

INDIGENE LAW & ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS

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Regd. Office At Plot No. 70, Bank Colony, Bhagwan Nagar, Nagpur- 440027;
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To,

Maha RERA

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to **Plot No. 48-Q**, admeasuring area **396.700 sq.mtr.** (i.e. 4270.0433 Sq. ft.), Khasra No. 574 of **Mouza - Nagpur**, City Survey No. **139** and Sheet No. **276**, situated within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation in Tahsil and District - Nagpur. (hereafter referred as the said plot "**Plot No. 48-Q**").

I have investigated the title of the said plot on the request of Promoter/Developer **M/S. ARMAAN BUILDERS AND DEVELOPERS** through its Proprietors **MR. AQUEEL ANWAR-UL-HAQ SIDDIQUI**, Aged about 40 years, Occupation- Business, Resident of 804, Jamila Arcade, Umred Road, Sakardara, Nagpur and following documents i.e.

1) DESCRIPTION OF THE PROPERTY :-

ALL THAT piece and parcel of land bearing **Plot No. 48-Q** admeasuring **396.700 Sq. Mtr.**, (i.e. 4270.0433 Sq. Ft.) in Industrial Basti Scheme of NIT being a part & portion of **Kh. No. 574 of Mouza - Nagpur**, Division South, bearing City Survey No. **139** of Sheet No. **276**, Ward No. 20, in Tahsil and District Nagpur and same is bounded as under :-

North	:	Plot No. 48-R,
South	:	Road,
East	:	Plot No. 48-P,
West	:	Road.

- 2) The Documents of Allotment of Plot.
- 3) 7/12 extract or property card issued by City Survey Department No. 1, Nagpur dated 20/07/2017, Mutation Entry No. 7771.
- 4) Search report of 30 years from 24/05/1992 till 23/05/2022.
- 5) On perusal of the above mentioned documents and all other relevant documents relating to the said property I am of the opinion that the title of **Mr. Krishna s/o Baburao Khanorkar**, is clear, marketable and without any encumbrances.
- 6) The report reflecting the flow of the title of the

Owner Of The Land		
Sr. No.	Name	City Survey No.
1	Mr. Krishna Baburao Khanorkar	139

- 7) On the said land is enclosed herewith as annexure.



Qualifying Comments/ Remark if any :- That I have taken search by inspecting the Index Registers for a period of 30 years, i.e. 1992 to 2022 in the office of Registrar & Sub-Registrar Nagpur. I have also perused document placed before me.

That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing Rs.750/- vide Receipt No. GRN MH002252986202223E dated 23.05.2022.

Place:- Nagpur

Date : 23/05/2022



Suyog H. Madavi

Advocate

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FLOW OF THE TITLE OF THE SAID LAND:

- 1) 7/12 extract /P.R. Card as on date of application of registration.
- 2) Mutation Entry No.

Owner of The Land		
Sr. No.	Name	Mutation Entry No.
1	Mr. Krishna Baburao Khanorkar	7771

- 3) Search report of 30 years from 1992 to 2022 taken from Sub-Registrar Office Nagpur.
- 4) Any other relevant title -----No.
- 5) Litigation if Any -----No.

a) THAT the said property is lease hold property of the owner/lessee from Nagpur Improvement Trust. As per the original Lease Deed dated 05/08/1985 the NIT leased out all the area of said property i.e. 396.00 Sq. Meter. The said lease was coming to an end on 31/08/2012. The Owner thereafter renewed the said lease for further period till 31/03/2042 vide document no. 3030/2018 dated 05/05/2018 registered before the office of Sub-Registrar, No. 2, Nagpur. The present owner due to various restraints including financial, technical and expertise was unable to develop the said plot and to get the fruits thereof, after negotiating terms of his own benefits accordingly entered into an Agreement of Development with **M/S. ARMAAN BUILDERS AND DEVELOPERS**, a Firm through its proprietor **Mr. Aqueel S/o. Anwar-Ul-Haq Siddiqui**, registered with the office of Joint Sub-Registrar, Nagpur City No. 5, at Sr. No. 3639/2019, on dated 02/12/2019 and further to enable the said firm to do the needful in the matter with various rights, authority and powers has also executed an Irrevocable General Power of Attorney, registered with the office of Joint Sub Registrar, Nagpur City No. 5, at Sr. No.3640/2019, on dated 02/12/2019, thereby specifically authorizing **M/S. ARMAAN BUILDERS AND DEVELOPERS**, through its proprietor **Mr. Aqueel S/o. Anwar-Ul-Haq Siddiqui**, to develop the said plot under its various term and conditions.

b) THAT in pursuance of the Agreement of Development dt. 02/12/2019, M/s. Armaan Builders and Developers is making all the arrangements after getting the plan sanctioned, is developing the aforesaid land and constructing a residential cum commercial multistoried building named and styled as "**ARMAAN GRACIA**", thereon in pursuance of the sanction accorded by the authorities of Nagpur Municipal Corporation, Nagpur vide the Building Permit No. **77/BP/Nagpur/TP/NMC/2263** on the 18/02/2022.

c) THAT in pursuance of the aforesaid sanctioned building plan, the aforesaid owners & developer started the construction of the building to be known and styled as "**ARMAAN GRACIA**" and submitted the entire scheme to the provision of Maharashtra Apartment Ownership Act, 1970, by way of executing registered Deed of Declaration, same was registered in the office of Sub-registrar Nagpur No. 5, at Sr. No. 2337/2022 dated 18/04/2022.

Hence, this report of Search & Verification of Title.

Place:- Nagpur

Date : 23/05/2022



Suyog H. Madavi
 Advocate