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Dated : 4th October, 2021

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect property consisting of Leasehold Plot of Nagpur Improvement Trust bearing No. 114-B in the Civil Station Expansion Scheme of Nagpur Improvement Trust, Telangkhedi Precinct bearing Nagpur Municipal Corporation House No. 322, City Survey No. 459, Sheet No. 28 of Mouza : Pandhrabodi situated at Telangkhedi Layout, LIT Road, Ramnagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 69, Tahsil & District Nagpur. (hereinafter referred as the said "Plot").

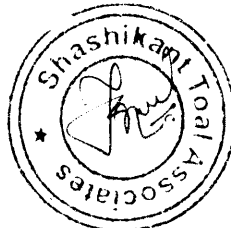
I have investigated the title of the said Plot on the request of M/s. Landmarks Orchid Homes Infraventures, having its office at 401, Royal Orchid Apartments, Behind School of Scholar, Near New University Campus, Amravati Road, Nagpur – 440033 and following documents i. e' :-

1) Description of the property : Plot of Nagpur Improvement Trust bearing No. 114-B admeasuring about 390.193 Sq. Mtrs. (4200 Sq. Ft.) {As per City Survey Property Card – 387.80 Sq. Mtrs. (4174.27 Sq. Ft.)} in the Civil Station Expansion Scheme of Nagpur Improvement Trust, Telangkhedi Precinct bearing Nagpur Municipal Corporation House No. 322, City Survey No. 459, Sheet No. 28 of Mouza : Pandhrabodi situated at Telangkhedi Layout, LIT Road, Ramnagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 69, Tahsil & District Nagpur together with all other easementary rights appurtenant and belonging thereto & is bounded as under:

Towards North	:	Plot No. 114/C
Towards South	:	Road
Towards East	:	Plot No. 114
Towards West	:	Plot No. 115

2) The documents of allotment of Plot:

- a)** Indenture of Lease dated 23/10/1987 duly registered in the office of Joint Sub Registrar Nagpur at Serial No. 4632, Addl. Book No. 1, Volume No. 40, Pages 37 to 39 on 25/10/1967
- b)** Building Permit No. 59216460 Dated 22/11/1968 issued by the Nagpur Improvement Trust
- c)** No Due Certificate dated 01/11/2007 issued by the Vidharbha Premier Co-operative Housing Society Ltd.
- d)** Indenture of Lease dated 02/01/1996 duly registered in the office of Joint Sub Registrar Nagpur No. 8 at Serial No. 85 Addl. Book No. 1, Volume No. 512 between pages 114 to 117 on 09/01/1996.
- e)** No Objection Certificated dated 10/12/2007 issued by the Nagpur Improvement Trust
- f)** No Dues Certificate issued by bank of Maharashtra dated 30/08/2021.



g) Agreement of Development dated 14/08/2020, which was duly registered in the office of Joint Sub Registrar Nagpur No. 04 bearing Document No. 3971/2020 on even date.

h) General Power of Attorney dated 14/08/2020, which was duly registered in the office of Joint Sub Registrar Nagpur No. 04 bearing Document No. 3972/2020 on even date.

i) Transfer Deed dated 04/11/2020 duly registered in the office of Joint Sub Register Nagpur No. 4 bearing Document No. 5950/2020 on 05/11/2020.

j) Building Permit No. 246(BP)/Pandhrabodi/TP/NMC/2253 dated 02/07/2021.

k) Deed of Declaration dated 15/07/2021, duly registered in the office of the Sub-Registrar, Nagpur No. 04 bearing document No. 5268/2021 on even date.

l) Akhiv Patrika (Property Card) issued by the City Survey Department.

m) Municipal Corporation Tax Receipts.

3) Property card issued by City Survey No. Nagpur No. 3, dated. 25/09/2021, mutation entry No. 1970.

4) Search report for 30 years from 1991 to 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 following owner /promoter /developer /company) is clear, marketable and without any encumbrances.

Owners of the land : Mrs. Shantabai Premchand Mishrikotkar & M/s. Landmarks Orchid Homes Infraventures having development rights over the said land.

The Report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl : a) Annexure – A – Flow of the title of the said Land
b) Receipt Bearing GRN No. MH005786815202122E dated 02/09/2021 and
c) Receipt Bearing GRN No. MH006850795202122E Dated 29/09/2021


Shashikant B. Toal
ADVOCATE



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Dated : 4th October, 2021

ANNEXURE – A TO LEGAL TITLE REPORT OF PROJECT ORCHID DIMOND.

