

RAJ AHUJA AND ASSOCIATES

Advocates

**BLOCK NO.9(BASEMENT), DHANASHREE COMPLEX, BESIDES HOTEL HARDEO,
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FORMAT-A

(Circular No:- 28/2021)

To,

Maha RERA,

Nagpur.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to plot no. CS. No. 101/1,101/2, 101/3, 101/4 and 101/5, Sheet No. 259,260,269,270 and 271, situated at Model Mill Compound, Mouza Nagpur bearing Municipal House No. 881, Ward No. 08, Karnalbag, Ganeshpeth, Tahsil and District Nagpur.

I have investigated the title of the said plot on the request of Goldbricks Infrastructure Pvt Ltd, and following documents for property i.e.

All that piece and parcel of Land admeasuring 117257 Sq. Mtrs, bearing City Survey No. 101 and parts thereof bearing CS. No. 101/1,101/2, 101/3, 101/4 and 101/5, Sheet No. 259,260,269,270 and 271, situated at Model Mill Compound, Mouza Nagpur bearing Municipal House No. 881, Ward No. 08, Karnalbag, Ganeshpeth, Tahsil and District Nagpur.

Photocopy of registered Sale Deed dated 21.07.2008, bearing No. NGN-4/4037/2008 executed by the National Corporation ltd., (Model Mills) infavour of M/s Gold Bricks Infrastructure Pvt Ltd for the said property.



Agreement dated 5th October 2012 registered with the Joint Sub-Registrar Class II Nagpur City No.1 under serial no NGN1-5861-2012 dated 5th October 2012 Goldbricks granted development rights in respect of portion of the Larger Property admeasuring about 36,744 sq. mtrs. to the Developer M/s Godrej Properties Ltd., with right to consume thereof F.S.I. of 1198509 sq.ft. by constructing multi-storied buildings and Villas along with Basement.

Goldbricks has also granted a Power of Attorney dated 5th October 2012 registered with the Joint Sub-Registrar Class II Nagpur City No.1 as Serial No. NGN1-5862-2012 to the Developer M/s Godrej Properties Ltd., to inter alia obtain all the permissions for development of the Said Project and sell the constructed premises therein.

Photocopy of Property Card of City Survey Department, Nagpur which reveals the title transferred in the name of M/s Gold Bricks Infrastructure Pvt Ltd vide mutation entrey no. 280 dated 26.03.2009.

We have carried out the search for 30 years from 1992 till 2022

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 tile of M/s Goldbricks Infrastructure Pvt ltd as a owner is clear, marketable except the loan taken by M/s Goldbricks Infrastructure Pvt ltd from HDFC Ltd vide mortgage deed dated 27.12.2018 registered at Sr. No. NGN-5-7768/2018 in which it is specifically mentioned that except the land admeasuring about 36744 Sq. Mtrs on which tower No. F already constructed , G to N to be constructed all other unsold inventory are mortgaged.

Owners of the land

All that piece and parcel of Land admeasuring 117257 Sq. Mtrs, bearing City Survey No. 101 and parts thereof bearing CS. No. 101/1,101/2, 101/3, 101/4 and 101/5, Sheet No. 259,260,269,270 and 271, situated at Model Mill Compound, Mouza Nagpur bearing Municipal House No. 881, Ward No. 08, Karnalbag, Ganeshpeth, Tahsil and District Nagpur belongs to M/s Goldbricks Infrastructure



Pvt Ltd who had purchased the said land from National Textile Corporation vide registered sale deed dated 21.07.2008 registered at Sr. No. NGN-4/4037/2008.

That M/s Goldbricks Infrastructure Pvt Ltd has subsequently entered into Development Agreement dated 05.10.2012 registered at Sr. No. NGN-1/5861/2012 for 36744 Sq. Mtrs of land out of the entire land with M/s Godrej Properties Ltd.

The report reflecting the flow of the title of the said land in favour of M/s Goldbricks Infrastructure Pvt Ltd is enclosed herewith as Annexure.

Encl:- Annexure

Date:- 19.02.2022




Raj Ahuja Advocate

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FLOW OF THE TITLE OF THE SAID LAND

- 1) 7/12 extracts/P.R. Card
- 2) Mutation Entry No. 280 dated 26.03.2009
- 3) Search Report for 30 years from 1992 to 2022
- 4) Any other relevant title.
- 5) Litigation if Any:- While searching we could not find any litigation going on for the said property.

Date:- 19.02.2022




Raj Ahuja Advocate