

ANIKET PANDE
Advocate

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Format A
 (Circular 28/2021)

To,
 MahaRERA
 Mumbai

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Plot No . 419-B situate at Hanuman Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation, in Tah and Distt. Nagpur, (herein after referred to said Plot No 419-B)

1. I have investigated the Title of the said Plot on the request of M/S NARAYANI ENTERPRISES, a partnership Firm having its registered Office at CII/BS/02 Vyankatesh Nagar, Nandanvan KDK Collage, Nagpur-440009 acting through its authorized partner SHRI DEVENDRA S/O TULSIRAM WASNIK, aged about 42 years occupation: Civil Engineer, Resident of B4/01 Vyankatesh Nagar, Nandanvan B/h KDK Collage of Engineering, Nagpur-440009 and following documents i.e.

- 1) ALL THAT piece and parcel of land bearing Plot No. 419-B admeasuring 312.150 Sq Mtrs (or 3360 Sq Ft), being the portion of entire land bearing Kh. Nos. 514, 513, of Mouza – Nagpur, in Industrial Basti Scheme of NIT having City Survey No. 273, Sheet No 319, situate at Hanuman Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation, ward No 10, in Tah and Distt. Nagpur.
- 2) Sale Deed dated 05/07/1979 & Lease Deed dated 23/04/2018
- 3) Property Card Issued by Cirt Survey No 3, Nagpur, dated 25/04/22, Mutation entry No 6030 dated 24/02/2015
- 4) Search Report for 30 years from 1992 to 2022

2. On perusal of the above mentioned documents and all other relevant documents relating to the title of the property, I am of the opinion that the title of following owners viz 1) SMT SANJIWANI MORESHWAR DALAL, Resident of Plot No 137, Narmada Colony, Katol Road, Nagpur-440013, 2) SMT MANJUSHREE RAJU JASUTKAR Resident of Plot No 19, Ashirwad

Nagar, Nagpur-440024 3) SHRI PUSHKARDATTA GULABRAO RAJANKAR, Resident of Plot No 338, Hanuman Nagar, Nagpur-440009 and 4) SHRI CHANDRAHAS S/O GULABRAO RAJANKAR, R/o Plot No A-001, Swavalmbi Nagar, Nagpur-22 is clear, marketable and without any encumbrances.

3. Owners of the land bearing Plot No 419-B having City Survey No. 273, Sheet No 319 of Mouza Nagpur are as follows :

- 1) SMT SANJIWANI MORESHWAR DALAL
- 2) SMT MANJUSHREE RAJU JASUTKAR
- 3) SHRI PUSHKARDATTA GULABRAO RAJANKAR
- 4) SHRI CHANDRAHAS S/O GULABRAO RAJANKAR

4) The report reflecting the flow of the Title of the Land owners on the said Plot of Land is enclosed herewith as annexure.

Nagpur

Date 05/04/2022


(ANIKET M. PANDE)
Advocate

ANIKET M. PANDE
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FLOW OF THE TITLE OF THE SAID LAND

ALL THAT piece and parcel of land bearing Plot No. 419-B admeasuring 312.150 Sq Mtrs (or 3360 Sq Ft), being the portion of entire land bearing Kh. Nos. 514, 513, of Mouza – Nagpur, in Industrial Basti Scheme of NIT having City Survey No. 273, Sheet No 319, situate at Hanuman Nagar, Nagpur within the limits of the Nagpur Municipal Corporation, ward No 10, in Tah and Distt. Nagpur was first acquired by Shri Gulabrao Mahadeorao Rajankar by way of Sale Deed dated 05/07/1979 from Shri Ramchandrarao Nilakanthrao Poal, the said Sale Deed is duly registered at the office of the Sub-Registrar, Nagpur -2 and registered at Sr No 1221 on even date.

That thereafter it is seen from the documents perused before me by my client, that Shri Gulabrao Mahadeorao Rajankar left for his heavenly abode on 21/06/2000, intestate, and his wife Smt Shakuntala Gulabrao Rajankar also expired on 12/04/2014 intestate hence the aforesaid property devolved on their legal heirs 1) SMT SANJIWANI MORESHWAR DALAL 2) SMT MANJUSHREE RAJU JASUTKAR, 3) SHRI PUSHKARDATTA GULABRAO RAJANKAR, and 4) SHRI CHANDRAHAS S/O GULABRAO RAJANKAR by way of intestate succession as per Hindu Law, being the only legal heir of the deceased mother and father hence become the joint owners of the abovesaid property with heritable and transferable rights therein.

That as per the documents provided to me, it is seen that, lease of the said Plot No 419-B is executed by the N. I. T. in favour of 1) SMT SANJIWANI MORESHWAR DALAL 2) SMT MANJUSHREE RAJU JASUTKAR, 3) SHRI PUSHKARDATTA GULABRAO RAJANKAR, and 4) SHRI CHANDRAHAS S/O GULABRAO RAJANKAR commencing from 01/04/1993 and ending on 31 March 2023 on 23/04/2018 and the said lease Deed is also duly registered at the Office of the Sub-Registrar, Nagpur-8 bearing Document No NGN-8/1271/2018.

That thereafter M/S NARAYANI ENTERPRISES, a partnership Firm, Entered into Agreement of Development and Construction with the land owners on 25/09/2020, the said document is also duly registered at the office of the Sub-Registrar, Nagpur-8 bearing Document No Ngn-8/2678/2020

Hence this title verification and search report is issued on this 5th Day of
APRIL, 2022 at Nagpur.

Thanking you,

Yours sincerely,

(A.M. Pande)
Advocate

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ADVOCATE

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