S. M. Khedkar B.Com., L.L.B.
V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

D & K
Advocates

Date : 05-03-2022

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur – 440001

FORMAT - A

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of land bearing Kh. Survey No. 22/B/2, admeasuring about 1.63 Hectares, i.e. 16300.00 Sq. Mtrs. with Occupant Class I Bhumiswami rights, situated at MAUZA : TARODI (BU), P. H. No. 33, Tahsil : KAMPTEE, District : NAGPUR (here-in-after referred as the said plot "SYMBIOSIS CITY – 3")

I/We have investigated the title of the said land on the request of M/S GRA ASSOCIATES, an association of persons AOP having members SMT. GEETA W/O HARSH AGRAWAL, SMT. RACHNADEVI W/O RAJU AGRAWAL and SHRI ANAND S/O OMPRAKASH AGRAWAL, and having office at Wardhaman Nagar, Nagpur - 440008 and following documents i.e. :-

01. Description of the property.
ALL THAT piece and parcel of land bearing Kh. Survey No. 22/B/2, admeasuring about 1.63 Hectares, i.e. 16300.00 Sq. Mtrs. with Occupant Class I Bhumiswami rights, situated at MAUZA : TARODI (BU), P. H. No. 33, Tahsil : KAMPTEE, District : NAGPUR.

M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR
R-101, "SHRINIWAS", 10, Central Avenue, Wardhman Nagar Square, Nagpur - 440 008. Ph.: Off. : 0712 - 2767995 Fax : 0712 - 2767409
Sadar Office : FF-10, Fourth Floor, Girish Heights, L.I.C. Square, Kamptee Road, Nagpur. Ph.: 0712 - 2556018
E-mail : msdkadvocates@gmail.com

02. Title documents for allotment of plot.

Sale Deed dt. 11.06.2019 executed by Shri Ramu Chandrabhan Mahale in respect of Southern portion of land admeasuring about 1.63 Hectares registered with Sub Registrar Kamptee at Book No. 1 at Sr. No. 3006 dt. 11.06.2019 in favour of Smt. Geeta Harsh Agrawal, Smt. Rachnadevi Raju Agrawal and Shri Anand Omprakash Agrawal.

03. 7/12 issued by Patwari bearing Halka No. 33, vide Ferfar No. 1791 dt. 28.09.2021.

04. Search report for more than 30 years from 1983 till 2022.

02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of M/S GRA ASSOCIATES, having registered Office at Wardhaman Nagar, Nagpur - 440008 is clear, marketable and without any encumbrances.

Owner of the land

Kh. Survey No. 22/B/2, Mauza : } Rachanadevi Raju Agrawal
Tarodi (Bu), Tahsil : Kamptee, } Geeta Harsh Agrawal
District : Nagpur } Anand Omprakash Agrawal
AOP GRA ASSOCIATES

Qualifying comments/ remarks if any
The Title of Peak Realty is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of GRA ASSOCIATES, on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 05.03.2022

Adv. Sandeep Khedkar
Advocate.

V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 05-03-2022

ANNEXURE

TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have verified the titles of the entire sanctioned Scheme known as "SYMBIOSIS CITY – 3" to be developed on ALL THAT piece and parcel of land bearing Kh. Survey No. 22/B/2, admeasuring about 1.62 Hectares, i.e. 16300.00 Sq. Mtrs. with Occupant Class I Bhumiswami rights, situated at MAUZA : TARODI (BU), P. H. No. 33, Tahsil : KAMPTEE, District : NAGPUR owned by M/S GRA ASSOCIATES, {PAN : AAHAG7856N} having members Smt. Geeta Harsh Agrawal, Smt. Rachnadevi Raju Agrawal and Shri Anand Omprakash Agrawal, a partnership firm having office at Wardhaman Nagar, Nagpur - 440008. Our Findings are as under:

01. That, originally the said land being portion of Old Survey No. 129/1Ka, in all admeasuring about 5.26 Hectares i.e 13.00 Acres and Oland of Old Kh. No. No. 128, admeasuring about 3.52 Acres were owned by Shri Chandrabhan Bandya Mahale as per revenue records of Jama Bandhi and Adhikar Abhilekh prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954.

