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Ashwin R. Patil
ADVOCATE

FORMAT-A

(Circular No. 28/2021)

To
MahaRERA

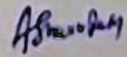
LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 145-146-147-148-159-160-161-162 out of the layout of The Swagat Co-Operative Housing Society Limited, Nagpur, containing by total admeasurements 3000 Sq. Mtrs. (i.e. 32292 Sq. Ft.) being a portion of the entire land bearing Khasra No. 9/2 of Mouza - SONEGAON, P.S.K. 44, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "VEDANT BERYL", bearing Municipal Corporation House No. 3536/127 and 3536/128, City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Taluka/ District Nagpur, (hereinafter referred as the said plot "145-146-147-148-159-160-161-162").

I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) ALL THAT Piece and Parcel of land bearing amalgamated Plot No. 145-146-147-148-159-160-161-162 out of the layout of The Swagat Co-Operative Housing Society Limited, Nagpur, containing by total admeasurements 3000 Sq. Mtrs. (i.e. 32292 Sq. Ft.) being a portion of the entire land bearing Khasra No. 9/2 of Mouza - SONEGAON, P.S.K. 44, TOGETHERWITH a Multistoreyed Building proposed to be constructed on the said Plot of land and to be known and styled as "VEDANT BERYL", bearing Municipal Corporation House Nos. 3866/B/145+146, 3866/B/147, 3866/B/148, 3866/B/159, 3866/B/160, 3866/B/161 and 3866/B/162, City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District - NAGPUR and the said entire Plot of land is bounded as under :-

ON THE EAST	-	PLOT NOS. 144 & 163.
ON THE WEST	-	PLOT NOS. 149 & 158.
ON THE NORTH	-	9.00 MTRS. WIDE ROAD.
ON THE SOUTH	-	9.00 MTRS. WIDE ROAD.


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(2) Document of Ownership of Present Owner :-

- (i) Sale Deed Dated 29-10-2021 for Plot Nos. 145 and 146 executed by Mr. Mukesh Nimalkumar Jain in favour of M/s Nani's Buildcon Private Limited, acting through its Director Mr. Yashwant Ajabrao Khodke, bearing Registered No. 8646/2021 on 29-12-2020.
- (ii) Sale Deed Dated 07-12-2021 for Plot No. 159 executed by Mrs. Namita Rajendra Awasthi in favour of M/s Nani's Buildcon Private Limited, acting through its Director Mr. Yashwant Ajabrao Khodke, bearing Registered No. 9837/2021 on 07-12-2021.
- (iii) Sale Deed Dated 07-12-2021 for Plot No. 160 executed by Mrs. Namita Rajendra Awasthi in favour of M/s Nani's Buildcon Private Limited, acting through its Director Mr. Yashwant Ajabrao Khodke, bearing Registered No. 9832/2021 on 07-12-2021.
- (iv) Sale Deed Dated 07-12-2021 for Plot No. 162 executed by Mr. Rajendra Kamalprasad Awasthi in favour of M/s Nani's Buildcon Private Limited, acting through its Director Mr. Yashwant Ajabrao Khodke, bearing Registered No. 9834/2021 on 07-12-2021.
- (v) Sale Deed Dated 07-12-2021 for Plot No. 161 executed by Mr. Rajendra Kamalprasad Awasthi in favour of M/s Nani's Buildcon Private Limited, acting through its Director Mr. Yashwant Ajabrao Khodke, bearing Registered No. 9833/2021 on 07-12-2021.
- (vi) Sale Deed Dated 23-12-2021 for Plot No. 148 executed by Mr. Shueb Sirajuddin Khan in favour of M/s Nani's Buildcon Private Limited, acting through its Director Mr. Yashwant Ajabrao Khodke, bearing Registered No. 10370/2021 on 23-12-2021.
- (vii) Sale Deed Dated 28-12-2021 for Plot No. 147 executed by Mrs. Geeta Sunil Pedgaonkar in favour of M/s Nani's Buildcon Private Limited, acting through its Director Mr. Yashwant Ajabrao Khodke, bearing Registered No. 10532/2021 on 28-12-2021.

(3) Applied for mutation of the name of M/s Nani's Buildcon Private Limited.

(4) Search report for 30 years from 1992 to 2021 from Records of Registrar's office. 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) is clear, marketable and without any encumbrances.

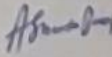
On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Nani's Buildcon Private Limited is clear, marketable and without any encumbrances.

Owner of the land

- 1) Plot Nos. 145, 146 147, 148, 159, 160, 161 & 162 of City Survey No. 24 and Sheet No. 257/4, situated in Swagat Society's Layout, Sonegaon, Taluka/ District Nagpur is M/s. Nani's Buildcon Private Limited.

Nagpur.

Dated : 03-01-2022


Ashwin Patil
Advocate

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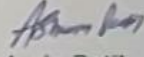
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FORMAT - A (Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

- 1) City Survey Property Card as on date of application for registration – not available (applied for mutation)
- 2) Applied for mutation of the name of M/s Nani's Buildcon Private Limited.
- 3) Search report for 30 years from Taken from Sub-Registrar' office at Nagpur
- 4) Any other relevant title. – Sale Deed
- 5) Litigations if any. - None

Nagpur.
Dated : 03-01-2022


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Advocate

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