

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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FORMAT - A

(Circular No: - 28 / 2021)

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA

Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to building Known as "VISHWABHARTI RESIDENCY", to be erected on ALL THAT Piece and parcel of land bearing Plot No. 1 out of the layout of Vishwabharti Co-operative Housing Society Limited, Nagpur containing by admeasurement 8840.909 Sq. Mtrs. being a part and portion of entire land bearing Khasra No. 45/4 of MOUZA - MANEWADA, P. H. No. 39, bearing City Survey No. 571, Sheet No. 31 of Mouza - Manewada, situated at Manewada, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 14 in Tahsil and District NAGPUR (hereinafter referred as the said Project "VISHWABHARTI RESIDENCY")

1} I/We have investigated the title of the said land on the request of M/s. SANSKRUTI DEVELOPERS, a Proprietary Concern, having its Office at 71-A, "Shivlochan Apartments", West High Court Road, Shankar Nagar, Nagpur and following documents i.e. :-



01. Description of the property.

ALL THAT Piece and parcel of land bearing Plot No. 1 out of the layout of The Vishwabharti Co-operative Housing Society Limited, Nagpur containing by admeasurement 8840.909 Sq. Mtrs. being a part and portion of entire land bearing Khasra No. 45/4 of MOUZA - MANEWADA, P. H. No. 39, bearing City Survey No. 571, Sheet No. 31 of Mouza - Manewada, situated at Manewada, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 14 in Tahsil and District NAGPUR.

02. The Documents for allotment / acquiring of plot/land.

- (i) Sale Deed dated 19-12-1973 executed by Smt. Sonabai Bapurao Thote and others in favour of The Vishwabharti Co-operative Housing Society Limited, Nagpur, Registered at the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 4595 on even date;
- (ii) Agreement of Development dated 20-09-2021, executed by The Vishwabharti Co-operative Housing Society Limited in favour of M/s. Sanskruti Developers Registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 7372 on 20-09-2021.
- (iii) Deeds of Correction is duly registered in the Office of the Joint Sub-Registrar, Nagpur- 4 in Book No. 1 at Registration Serial Nos. 7373 on 20-09-2021 and 10055 on 14-12-2021.

03. Property Card issued by City Survey Department, Nagpur vide Mutation / Ferfar Entry dated 05-03-1982.

04. Search report for 30 years from 1992 till 2021.

2} 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 The Vishwabharti Co-operative Housing Society Limited is clear, marketable and without any encumbrances.

Owner of the land :

ALL THAT piece and parcel of land bearing Plot No. 1 out of the layout of Vishwabharti Co-operative Housing Society Limited, Nagpur containing by admeasurement 8840.909 Sq. Mtrs. being a part and portion of entire land bearing Khasra No. 45/4 of MOUZA - MANEWADA, P. H. No. 39, bearing City Survey No. 571, Sheet No. 31

The Vishwabharti
Co-operative
Housing Society
Limited



of Mouza - Manewada, situated at Manewada, Nagpur,
within the limits of Nagpur Municipal Corporation Ward
No. 14 in Tahsil and District NAGPUR

Qualifying comments/ remarks if any

The Title of The Vishwabharti Co-operative Housing Society Limited on
the said land is good, valid marketable, clear and salable.

3} The report reflecting the flow of the title of The Vishwabharti Co-
operative Housing Society Limited on the said land is enclosed herewith as
Annexure.

Date: 21-12-2021

Encl : Annexure.



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Adv. Sandeep Shastri

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ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

- 1) Property Card issued by City Survey Department as on date of application for registration.

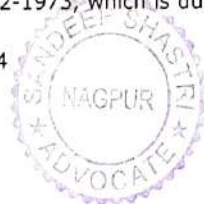
The name of The Vishwabharti Co-operative Housing Society Limited is recorded in the Property Card issued by City Survey Department, Nagpur in respect of the property comprising ALL THOSE Pieces and parcels of lands bearing Plot No. 1 out of the layout of Vishwabharti Co-operative Housing Society Limited, Nagpur containing by admeasurement 8840.909 Sq. Mtrs. being a part and portion of entire land bearing Khasra No. 45/4 of MOUZA - MANEWADA, P. H. No. 39, bearing City Survey No. 571, Sheet No. 31 of Mouza – Manewada, situated at Manewada, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 14 in Tahsil and District NAGPUR.

- 2) Mutation Entry

The Property Card issued by City Survey Department, Nagpur reveal that vide Mutation / Ferfar Entry dated 05-03-1982 the name of The Vishwabharti Co-operative Housing Society Limited is recorded as Owner / Lessee of the said property.