02. That, under the re-survey and re-measurement of the lands carried out by the Govt. under the Consolidation and Fragmentation, the said old Field Survey Number 128 AND 129/1Ka have been given / changed as New Survey No. 22A, 22B and 22C.

03. That after death of Shri Chandrabhan Bandya Mahale the said lands were came to be owned by his legal heir son Shri Ramu Chandrabhan Mahale and daughters (i) Ms. Nathibai Chandrabhan Mahale nee Smt. Latabai alias Nathibai Harichand Pande, (ii) Ms. Anubai Chandrabhan Mahale nee Smt. Anubai Nemdeo Gharjale, (iii) Ms. Bebibai Chandrabhan Mahale nee Smt. Bebibai alias Sumitra Pandurang Ingole, (iv) Ms. Sumitra Chandrabhan Mahale nee Smt. Bebi Jageshwar Singnare and (v)

CHALLAN

MTR Form Number-6

GRN	MH014102151202122E	BARCODE		Date	05/03/2022-13:37:06	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	KMT_KAMTHI SUB REGISTRAR	Full Name	DWIVEDI AND KHEDKAR ADVOCATES
Location	NAGPUR	Flat/Block No.	SHRINIWAS WARDHAMAN NAGAR SQ
Year	2021-2022 One Time	Premises/Building	
		Road/Street	CENTRAL AVENUE
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

MZ TARODI BU TAH KAMPTEE DISTRICT NAGPUR KH NO 22 B 2

SYMBOISIS CITY - 3

Amount In Words: Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572022030564910	CKT0056836
Bank Date	RBI Date	05/03/2022-13:24:39	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9373103103

Department ID :

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

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

Print Date 05-03-2022 01:39:02

Ms. Kalavati Chandrabhan Mahale nee Smt. Kalavati Hiraman Dhawale. That all the co-owners partitioned the said lands between / amongst themselves and under the partition the land admeasuring about 3.23 H. R. land came in the share of Shri Ramu Chandrabhan Mahale which was renumbered as New Kh. No. 22/B.

04. That, said Shri Ramu Chandrabhan Mahale sold the Southern portion of land admeasuring about 1.63 Hectares out of Kh. No. 22/B to Smt. Geeta Harsh Agrawal, Smt. Rachnadevi Raju Agrawal and Shri Anand Omprakash Agrawal, by Sale Deed dt. 11.06.2019 registered with Sub Registrar Kamptee at Book No. 1 at Sr. No. 3006 dt. 11.06.2019 and the said portion of land was renumbered as New Kh. No. 22/B/2, admeasuring about 1.63 H. R. and the names of the Purchasers were mutated in revenue records as the co-owners of the said land vide Ferfar No. 1791 dt. 28.09.2021.

05. That the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.

06. That Nagpur Metropolitan Region Development Authority has tentatively sanctioned the residential Lay Out carved on the said land of Kh. No. 22/B/2, admeasuring about 1.63 Hectares i.e. 16300.00 Sq. Mtrs. vide Letter bearing No. का.अभि.//नामप्रविप्रा/६१७७ दि. १०.११.२०२१ and the owner has applied for conversion of user of the said lands into non agricultural user i.e. Residential purposes since the said land is under the residential zone under the sanctioned Development Plan of Nagpur Region sanctioned by the Govt. on 05.01.2018. That earlier reservation of Sewage and Disposal Scheme has been abandoned.

07. That, the owners Smt. Geeta Harsh Agrawal, Smt. Rachnadevi Raju Agrawal and Shri Anand Omprakash Agrawal formed their AOP Association of Persons known as M/S GRA ASSOCIATES, having Income Tax PAN : AAHAG7856N and having registered Office at Wardhaman Nagar, Nagpur and they are developing said land into Residential plotable lay out.

08. We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.

09. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property / Lay Out known as "SYMBIOSIS CITY – 3" situated on Kh. No. 22/B/2 of Mauza : Tarodi (Bu), Tahsil : Kamptee District : Nagpur is now owned by M/s GRA Associates, an association of persons having members Smt. Geeta Harsh Agrawal, Smt. Rachnadevi Raju Agrawal and Shri Anand Omprakash Agrawal, as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.

(S.M. KHEDKAR)
ADVOCATE

KHEDKAR ADVOCATES
SADAR-
VARDHAMAN
NAGAR,
NAGPUR