FLOW OF THE TITLE OF THE SAID LAND.

i) We have been asked to furnish a title verification & search report of the property consisting of Leasehold Plot of Nagpur Improvement Trust bearing No. 114-B admeasuring about 390.193 Sq. Mtrs. (4200 Sq. Ft.) {As per City Survey Property Card – 387.80 Sq. Mtrs. (4174.27 Sq. Ft.) in the Civil Station Expansion Scheme of Nagpur Improvement Trust, Telangkhedi Precinct bearing Nagpur Municipal Corporation House No. 322, City Survey No. 459, Sheet No. 28 of Mouza : Pandhrabodi situated at Telangkhedi Layout, LIT Road, Ramnagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 69, Tahsil & District Nagpur including all other easementary rights appurtenant and belonging thereto. Accordingly, we have examined the matter, based on the information given to us, photocopies of the documents placed before us, and Search taken in the office of Joint Sub Registrar subject to confines and limits. As per the documents supplied to us and referred in the Search Report, we have observed the following flow of the title of said Land:

a) That, the Nagpur Improvement Trust has allotted the said Plot to the Mrs. Shantabai Premchand Mishrikotkar on perpetual lease for period of 30 years commencing from 12/02/1963 and ending on 31/03/1993 by executing Indenture of Lease dated 23/10/1987 duly registered in the office of Joint Sub Registrar Nagpur at Serial No. 4632, Addl. Book No. 1, Volume No. 40, Pages 37 to 39 on 25/10/1967.

b) That, Mrs. Shantabai Premchand Mishrikotkar had later on constructed a Residential House on the said Plot total admeasuring about 222.96 Sq. Mtrs. (2400 Sq. Ft.) {1400 Sq. Ft. on Ground Floor and 1000 Sq. Ft. on First Floor in accordance with the building plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide Building Permit No. 59216460 Dated 22/11/1968.

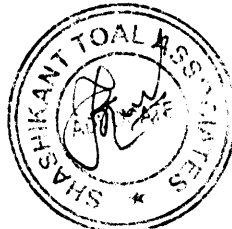
c) That, Mrs. Shantabai Premchand Mishrikotkar had obtained Housing Loan from the Vidharbha Premier Co-operative Housing Society Ltd. by mortgaging the said property, which was repaid along with interest on 15/10/1984 and accordingly the said Property was released by the Vidharbha Premier Co-operative Housing Society Ltd. and a Certificate to that effect was issued on 01/11/2007.

d) That, on expiration of original term of Lease the Nagpur Improvement Trust had extended the term of Lease for a further period of 30 (Thirty) years commencing from 01/04/1993 and ending on 31/03/2023 in favour of the Mrs. Shantabai Premchand Mishrikotkar by executing an Indenture of Lease dated 02/01/1996 duly registered in the office of Joint Sub Registrar Nagpur



No. 8 at Serial No. 85 Addl. Book No. 1, Volume No. 512 between pages 114 to 117 on 09/01/1996.

- e)** That, Mr. Sarang Premchand Mishrikotkar and Shri Vijay D. Gulrandhe had availed some loan of Rs. 10 Lakhs for their business from the Bank of Maharashtra, Dharmapeth Branch, Nagpur (Hereinafter called to and referred as the said 'Bank') in the name of their partnership firm 'Shree Mahaveer Agencies' and Mrs. Shantabai Premchand Mishrikotkar had mortgaged the said Property as a collateral Security for said loan, by obtaining No Objection Certificated dated 10/12/2007 from the Nagpur Improvement Trust as per the terms of lease.
- f)** That, Mr. Sarang Premchand Mishrikotkar and Shri Vijay D. Gulrandhe have availed & enhanced the cash credit limit the Bank in the name of their partnership firm Shree Mahaveer Agencies against the said Property which was already mortgaged as equitable mortgage with the Bank by Mrs. Shantabai Premchand Mishrikotkar.
- g)** That, the borrowers have repaid the entire loan amount with interest to said Bank and accordingly the said Property was released by the Bank by issuing No Dues Certificate deed dated 30/08/2021.
- h)** That, Mrs. Shantabai Premchand Mishrikotkar and her legal heirs Mr. Sarang Premchand Mishrikotkar, Mrs. Shubhangi Satish Deshmane, Mrs. Chhaya Arun Sangave, Mrs. Maya Subhash Vaidya, Dr Pratibha Abhoy Sinha & Mrs. Swati Kiran Joharapurkar have collectively decided to develop the aforesaid Property by constructing a Multistoried Building thereon consisting of various self-contained Separate Residential Apartments therein (Hereinafter called to and referred as the said 'Apartments' or 'Residential Apartments').
- i)** That, Mrs. Shantabai Premchand Mishrikotkar and her legal heirs Mr. Sarang Premchand Mishrikotkar, Mrs. Shubhangi Satish Deshmane, Mrs. Chhaya Arun Sangave, Mrs. Maya Subhash Vaidya, Dr Pratibha Abhoy Sinha & Mrs. Swati Kiran Joharapurkar have assigned complete work of development to the M/s. Landmarks Orchid Homes Infraventures, A Partnership Firm having its office at 401, Royal Orchid Apartments, Behind School of Scholar, Near New University Campus, Amravati Road, Nagpur - 440033 Tahsil & District: Nagpur Represented/Acting through its Authorised Partners 1) Mrs. Manjusha Vinod Nalamwar & 2) Mr. Vinod Dattatray Nalamwar (Hereinafter called to and referred as the said 'Developer') by executing an Agreement of Development dated 14/08/2020, which was duly registered in the office of Joint Sub Registrar Nagpur No. 04 bearing Document No. 3971/2020 on even date.
- j)** That, Mrs. Shantabai Premchand Mishrikotkar and her legal heirs Mr. Sarang Premchand Mishrikotkar, Mrs. Shubhangi Satish Deshmane, Mrs. Chhaya Arun Sangave, Mrs. Maya Subhash Vaidya, Dr Pratibha Abhoy Sinha & Mrs. Swati Kiran Joharapurkar have also empowered and authorized the Developer to execute all deeds/documents relating to said Plot and proposed Scheme in pursuance of aforesaid Agreement of Development by executing General Power of Attorney dated 14/08/2020, which was duly registered in the office of Joint Sub Registrar Nagpur No. 04 bearing Document No. 3972/2020 on even date.
- k)** That, the Developer has purchased the 1200 Sq. Mtrs. of F.S.I out of T.D.R. Certificate No. 05 dated 20/10/2020 arising out of Land situated at Mouza-Nari bearing Khasra No. 109-110/2, Sheet No. 968/16, City Survey No. 62, P.H. No. 11 admeasuring area 2.66 Hectar and Khasra No. 109-110/3, Sheet No. 968/16, City Survey No. 62, P.H. No. 11 admeasuring area 2.54 Hectar in the name of the Grantors from M/s. Tirupati Real Estate, A registered Partnership Firm, having its office at M-1, Pratibha Sankul Apartment, Near Alankar Cinema, Nagpur acting through its Authorized Partner Mr. Satyen Chandrashekhar Dadhe for loading on said Property vide Transfer Deed dated 04/11/2020 duly registered in the office of Joint Sub Register Nagpur No. 4 bearing Document No. 5950/2020 on 05/11/2020



