

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. 26/2/1, admeasuring about 0.81 Hectares, i.e. 8100.00 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 - 2")

I/We have investigated the title of the said land on the request of M/S PEAK REALTY, a partnership firm 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. 26/2/1, admeasuring about 0.81 Hectares, i.e. 8100.00 Sq. Mtrs. with Occupant Class I Bhumiswami rights, situated at MAUZA : TARODI (BU), P. H. No. 33, Tahsil : KAMPTEE, District : NAGPUR.
02. Title documents for allotment of plot.



M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR

R-101, "SHRINIWAS", 10, Central Avenue, Wardhaman 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



(i) Sale Deed dt. 05.04.1982 executed by Shri Balaji Abhiman Shambharakar in respect of Northern portion of land admeasuring about 1.61.87 Hectares to Shri Pandurang Maroti Tabhane registered with Joint Sub Registrar Nagpur-III at Book No. 1 at Sr. No. 2067 dt. 05.04.1982.

(ii) Sale Deed dt. 05.11.1988 executed by Shri Balaji Abhiman Shambharakar for balance land admeasuring about 1.62 Hectares in favour of Shri Pandurang Maroti Tabhane registered with Joint Sub Registrar Nagpur- at Book No. A-1, Volume No. 91, at pages 170 to 173 at Sr. No. 3655 dt. 05.12.1988.

(iii) Sale Deed dt. 06.01.2020 executed by legal heirs of late Shri Pandurang Maroti Tabhane viz. Smt. Shakuntala Pandurang Tabhane, Shri Deepak Pandurang Tabhane, Shri Yuvraj Pandurang Tabhane, Shri Arvind Pandurang Tabhane, Smt. Sushma Nathuram Chokhandre, Smt. Rama Gautam Hadke and Smt. Lata Nitin Gaydhane in respect of land of 0.81 Hectares being Western portion of land bearing Survey 26/2, in favour of M/s Peak Realty registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 69 dt. 06.01.2020.

(iv) Sale Deed dt. 31.12.2020 executed by legal heirs of late Shri Pandurang Maroti Tabhane viz. Smt. Shakuntala Pandurang Tabhane, Shri Deepak Pandurang Tabhane, Shri Yuvraj Pandurang Tabhane, Shri Arvind Pandurang Tabhane, Smt. Sushma Nathuram Chokhandre, Smt. Rama Gautam Hadke and Smt. Lata Nitin Gaydhane in respect of land of 0.81 Hectares being East portion of land bearing Survey 26/2/1, in favour of M/s Peak Realty registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 5060 dt. 29.07.2021.

03. 7/12 issued by Patwari bearing Halka No. 33, vide Ferfar No. 1781 dt. 26.08.2021

04. Search report for more than 30 years from 1982 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 PEAK REALTY, having registered Office at Wardhaman Nagar, Nagpur - 440008 is clear, marketable and without any encumbrances.



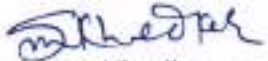
Owner of the land
Kh. Survey No. 26/2/1, Mauza : } PEAK
Tarodi (Bu), Tahsil : Kamptee, } REALTY
District : Nagpur }

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 PEAK
REALTY, on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 05.03.2022




Adv. Sandeep Khedkar
Advocate.

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 - 2" to be developed on ALL THAT piece and parcel of land bearing Kh. Survey No. 26/2/1, admeasuring about 0.81 Hectares, i.e. 8100.00 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 PEAK REALTY, {PAN : AANFP2587J}, 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. 124/3, in all admeasuring about 3.24 Hectares i.e. 8.00 Acres came to be owned by Shri Balaji Abhiman Shambharakar as per the partition in the year 1964 between him and his brother Shri Shankar Abhiman Shambharkar as per revenue records of Jama Bandhi and Adhikar Abhilekh prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954.

02. That, said Shri Balaji Abhiman Shambharakar sold Northern portion of land admeasuring about 4.00 Acres i.e. 1.61.87 Hectares to Shri Pandurang Maroti Tabhane by Sale Deed dt. 05.04.1982 registered with Joint Sub Registrar Nagpur-III at Book No. 1 at Sr. No. 2067 dt. 05.04.1982.

03. That, said Shri Balaji Abhiman Shambharakar further sold balance land admeasuring about 4.00 Acres i.e. 1.62 Hectares to Shri Pandurang Maroti Tabhane by Sale Deed dt. 05.11.1988 registered with Joint Sub Registrar Nagpur- at Book No. A-1, Volume No. 91, at pages 170 to 173 at Sr. No. 3655 dt. 05.12.1988.





