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265-A, South Ambazari Road,
Bajaj Nagar,
Nagpur - 440 010
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Fax : +91 712 2220384
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19-2122-1217

Format 'A'**To****Maha RERA**

6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

Maha RERA

Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to building Known as "SRI BALAJI APARTMENT", to be erected on ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 85 (EIGHTY FIVE), in Civil Station Expansion Scheme, containing by admeasurements 836.127 Sq. Mtrs. (i.e. 9000 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 73 to 78 of Mouza - AMBAZARI, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 505 and Sheet No. (24)/29/II of Mouza - Ambazari, situated at Dharampeth Extension Layout Precinct, Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73, Circle No. 20, Division No. 8 in Tahsil and District - NAGPUR (hereinafter referred as the said Project "SRI BALAJI APARTMENTS")

1) I have investigated the title of the said land on the request of **M/S. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED**, A Company, having its Registered Office at having its registered Office at Bajaj Nagar, Nagpur and acting through its Authorised Director **SHRI. DILIP S/o RAGHUNATH BHARADE**, Aged about 60 Years, Occupation - Business, PAN ABNPB8017G, Resident of Shivaji Nagar, Nagpur, Tahsil and District - NAGPUR and following documents i.e. :-

01. Description of the property.

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 85 (EIGHTY FIVE), in Civil Station Expansion Scheme, containing by admeasurements 836.127 Sq. Mtrs. (i.e. 9000 Sq. Ft.), being a



portion of the entire land bearing Kh. Nos. 73 to 78 of Mouza – AMBAZARI, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 505 and Sheet No. (24)/29/II of Mouza – Ambazari, situated at Dharampeth Extension Layout Precinct, Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR.

02. The Documents for allotment / acquiring of plot/land.

(i) Renewal Indenture of Lease Dated 19-04-2010 executed by Nagpur Improvement Trust, Nagpur in favour of Shri Aashish Bhaskar Mande, Prafulla Bhaskar Mande and Mrs. Archana Atul Paralikar, which is duly registered at the Office of the Head Quarter Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2090 on 20-04-2010, for Plot No. 85;

03. Property Card issued by City Survey Department, Nagpur vide Mutation / Ferfar Entry No. 12133 dated 18-01-2019 & Mutation / Ferfar Entry No. 13371 dated 23-11-2020

04. Search report for 30 years from 1992 till 2021.

2) 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 **M/S. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED**, A Company, having its Registered Office at having its registered Office at Bajaj Nagar, Nagpur is clear, marketable and without any encumbrances.

Owner of the land :

ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 85 (EIGHTY FIVE), in Civil Station Expansion Scheme, containing by admeasurements 836.127 Sq. Mtrs. (i.e. 9000 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 73 to 78 of Mouza – AMBAZARI, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 505 and Sheet No. (24)/29/II of Mouza – Ambazari, situated at Dharampeth Extension Layout Precinct, Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR

**M/S. RAGHUKUL
CONSTRUCTIONS PRIVATE
LIMITED**



The Title of (1) SMT. TARULATA MANOHAR MANDE, (2) SHRI SANJAY MANOHAR MANDE, (3) SHRI. JITENDRA MANOHAR MANDE, (4) MRS. NAMITA NITIN KHIRWADKAR, (5) SHRI AASHISH BHASKAR MANDE, (6) SHRI. PRAFFULLA BHASKAR MANDE AND (7) MRS. ARCHANA ATUL PARALIKAR on the said land is good, valid marketable, clear and salable.

3} The report reflecting the flow of the title of (1) SMT. TARULATA MANOHAR MANDE, (2) SHRI SANJAY MANOHAR MANDE, (3) SHRI. JITENDRA MANOHAR MANDE, (4) MRS. NAMITA NITIN KHIRWADKAR, (5) SHRI AASHISH BHASKAR MANDE, (6) SHRI. PRAFFULLA BHASKAR MANDE AND (7) MRS. ARCHANA ATUL PARALIKAR, on the said land is enclosed herewith as Annexure.

Encl : Annexure.

Date : 24-02-2022

A handwritten signature in purple ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the left.

SANDEEP SHASTRI

Advocate

- 1) Property Card issued by City Survey Department as on date of application for registration.

