plot by Land Development and Housing Company having its registered office at Dharmpeth Extention Nagpur from Smt. Saralabai Sadashivrao Buty and Shri. Prafulchandra Sadashivrao Buty by virtue of registred sale deed dated 28/1/1974 which is duely registred at the office of the Sub Registrar Nagpur, at Sr. No. 73 (P) on even date

2) That the said land bearing out of Kh. No./ 115/6 of Mouza Ambazari P.S.K 9 is converted for Non Agricultural (Residential) use by the Sub Divisional Officer Nagpurvide his order dated 21/1/1967 passed in revenue case no. 71/A2/1965-1966 DATED 21/1/1967

3) That lateron one **Shri. Madhukar Vithalrao Choudhary,** R/o Hanuman Nagar Nagpur has purchased the said plot no. 1 by virtue of registered sale deed dated 1/11/1975 registered before sub registrar no 1 on 14/11/1975 at Sr. No 1138 (p) it is executed by Land Development and Housing Company through its partner Sou. Sushma Krishna Bhonsule R/o Dharmpeth Extension, Nagpur.

4) That as per the property card entry and death certificates, Shri. Madhukar Vithalrao Choudhary expired on 15/3/2004 and his wife namely Nirmala Madhukar Choudhary also expired on 1/6/2011 hence by way of succession their three legal heirs i.e. Two married daughter namely Mrs. Manjusha W/O Sharad Diwan and Mrs. Sujal Pankaj Kulkarni and one son namely Shri. Shrikant Madhukar Choudhary have acquired right title and interest in the said plot.

5) That lateon by way of the registered Relesase Deed dated 15/5/2012 the said married daughters Mrs. Manjusha W/O Sharad Diwan and Mrs. Sujal Pankaj Kulkarni have relinquished their right, title and interest regarding the said plot no. 1 in favour of their brother namely Shri. Shrikant Madhukar Choudhary the said Released Deed registered before sub registrar Nagpur 4 at Sr. No 2491 on even date.

6) That Shri. Shrikant Madhukar Choudhary become absolute owner of said plot and being owner his name also mutated in the right of record i.e. City Survey Record, Nagpur Muncipal Corporation and Nagpur Improvement Trust.

7) That said **Shri. Shrikant Madhukar Choudhary** being owner decided to develop the said plot no. 1 in to multistoried apartment building therefore he made agreement of development with **M/S SAMRUDDHI CONSTRUCTION a Partnership Firm** through its Partner **Shri Nakul Narayan Boralkar** 2) **Shri. Rajesh Dattatray Pandit** which is duly registered in Sub Registrar Nagpur-8 at Sr. No. 21 dated 3/1/2020 as well as made registered Power of attorney in the name of **M/S SAMRUDDHI CONSTRUCTION a Partnership Firm** through its Partner **Shri Nakul Narayan Boralkar** 2) **Shri. Rajesh Dattatray Pandit** which is duly registered in Sub Registrar Nagpur-8 at Sr. No. 22 dated 3/1/2020

8) That **Shri. Shrikant Madhukar Choudhary** being owner he has got sanction the construction map to construct the multistoried building under the name and style **"MADHURANJANI"** bearing building permit no 683/BP/Ambazari/ TP/ NMC/642 Dated 18/3/2020 as per said sanction map there is four storied building wherein having residential apartments on first, second, third and fourth respectively and thereby the said sanctioned plan is revised by NMC, Nagpur vide Permit No. 478/BP/Ambazari/TP/NMC/441 dated 26.10.2021, as per said revised sanctioned map there is five storied building wherein having residential apartments on first, second third, fourth and fifth respectively. Thereafter due to new D C Rules **Shri. Shrikant Madhukar Choudhary** through power of attorney Mrs. Sujala Pankaj Kulkarni made supplementary agreement of development with **M/S SAMRUDDHI CONSTRUCTION a Partnership Firm** through its Partner **Shri Nakul Narayan Boralkar** 2) **Shri. Rajesh Dattatray Pandit** which is duly registered in Sub Registrar Nagpur- 5 at Sr. No. 4455 dated 16 /11/2021. Accordingly **Shri. Shrikant Madhukar Choudhary** through power of attorney **M/S SAMRUDDHI**

CONSTRUCTION a Partnership Firm through its Partner **Shri Nakul Narayan Boralkar** 2) **Shri. Rajesh Dattatray Pandit** executed **Deed of Declaration** on **17/11/2021** which is duly registered in Sub Registrar Nagpur-5 at Sr. No. 4489 dated 17/11/2021 and as per D.O.D. there are 9 residential apartment on the First, Second, Third, Fourth & fifth Floor.

9) THAT. The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of said Act, Rules and Regulations thereof shall be applicable to the said Project.

10) A search was taken for the 30 Years from 1992 to 2001. It was carried out in the Officers of the Sub-Registrar, Nagpur vide Challan GRN No. MH008889200202122E, dated 17.11.2021. However most of the Index II registrars in the Offices of the Sub-Registrar, Nagpur (Rural) were not consistently available for inspection, some are either to Into pieces/leaves and mutated and some of the registrars were sent for binding or not available for inspection, from the available Index II registrar and records no adverse entry found. I have gone through the revenue records. I have received mutation entries and 7/12 extracts in respect of the said land and all documents and Title Deeds referred to in this search are also available for security and have perusal the same.

NOTE: The registration of the properties is made centralized for all the properties is made centralized for all the properties after 2002 however the search is not centrally available hence I could not conduct search in that regards. This search and title report is entirely based upon and relied on the documents supplied to me and index registers made available to me in the Sub-Registrar's Office, Nagpur.

(11) On relying upon the aforesaid documents made available by **M/S SAMRUDDHI CONSTRUCTION** to me for security and examination and the registers available with the concern Sub-Registrar Offices, I am in the opinion that **M/S SAMRUDDHI CONSTRUCTION** has acquired development rights in respect of the said land and have good, clear and marketable title in respect of the said land or property which is under non-agricultural use for residential purpose and further the schedule property or lands are free from all encumbrances, charges or claims of whatsoever nature and have absolute authority to develop, sell/assign the said property or otherwise deal with said property or land in any manner.

Therefore in my opinion there is/are no any hurdle or impediment restrictive clause/clauses which will be obstructing the present developer **M/S SAMRUDDHI CONSTRUCTION a Partnership Firm** through its Partner Shri Nakul Narayan Boralkar R/o A6Swarmayee Society Bhakti Marg, Off Law Collage Road, Eranwade, Pune-411004 2) Shri. Rajesh Dattatray Pandit, R/o 9 Rajvaibhav, lane ahanukar Colony Kothrud, Pune – 441038 for development of the said property or land and to sell/transfer the said land with or without construction to any prospective buyers, allottee, mortgagee. lessee etc. and which is free from all encumbrances, charges or claims of whatsoever nature.

4) Any other relevant Title:- NA

5) Litigations if any :- NA

Date: 18/11/2021

(ATUL A. PARDHI)
Advocate