CHALLAN
MTR Form Number-6



GRN MH014106492202122E		BARCODE 		Date 05/03/2022-14:59:49		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 KMT_KAMTHI SUB REGISTRAR				Full Name		DWIVEDI AND KHEDKAR ADVOCATES	
Location NAGPUR							
Year 2021-2022 One Time				Flat/Block No.		SHRINIWAS WARDHAMAN NAGAR SQ	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street		CENTRAL AVENUE
					Area/Locality		NAGPUR
					Town/City/District		
					PIN		4 4 0 0 0 8
					Remarks (If Any)		
					MZ TAROODI BU TAHSIL KAMPTEE DISTRICT NAGPUR KH NO 26/2/1		
					SYMBOISIS CITY 2		
					Amount In Seven Hundred Fifty Rupees Only		
Total			750.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572022030578271		CKT0070496	
Cheque/DD No.				Bank Date		RBI Date	
				05/03/2022-15:24:01		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : 9373103103
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 खदर चालन 'ट्रिप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवल्याच्या दस्त्यांसाठी लागू नाही.

04. 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 124/2 have been given / changed as New Survey No. 26.

05. That, said Shri Pandurang Maroti Tabhane, further sold portion of southern portion of land admeasuring about 4.00 Acres i.e 1.62 Hectares by dividing the said land East West to Shri Sunil Wasudeo Lanjewar and Shri Rajesh Wasudeo Lanjewar and the said land was re- numbered as Kh. No. 26/1.

06. That, said Shri Pandurang Maroti Tabhane remained owner of northern portion of land admeasuring about 4.00 Acres i.e. 1.62 Hectares and the said land was re-numbered as Kh No. 26/2.

07. That, said Shri Pandurang Maroti Tabhane expired intestate on 07.05.2013 and on his death the said property of Kh. No. 26/2 came to be owned by his legal heirs being his widow Smt. Shakuntala Pandurang Tabhane, sons Shri Deepak Pandurang Tabhane, Shri Yuvraj Pandurang Tabhane, Shri Arvind Pandurang Tabhane and married daughters Smt. Sushma Nathuram Chokhandre, Smt. Rama Gautam Hadke and Smt. Lata Nitin Gaydhane and their name were mutated in revenue records vide Ferfar No. 939 dt. 31.05.2014.

08. That, said Smt. Shakuntala Pandurang Tabhane, sons Shri Deepak Pandurang Tabhane, Shri Yuvraj Pandurang Tabhane, Shri Arvind Pandurang Tabhane and married daughters Smt. Sushma Nathuram Chokhandre, Smt. Rama Gautam Hadke and Smt. Lata Nitin Gaydhane sold the land admeasuring about 0.81 Hectares being Western portion out of piece and parcel of land bearing Survey 26/2, in all admeasuring about 1.62 Hectares, of Mauza : Tarodi (Bu), Tahsil : Kamptee, District : Nagpur to M/s Peak Realty by Sale Deed dt. 06.01.2020 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 69 dt. 06.01.2020 which was rectified by Deed of Correction dt. 15.02.2021 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 1888 dt. 15.02.2021 and by virtue thereof the name of M/s Peak Realty was mutated in revenue records as the sole and exclusive owner of the said land admeasuring about 0.81 Hectares and the said portion of land was renumbered as New Kh. No. 26/2/2 vide Ferfar No. 1632 vide order of Tahsildar, Kamptee and said Smt. Shakuntala Pandurang Tabhane, sons Shri Deepak Pandurang Tabhane, Shri Yuvraj Pandurang Tabhane, Shri Arvind Pandurang Tabhane and married daughters Smt. Sushma Nathuram Chokhandre, Smt. Rama Gautam Hadke and Smt. Lata Nitin Gaydhane remained the eastern portion of old larger Kh. No. 26/2, admeasuring about 0.81 H. R. and the same was renumbered as New Kh. No. 26/2/1.



09. That, said Smt. Shakuntala Pandurang Tabhane, sons Shri Deepak Pandurang Tabhane, Shri Yuvraj Pandurang Tabhane, Shri Arvind Pandurang Tabhane and married daughters Smt. Sushma Nathuram Chokhandre, Smt. Rama Gautam Hadke and Smt. Lata Nitin Gaydhane further sold the said land of Kh. No. 26/2/1 admeasuring about 0.81 Hectares to M/s Peak Realty by Sale Deed dt. 31.12.2020 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 5060 dt. 29.07.2021 and by virtue thereof the name of M/s Peak Realty was mutated in revenue records as the sole and exclusive owner of the said land admeasuring about 0.81 Hectares and the said portion of land was renumbered as New Kh. No. 26/2/1 vide Ferfar No. 1781 dt. 26.08.2021.

10. 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.

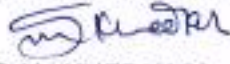
11. That Nagpur Metropolitan Region Development Authority has tentatively sanctioned the residential Lay Out carved on the said land of Kh. No. 26/2/1, admeasuring about 0.81 Hectares i.e. 8100.00 Sq. Mtrs. vide Letter bearing No. का.अभि./नामप्रविष्टा/६०३५ दि. ०८.१०.२०२१ and the owner has applied for 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.

11. 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.



12. 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 - 2" situated on Kh. No. 26/2/1 of Mauza : Tarodi (Bu), Tahsil : Kamptee District : Nagpur is now owned by M/s PEAK REALTY, as stated here-in-above.

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


(S.M. KHEDKAR)
ADVOCATE