The name of (1) SMT. TARULATA MANOHAR MANDE, (2) SHRI SANJAY MANOHAR MANDE, (3) SHRI. JITENDRA MANOHAR MANDE, (4) MRS. NAMITA NITIN KHIRWADKAR, (5) SHRI AASHISH BHASKAR MANDE, (6) SHRI. PRAFFULLA BHASKAR MANDE AND (7) MRS. ARCHANA ATUL PARALIKAR are recorded in the Property Card issued by City Survey Department, Nagpur in respect of the property comprising ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 85 (EIGHTY FIVE), in Civil Station Expansion Scheme, containing by admeasurements 836.127 Sq. Mtrs. (i.e. 9000 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 73 to 78 of Mouza – AMBAZARI, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 505 and Sheet No. (24)/29/II of Mouza – Ambazari, situated at Dharampeth Extension Layout Precinct, Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73, Circle No. 20, Division No. 8 in Tahsil and District – NAGPUR.

- 2) Mutation Entry

The Property Card issued by City Survey Department, Nagpur reveal that vide Mutation / Ferfar Entry No. 12133 dated 18-01-2019 & Mutation / Ferfar Entry No. 13371 dated 23-11-2020 the names of (1) SMT. TARULATA MANOHAR MANDE, (2) SHRI SANJAY MANOHAR MANDE, (3) SHRI. JITENDRA MANOHAR MANDE, (4) MRS. NAMITA NITIN KHIRWADKAR, (5) SHRI AASHISH BHASKAR MANDE, (6) SHRI. PRAFFULLA BHASKAR MANDE AND (7) MRS. ARCHANA ATUL PARALIKAR are recorded as Owners / Lessees of the said property.

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

THAT, ALL THAT Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot No. 85 (EIGHTY FIVE), in Civil Station Expansion Scheme, containing by admeasurements 836.127 Sq. Mtrs. (i.e. 9000 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. 73 to 78 of Mouza – AMBAZARI, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 505 and Sheet No. (24)/29/II of Mouza – Ambazari, situated at Dharampeth Extension Layout Precinct, Shivajinagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73, Circle No. 20,



Division No. 8 in Tahsil and District – NAGPUR, Originally belonged to Shri Balaji S/o Wasudeo Mande, the Grand father of Owner Nos. 2,3,4,5,6 and 7 and father-in-law of Owner No. 1 above named, being his self acquired property, having acquired the same by him from the Nagpur Improvement Trust, Nagpur on Leasehold Rights for a term commencing from 01-04-1975 and ending on 31-03-2005 by an Indenture of Lease Dated 22 February, 1979.

THAT, the aforesaid Shri Balaji Wasudeo Mande left for heavenly abode on 24-02-1992, and consequently said property devolved upon his two sons namely Shri. Manohar Balaji Mande & Shri. Bhaskar Balaji Mande.

THAT, during the course of time the aforesaid Shri Manohar Balaji Mande left for heavenly abode on 26-01-2018 and consequent upon his death/demise, his share in the aforesaid property devolved upon his Widow Smt. Tarulata Manohar Mande, two sons Shri Sanjay Manohar Mande, Shri. Jitendra Manohar Mande and only daughter Namita Nitin Khirwadkar jointly by way of intestate succession, being the only legal heirs of the deceased.

THAT, during the course of time the aforesaid Shri Bhaskar Balaji Mande left for heavenly abode on 15-08-2020 and consequent upon his death/demise, his share in the aforesaid property devolved upon his two sons Shri Aashish Bhaskar Mande, Prafulla Bhaskar Mande and only daughter Mrs. Archana Atul Paralikar, who in turn have got their names mutated in the records of City Survey Department, Nagpur Improvement Trust and Nagpur Municipal Corporation.

THAT, on expiration of the Original term of Lease, the Nagpur Improvement Trust, Nagpur later on extended the same for a further term/period commencing from 01-04-2005 and ending on Dated 31-03-2035 by executing a renewed Indenture of Lease regarding the aforesaid property in favour of the said Smt. Tarulata Manohar Mande, Shri Sanjay Manohar Mande, Shri. Jitendra Manohar Mande, Mrs. Namita Nitin Khirwadkar Shri Aashish Bhaskar Mande, Shri. Prafulla Bhaskar Mande and Mrs. Archana Atul Paralikar on Dated 19-04-2010 and the same is duly registered at the Office of the Head Quarter Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 2090 on 20-04-2010.

