

KSHITIJ GULWADE
ADVOCATE
Email ID: gulwade0@gmail.com
Mob. No. 9766285491

Anand Place No. 2,
Nandanwan Main Road
Nagpur, 440009

To
MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. RM-21, Village- Rengapar, in Butibori Industrial Area, outside the limits of Nagpur Municipal Council, Nagpur, Tah. Nagpur (Rural), Dist Nagpur. (hereinafter referred as the said plot "RM-21")

I have investigated the title of the said plot No. RM-21 on the request of Aditya Infrastructure and following documents i.e.:-

- 1) Description of the property.
- 2) The documents of allotment of plot No. RM-21
- 3) Search report for 30 years from 07/09/1991 till 07/09/2021

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 (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

(M/s Additya Infrastructure) a partnership firm

- (1) Shri Sachin Moon CTS/C.S. No.
- (2) Shri Swarnashil Moon CTS/C.S. No.
- (3) Mrs Manisha Moon CTS/C.S. No.
- (4) Mrs Pallavi Moon CTS/C.S. No.
- (5) Qualifying comments/remarks if any

3/- The report reflecting the flow of the title of the owners on the said land is enclosed herewith as annexure.

Encl : Annexure. (Legal Search Report)

Date: 07/09/2021


Kshitij Gulwade
Advocate.
KSHITIJ GULWADE
ADVOCATE
M No. 9766285491

KSHITIJ GULWADE
ADVOCATE
Email ID: gulwade0@gmail.com
Mob. No. 9766285491

Anand Place No. 2,
Nandanwan Main Road
Nagpur, 440009

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) Search report for 30 years from 07/09/1991 till 07/09/2021 Taken from Sub-Registrar office at Nagpur.
- 2) Any other relevant title. i.e Lease Deed in the name of above-mentioned owners.

Date: 07/09/2021


Kshitij Gulwade
Advocate
KSHITIJ GULWADE
ADVOCATE
M. No. 9766285491

KSHITIJ GULWADE
ADVOCATE
Email ID: gulwade0@gmail.com
Mob. No. 9766285491

Anand Place No. 2,
Nandanwan Main Road
Nagpur, 440009

Legal opinion

1) Sub: -Title report on property of :-

1. Shri Sachin Moon
2. Shri Swarnashil Moon
3. Mrs Manisha Moon
4. Mrs Pallavi Moon
(M/s Additya Infrastructure) a partnership firm

2) Description of Documents Scrutinised

Sr. No.	Date of Execution of Document	Details of registration of Document / conveyance	Place sub-regd office	Property falls under sub-registrar	Remarks
1.	21/06/2019	Registered Agreement to Lease in the name of Shri Sachin Moon, Shri Swarnashil Moon, Mrs Manisha Moon, Mrs Pallavi Moon (M/s Additya Infrastructure) a partnership firm at Sr. No. 6614 on 21/06/2019	Nagpur	Nagpur Sub Registrar-10	Original
2.	20/06/2019	Allotment Letter Sr. No. MIDC/ROB/BTR/RM-21/ 1877/2019 in the name of Shri Sachin Moon, Shri Swarnashil Moon, Mrs Manisha Moon, Mrs Pallavi Moon (M/s Additya Infrastructure) a partnership firm	-	-	Original
3.	16/12/2020	Building Permit No. EE-1/Auto-DCR/D-34714/ 2020	-	-	Original



3. Description of Property/properties/Nature of title

Name of the owner	Extent of area(in acres/hect)	Survey no/ Gut No./CST No. / House no.	Is property leasehold/freehold	Nature of property	Location	Boundaries
Shri Sachin Moon, Shri Swarnashil	1000.00 Sq.Mtr.	Plot No. RM-21,	Leasehold	Residential	Village-Rengapur	East- 20 Mtr R/W

Moon, Mrs Manisha Moon, Mrs Pallavi Moon (M/s Additya Infrastructure) a partnership firm		MIDC, Nagpur					West- Plot No. RM-2 & RM-3 North- 20 Mtrs R/W South- Plot No. RM-22
---	--	-----------------	--	--	--	--	---

4. Trace of Title/ History of Passing of title. Details of antecedent title deeds

I have gone through the documents in relation to the aforesaid property. I have taken the search of the registration records maintained by the Sub registrar, Nagpur, for a period of 30 years, in relation to the aforesaid property. My title search report is as under: -

1. From the aforesaid verification of the documents, it is seen that Shri Sachin Moon, Shri Swarnashil Moon, Mrs Manisha Moon, Mrs Pallavi Moon all are partners at M/s Additya Infrastructure are owners of the property, Plot No. RM-21, Village- Rengapar, in Butibori Industrial Area, outside the limits of Nagpur Municipal Council, Nagpur, Tah. Nagpur (Rural), Dist Nagpur. Further the history of the entire land is as under.
2. WHEREAS, the plot was originally belonged to Maharashtra Industrial Corporation a corporation constituted under the Maharashtra Industrial Development Act. 1961 (Mah III of 1962)
3. WHEREAS, thereafter Maharashtra Industrial Corporation decided to Lease out the Plot No. RM-21 to Shri Sachin Moon, Shri Swarnashil Moon, Mrs Manisha Moon, Mrs Pallavi Moon (M/s Additya Infrastructure) a partnership firm on 21/06/2019 vide Sr. No. 6614 at the office of the Joint Sub Registrar Nagpur (Rural) -10