- 3) Search report for 30 years from 1992 Taken from Sub-Registrar' office at Nagpur.

- (i) THAT, ALL THAT Piece and parcel of land bearing Khasra No. 45/4 of MOUZA – MANEWADA, having an area of 3.5 Acres including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 571 and Sheet No. 31, situated at Manewada, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 14 in Tahsil and District – NAGPUR, Originally belonged to Smt. Sonabai Bapurao Thote and others, as recorded Co-owners thereof.
- (ii) THAT, the aforesaid Smt. Sonabai Bapurao Thote and others lateron transferred the aforesaid property by way of Sale to Vishwabharti Co-operative Housing Society Limited, Nagpur, by a Sale Deed Dated 19-12-1973, which is duly Registered at the



Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 4595 on even date.

- (iii) THAT, the aforesaid entire land bearing Kh. No. 45/4 of Mouza – Manewada is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 31-01-1981.
- (iv) THAT, the aforesaid Vishwabharti Co-operative Housing Society Limited, Nagpur prepared a Plan of the layout for the said Kh. No. 45/4 consisting of Plots and Public Utility Land therein and the said layout is duly sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation vide Permit No. NMC/TPD/15/Final Sanction Dated 03-02-2020.
- (iv) THAT, the aforesaid Vishwabharti Co-operative Housing Society Limited, Nagpur later on decided to develop the said Plot Nos. 1 and 2 out of the layout into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self-contained separate Apartments therein. And accordingly, by an Agreement of Development dated 20-09-2021, Registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 7372 on 20-09-2021, it has entrusted the entire work of Development of the said Plots of land to M/s. Sanskruti Developers, having its Office at 71/A, Shiolochan Apartments, Shankar Nagar, Nagpur upon several terms and conditions contained therein.
- (v) THAT, two separate Deeds of Correction to the said Agreement of Development are registered in the Office of the Joint Sub-Registrar, Nagpur- 4 in Book No. 1 at Registration Serial No. 7373 on 20-09-2021 and Serial No. 10055 on 14-12-2021 respectively.
- (vi) THAT, the aforesaid Vishwabharti Co-operative Housing Society Limited, Nagpur has executed a General Power of Attorney in favour of M/s. Sanskruti Developers on dated 14-12-2021, which is registered at the Office of the Sub Registrar, Nagpur-4 at Serial No. 10057 on even date
- (vi) THAT by the same Agreement the said The Vishwabharti Co-operative Housing Society Limited, Nagpur has agreed to retain



66 Apartments, 4 Shops and further specifically agreed to execute various Agreements to sell and Sale Deeds each relating to the Undivided proportionate share and interest in the said Plot of land in favour of each such individual buyer as may be nominated by said M/S. SANSKRUTI DEVELOPERS.

(vii) THAT, the plans of a Multistoried building proposed to be constructed on the said Plot No. 1 and to be known and styled as "VISHWABHARTI RESIDENCY" are sanctioned by the Assistant Director, Town Planning of Nagpur Municipal Corporation, Nagpur vide his Building Permit No. 05/BP/Manewada/TP/NMC/110 Dated 06-04-2017.

(ix) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us:-

- a. Sale Deed Dated 19-12-1973
- b. Sanctioned Building Plan Dated 06-04-2017
- c. Sanctioned Lay-out Plan dated 03-12-2020
- d. Agreement of Development Dated 20-09-2021
- e. Correction Deed Dated 20-09-2021
- f. General Power of Attorney Dated 14-12-2021
- g. City Survey Property Card

ii) THAT, all the aforesaid documents are produced before us are photocopies. It is necessary to verify original copies in the custody of aforesaid present land Owner. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owner that he has not executed any unregistered Deed or document whereby his ownership rights are affected, diluted or a third-party interest is created.

iii) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 571 of MOUZA - MANEWADA for the period of 30 (Thirty) Years (i.e. from 1992 to 2021) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH010326430202122E Dated 18-12-2021 i.e. for a period of 1992 to 2003 and GRN No. MH010325266202122E Dated 18-12-2021 i.e. for a period

of 2004 to 2021 vide Receipt No. 1112239776 Dated 18-12-2021. The Receipts of the same is enclosed herewith.

iv) THAT, during our online search we did not came across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant title.

We observed that the said land is Freehold property.

5) Litigations if any.

During our online search we did not came across any entry of Lispendence recorded relating to the aforesaid property

Nagpur

Date: 21-12-2021



A handwritten signature in purple ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the left.

Adv. Sandeep Shastri