THAT, the said Smt. Tarulata Manohar Mande, Shri Sanjay Manohar Mande, Shri. Jitendra Manohar Mande, Mrs. Namita Nitin Khirwadkar Shri Aashish Bhaskar Mande, Shri. Prafulla Bhaskar Mande and Mrs. Archana Atul Paralikar have now jointly decided to develop the aforesaid property comprising Nagpur Improvement Trust Leasehold Plot No. 85 (Eighty Five) containing by total admeasurement 836.127 Sq. Mtrs. (OR 9000 Sq. Ft.) into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self-contained separate Apartments therein. And accordingly by an Agreement of Development dated 11-11-2021, which is registered at the Office of the Joint Sub-Registrar Nagpur-4 in Book No. 1 at Sr. No. 8956 on even date, they have entrusted the entire work of Development of the said Plot of land to M/S.



THAT, further the said Smt. Tarulata Manohar Mande and others also executed a General Power of Attorney in favour of **M/S. RAGHUKUL CONSTRUCTIONS PRIVATE LIMITED** on 11-11-2021, which is registered at the Office of Sub-Registrar, Nagpur-4 in Book No. 4 at Sr. No. 8957 on even date.

- i) THAT the said Owners/Promoter/Developer has proposed to construct on the said land Multistoreyed Building to be known and styled as "**SRI BALAJI APARTMENTS**", having Ground Floor and Seven Upper Floors consisting of various self-contained separate Apartments therein in accordance with the plans which are sanctioned and approved by the Town Planning Department Nagpur Municipal Corporation vide its Permit No. 794/BP/Ambazari/TP/NMC/849 Dated 24-02-2022.
- ii) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us:-
 - a) Indenture of Lease dated 22-02-1979 executed by The Nagpur Improvement Trust, Nagpur in favour of Shri Balaji S/o Wasudeo Mande;
 - b) Renewal Indenture of Lease Dated 19-04-2010 executed by The Nagpur Improvement Trust, Nagpur in favour of Smt. Tarulata Manohar Mande, Shri Sanjay Manohar Mande, Shri. Jitendra Manohar Mande, Mrs. Namita Nitin Khirwadkar Shri Aashish Bhaskar Mande, Prafulla Bhaskar Mande and Mrs. Archana Atul Paralikar on 19-04-2010 Registered at Sr. No. 2090 on 20-04-2010.
 - c) Agreement of Development executed by Smt. Tarulata Manohar Mande & others in favour of M/s. Raghukul Constructions Private Limited on 11-11-2021 Registered at Sr. No. 8956 on even date
 - d) General Power of Attorney executed by Smt. Tarulata Manohar Mande & others in favour of M/s. Raghukul Constructions Private Limited on 11-11-2021 Registered at Sr. No. 8957 on even date.
 - e) property card issued by City Survey
 - f) Search report for 30 year from 1992 Till 2021.
- (ii) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owners. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owners that they have not executed any unregistered Deed or document whereby



their ownership rights are affected, diluted or a third party interest is created.

(iii) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 505 of MOUZA – AMBAZARI for the period of 30 (Thirty) Years (i.e. from 1992 to 2003 and 2004 to 2021) by depositing necessary Search Fees online with the Department of Registration vide vide Challan GRN No. MH010890796202122E dated 29-12-2021, Challan GRN No. MH-1-89002902122E dated 29-12-2021. The Receipts of the same is enclosed herewith.

(iv) THAT, during our online search we did not came across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant title.

NA

5) Litigations if any.

NA

Nagpur

Date: 24-02-2022



SANDEEP SHASTRI
Advocate



CHALLAN
MTR Form Number-6



GRN MH010590796202122E		BARCODE 		Date 29/12/2021-21:54:48		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 NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		SANDEEP ANANT SHASTRI	
Location NAGPUR							
Year 2021-2022 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			300.00		Road/Street MOUZA AMBAZARI		
					Area/Locality NAGPUR		
					Town/City/District		
					PIN 4 4 0 0 1 0		
			Remarks (If Any)				
			SEARCH FEES FOR 12 YEARS 1992 TO 2003 CITY SURVEY NO. 505				
Total			300.00		Amount In Three Hundred Rupees Only		
					Words		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.	
				69103332021123010856		2721152382	
Cheque/DD No.				Bank Date		RBI Date	
				29/12/2021-21:55:44		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
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. : 9850361454

खतर चलान 'टायम ऑफ पेमेंट' जखे समुद कारणाखातीच लागू आहे. इतर कारणाखाती किंवा नोंदणी न करायच्या दस्तांसाठी लागू नाही.



MH010890029202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
29 Dec 2021	Receipt	Receipt no.: 1112255225
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Ambajhari S.No/CTS No/G.No. : 505
	Period of search :	From :2004 To :2021
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH010890029202122E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		