4. WHEREAS, Maharashtra Industrial Corporation Nagpur lease the above-mentioned plot for the period of Ninety-Five Years once the SPA certified the residential Building and works have been erected in accordance with the terms mentioned in the Agreement to lease registered on 21/06/2019 vide Sr. No. 6614 at the office of the Joint Sub Registrar Nagpur (Rural) -10

5. WHEREAS, Allotment Letter Sr. No. MIDC/RON/BTR/RM-21/1877/2019 in the name of Shri Sachin Moon, Shri Swarnashil Moon, Mrs Manisha Moon, Mrs Pallavi Moon (M/s Additya Infrastructure) a partnership firm

6. WHEREAS, the plan for the building have been sanctioned according to the legal norms, Building Permit No. EE-1/Auto-DCR/D-34714/2020

From the aforesaid verification of the documents of the property that Plot No. RM-21, Village- Rengapar, in Butibori Industrial Area, outside the limits of Nagpur Municipal Council, Nagpur, Tah. Nagpur (Rural), Dist Nagpur, it is seen that **Shri Sachin Moon, Shri Swarnashil Moon, Mrs Manisha Moon, Mrs Pallavi Moon** (M/s Additya Infrastructure) a partnership firm got the right, title and interest in the above-mentioned Property. The party be called to give affidavit as regards to the fact that no dispute is pending in court as no Lis is registered before any Registrar. That the present report is given on the basis of the information given by the party and documents submitted for verification.

Detailed information about property to be mortgaged:

Details	Remark of counsel
1. Whether the documents of title given raise any doubts or suspicion	No
2. Have the title deeds has been compared with those at registrar's office & particulars tally.	Yes
3. Whether any of the property intended to be given by way of mortgage is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	Not Applicable
4. Whether the property proposed to be mortgaged is subject to the provisions contained under any special enactment /local laws. State implications of such enactment on the charge proposed to be created?	Not Applicable
5. Whether property is coming under any restrictions on transfer & whether required permission/consent as per terms of grant/allotment etc. obtained	No
6. Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	No
7. Whether the user land has been converted under land revenue law? Whether N.A. Permission /change of user permission is obtained?	Yes
8. Whether required documents are available?	Yes

9. What is the tenure of land? (In case of Lease Property) and whether necessary consent permission of lessor obtained.	Leasehold for 95 years from 21/06/2019
10. Whether the land is Adiwasi (Tribal) Land?	No
11. Whether the land /property is joint family property? If yes, are other joint owners ready to mortgage their share or give consent for mortgage by borrower.	No
12. Whether any prohibitory order from Income Tax/ Wealth Tax or other authorities?	NA
13. Is land/ property subject to any reservations/ acquisitions/ requisitions?	NA
14. Whether plans for constructions are sanctioned?	Yes
15. Whether Commencement certificate issued?	-
16. Whether Completion certificate obtained?	-
17. Whether there is any restriction from Corporation such as "education Zone", "Green Zone" Etc.?	No
18. Is the land taken on lease from State Industrial Development Corporation? If yes whether tripartite agreement executed?	Yes
19. Whether there are any prior encumbrances. If yes details thereof?	No
20. Evidence of possession - Findings on documents and revenue records, details of property tax, land revenue, society maintenance charges or any other statutory dues paid up to date or payable.)	Yes
21. In case of companies /societies /association /trust Whether	
a) Memorandum/byelaws of the company /society/association authorize to offer its property (ies) as security.	NA
b) Requisite resolutions have been duly passed by the Company/Society/Association permitting mortgage of the properties in favour of the Bank.	NA
c) Such resolution sets out the names of the persons who are authorized to create charge over the properties.	NA
d) Resolution U/s. 293 (i) (a) and 293 (i) (d) of Companies Act passed.	NA
e) Details of the properties together with the documents are mentioned under such resolutions.	NA
f) In case of Public Limited Companies, certificate of commencement of business has been obtained and affixation of common seal is necessary in terms of articles of association.	NA
g) In case of public charitable trust whether permission of charity commissioner for borrowing & mortgaging trust property is obtained and conditions stipulated if any.	NA



22. In case of devolution of property by a will/ succession,	NA
A) Whether probate of will/ succession certificate/ Letters of Administration obtained? Details thereof	NA
B) If probate/ succession certificate/ Letters of Administration not obtained, then how the mortgagor proposes to prove the title?	NA
C) The safeguards suggested to ensure title to the property offered as security.	NA
21) Whether title deeds perused are in conformity with the search taken	Yes
22) Whether the chain of title is complete without any missing links	Yes
23) Whether any other documents to be obtained/compliances to be made so as to create valid mortgage.	No

Certificate of title and No encumbrance

I have examined the original title deeds relating to the property ALL THAT piece and parcel of the land bearing Plot No. RM-21, Village-Rengapar, in Butibori Industrial Area, outside the limits of Nagpur Municipal Council, Nagpur, Tah. Nagpur (Rural), Dist Nagpur. I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last 5 years (Original fee receipt enclosed). I certify that **Shri Sachin Moon, Shri Swarnashil Moon, Mrs Manisha Moon, Mrs Pallavi Moon (M/s Additya Infrastructure) a partnership firm** have an absolute, clear and marketable title over the property. I further certify that the documents of title refereed to under the opinion are perfect evidence of right, title.

Date: - 07/09/2021

Place: - Nagpur



Signature of Advocate
Kshitij Gulwade

KSHITIJ GULWADE
ADVOCATE
M. No. 976628549*