l) That, the building plan of said Apartment Scheme is duly sanctioned by the Building Engineer (W), Nagpur Improvement Trust vide Building Permit No. 246(BP)/Pandhrabodi/TP/NMC/2253 dated 02/07/2021.

m) That, the proposed Apartment scheme is named and styled as "Orchid Dimond" (Hereinafter called to and referred as the said 'Scheme' or 'Building' or 'Apartment Scheme' or 'Multi-storied building' or 'Project') is submitted to the provisions of the Maharashtra Apartments Ownership Act, 1970 by the Owner by executing Deed of Declaration dated 15/07/2021, duly registered in the office of the Sub-Registrar, Nagpur No. 04 bearing document No. 5268/2021 on even date.

ii) The Particulars reference / observation of the said Land are as under:

- 1) Property Card as on date of application for registration specify the name of Mrs. Shantabai Premchand Mishrikotkar as owner of said Land.
- 2) Mutation Entry No. (Not mentioned in the Property Card of City Survey)
- 3) Search report for 30 years from 1991 to 2021 taken from Sub-Registrar' office Nagpur.
- 4) No other relevant title with reference to said Land is observed.
- 5) There is no pending litigation with reference to said Land as on date is observed.

Nagpur
Dated : 4th October, 2021



Shashikant B. Toal
ADVOCATE



CHALLAN
MTR Form Number-6



GRN MH006850795202122E		BARCODE 		Date 29/09/2021-12:08:33		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR				Full Name		Shashikant Toal	
Location NAGPUR				Flat/Block No.			
Year 2021-2022 One Time				Premises/Building			
Account Head Details			Amount In Rs.				
0030072201 SEARCH FEE			425.00	Road/Street			
				Area/Locality		Nagpur	
				Town/City/District			
				PIN		4 4 0 0 0 2	
				Remarks (If Any)			
				Plot No 114B House No 322 City Survey No 459 Sheet No 28 of Mouza			
				Pandhrabodi			
				Amount In Four Hundred Twenty Five Rupees Only			
Total			425.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572021092918433 CKR5484587	
Cheque/DD No.				Bank Date	RBI Date	29/09/2021-12:24:09 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 :

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

Mobile No. : 9822231456

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तासाठी लागू नाही.





CHALLAN
MTR Form Number-6



GRN MH005786815202122E	BARCODE 	Date 02/09/2021-16:04:56	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 NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Shashikant Toal	
Location NAGPUR			
Year 2021-2022 One Time	Flat/Block No.		
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 2 2
		Remarks (If Any)	
		Plot No 114B NMC House No 322 City Survey No 459 Sheet No 28 of	
		Mouza Pandhrabodi	
		Amount In	Three Hundred Twenty Five Rupees Only
Total	325.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572021090282651 CKR2931225
Cheque/DD No.		Bank Date	RBI Date 02/09/2021-16:24:06 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. : 9822231456

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