RITESH C. MAHENDRA
ADVOCATE
PLOT NO. O-5 "BHAKTI APARTMENT",
LAXMI NAGAR,
NAGPUR.
Mob. : 9860902292
E mail :- advriteshmahendra@gmail.com

"श्री"

Format A

(Circular No :- 28/2021)

To
Maha RERA,
Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **ALL THAT** Piece and Parcel of land bearing Nagpur Improvement Trust Leasehold **Plot No. 392 (THREE HUNDRED NINETY TWO)**, in Industrial Basti Scheme, containing by admeasurement 557.418 Sq. Mtrs. (OR 6000 Sq. Ft.) of **MOUZA – NAGPUR**, including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 783, City Survey No. 132, Current No. 157 and Sheet No. 336 of Mouza – Nagpur, situated at Medical College Layout Precinct, Hanuman Nagar, Nagpur, bearing Municipal Corporation House Nos. 783 & 783/B, within the limits of the Nagpur Municipal Corporation Ward No. 10 in Tahsil and District – NAGPUR (hereinafter referred as the said property).

(1) I have investigated the title of the said plot on the request of **RAMALAY VENTURES,** A Partnership Firm, having it's Office at Shop Nos. G2 & G3, M.K. Heights, Manik Park, Beside Reliance Fresh, Manish Nagar, Nagpur **{PAN – ABEFR0939C}**, Acting through it's **Partners –**

(I) M/S. UNITECH BUILDCON, A Partnership Firm, having it's Office at Manish Nagar, Nagpur **{PAN – AAGFU6848N}**, Acting through it's **Authorized Partner - SHRI. NAYAN S/o NATTHUJI GHATE**, Aged about 34 Years, Occupation - Business, **{Aadhar Card No. 7348 6903 2017 & Mobile No. 9765904999},** Resident of Plot No. 73, Uday Nagar, Galli No. 3, Nagpur, Pin Code – 440024, Tahsil and District – NAGPUR (Maharashtra State);

(II) M/S. AAKAR INFRAHEIGHTS PRIVATE LIMITED, A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U45201MH2021PTC366594, having its

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Registered Office at Shop Nos. G2 & G3, M.K. Heights, Manik Park, Beside Reliance Fresh, Manish Nagar, Nagpur, **{Income Tax PAN AAVCA7072N},** acting through its **Authorized Director - SHRI. AMIT S/o KESHAV BHOLE**, Aged about 41 Years, Occupation – Business, Resident of Plot No. 60, Rajeshwari Park, Besa Road, Beltarodi, Nagpur – 440034, Tahsil & District – NAGPUR, **{Aadhar Card No. 4060 3607 4858 & Mobile No. 9890288776}, AND**

(III) M/S. VISHAL ENGINEERS & DEVELOPERS, A Proprietorship Concern, Acting through its **Proprietor - SHRI. VISHAL S/o ANILRAO WADIBHASME,** Aged about 38 Years, Occupation – Business, **{Income Tax PAN – ABTPW8339A, Aadhar Card No. 9948 1774 5896 & Mobile No. 8668769122},** Resident of Near Rajwada Palace, Ganjipeth, Ganesh Chowk, Nagpur, Pin Code : 440018, Tahsil and District – NAGPUR and following documents i.e. :

(i) Description of the Property.

(ii) The Document of Indenture of Lease of Plot No. 392, Dated 09/04/1986, which is duly registered at the Office of the Joint Sub Registrar, Nagpur City 1 in Addl. Book No. 1, Volume No. 829 on Pages 116 to 118 at Sr. No. 1942(P) on 23/04/1986.

(iii) The Document of Renewed Indenture of Lease of Plot No. 392, Dated 16/02/2001 and the same is also duly registered at the Office of the Sub Registrar, Nagpur-2 in Addl. Book No. 1, Volume No. 585 on Pages 9 to 12 at Sr. No. 793 on 28/02/2001.

(iv) The Document of Sale Deed, Dated 04/03/2002, which is duly registered at the Office of the Sub Registrar, Nagpur No. 2 in Book No. 1 at Sr. No. 812 on even date.

(v) The Document of Sale Deed, Dated 17/04/2002, which is duly registered at the Office of the Sub Registrar, Nagpur No. 2 in Book No. 1 at Sr. No. 1540 on even date.

(vi) The Document of Will Deed, Dated 4/12/2018, which is duly registered at the Office of the Sub Registrar, Nagpur, in Book No. 3 at Sr. No. 6220 on even date.

(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 Owner and Developer i.e. **RAMALAY VENTURES** is clear, marketable and without any encumbrances.

Owner and Developer of the Plot No. 392 :-

RAMALAY VENTURES,
A Partnership Firm, having it's Office at Shop Nos. G2 & G3, M.K. Heights, Manik Park, Beside Reliance Fresh, Manish Nagar, Nagpur

(3) The report reflecting the flow of the title of the said **RAMALAY VENTURES** on the said land is enclosed herewith as annexure.

Encl :- Annexure.
Date :- 12/05/2022

Ritesh C. Mahendra
ADVOCATE

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