

**A. S. BAND (JAIN)
ADVOCATE**

**OFFICE : -
PLOT NO. 313, HANUMAN NAGAR,
NAGPUR - 440009.**

Mobile: - 8381033335

FORMAT- A

To,
MahaRERA,
Headquarter,
Mumbai (Maharashtra).

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Plot Nos. 80 and 81, City Survey No. 11 and Sheet No. 116/14, Situated at Gokul/Joras Housing Society, Nagpur, Tahsil and District – NAGPUR. (hereinafter referred as the said plot").

1) I have investigated the title of the said plot on the request of , M/S **SIDDHIVINAYAK INFRASTRUCTURE (PAN: - ADXFS7307Q)**, A Partnership Firm, having its office at Nagpur and acting through its Authorized Partners (1) **SHRI. ASHWIN S/o DEORAO RAUT (PAN: - ADOPR5970M)**, Aged 43 Years, Occupation – Business, Resident of Zingabai Takli, Nagpur, Tahsil and District – NAGPUR (2) **MRS. RINKI DEVI W/o KUMAR CHANDRASHEKHAR (PAN: - AUDPK1764A)**, Aged 40 Years, Occupation – Housewife, Resident of Plot No. 19, Apartment No. 202, Gokul Park Delight, Gokul Housing Society, Borgaon, Nagpur - 4400013, Tahsil and District – NAGPUR AND (3) **MRS. KANCHAN W/o AMOL BADHIYE (PAN: - BLRPB2511G)**, Aged 35 Years, Occupation – Business, Resident of Plot No. 111, Mahesh Nagar, Near Shiv Mandir, Nagpur – 440013, Tahsil and District - NAGPUR, Tahsil and District – NAGPUR, the Owner and following documents i.e' :-

1) Description of the property: -

ALL THAT Piece and Parcel of land out of the layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR, bearing amalgamated Plot



Nos. 80 and 81 total admeasurement 713.6710 Sq.Mtrs, being a portion of the entire land bearing Kh. Nos. 72/1, 73/2, 76/1, 77, 78/1, 80, 81 AND 82 of Mouza – BORGAON, City Survey No. 11 and Sheet No. 116/14 of Mouza – BORGAON, situate at BORGAON, within the limits of the Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR and bounded as under :-

Amalgamation Boundaries of the Plot Nos. 80 and 81: -

ON THE EAST	-	ROAD.
ON THE WEST	-	PLOT NO. 82.
ON THE NORTH	-	PLOT NO. 79.
ON THE SOUTH	-	OTHER LAND.

2) The documents of allotment of plot: -

Akhiv Patrika, Regularization Letter, Sale Deed, Layout Map, Nagpur Municipal Corporation Tax Receipt.

3) Akhiv Patrika issued by City Survey Department, Nagpur, Dated 16-02-2022, Mutation entry no 22066.

4) Search report for 21 years from 2002 till 2022.

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 i.e **M/S SIDDHIVINAYAK INFRASTRUCTURE** is clear, marketable and without any encumbrances.

Owners of the land

- a. Shri. Ramnarayan Shyamlal Agrawal purchased the the said Plots from the Gokul/Joras Housing Society, Nagpur by a Sale Deed Dated 14-05-1990, which is duly Registered in the Office of the Sub-Registrar, Nagpur City- 1 in Addl Book No. 1, Volume No. 1675 on Pages 88 to 89 at Sr. No. 6479 on even date.
- b. Shri. Ramnarayan Shyamlal Agrawal lateron transferred the aforesaid Property comprising Plot Nos. 80 and 81 to Shri. Pradeep S/o Ramakant Kamble and Shri. Sunil S/o Pandurangrao Phalke, by a Sale Deed Dated



07-10-2008 which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 5447 on 08-10-2008.

- c. Shri. Pradeep S/o Ramakant Kamble and Shri. Sunil S/o Pandurangrao Phalke transferred the said Plots to M/s Siddhivinayak Infrastructure the Owner, by a Sale Deed Dated 15-11-2021 which is duly Registered in the Office of the Sub-Registrar, Nagpur-6 in Book No. 1 at Sr. No. 7100 on even date.

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

Encl : Annexure.

NAGPUR

DATED : 02-06-2022.



A. S. Band

Advocate

FORMAT – A

Annexure

FLOW OF THE TITLE OF THE SAID LAND.

1. ALL THAT Piece and Parcel of land bearing Plot Nos. 80 and 81 out of the layout of GOKUL/JORAS HOUSING SOCIETY, NAGPUR, NAGPUR containing by total admeasurement 795.25 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 72/1, 73/2, 76/1, 77, 78/1, 80, 81 AND 82 of Mouza – BORGAON, bearing City Survey No. 11 and Sheet No. 116/14 of Mouza – BORGAON, Gokul/Joras Housing Society, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, Originally belonged to Shri. Ramnarayan Shyamlal Agrawal purchased the same by him from the said society by a Sale Deed Dated 14-05-1990, which is duly Registered in the Office of the Sub-Registrar, Nagpur City- 1 in Addl Book No. 1, Volume No. 1675 on Pages 88 to 89 at Sr. No. 6479 on even date.
2. THAT the said Shri. Ramnarayan Shyamlal Agrawal lateron transferred the aforesaid Property comprising Plot Nos. 80 and 81 to Shri. Pradeep S/o Ramakant Kamble and Shri. Sunil S/o Pandurangrao Phalke, by a Sale Deed Dated 07-10-2008 which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 5447 on 08-10-2008.
3. THAT the aforesaid Plot Nos. 80 and 81 are covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur.
4. THAT the aforesaid Plot Nos. 80 and 81 are Regularized by the Nagpur Improvement Trust, Nagpur and accordingly a Regularization Letter regarding the aforesaid Plot Nos. 80 and 81 is also issued by the Building Engineer (W) Nagpur Improvement Trust, Nagpur vide his Regularization Letter No. BE(W)/1900-UL/6244/301, Dated 02-11-2007. As per the said Regularization Letter Dated 02-11-2007 the area of the said Plot Nos. 80 and 81 is shown and declared as 713.6710 Sq. Mtrs. Thus the area of the said Plot Nos. 80 and 81 is as present 713.6710 Sq. Mtrs.
5. THAT the said Shri. Pradeep S/o Ramakant Kamble and Shri. Sunil S/o Pandurangrao Phalke transferred the said Plots to M/s Siddhivinayak



Infrastructure, by a Sale Deed Dated 15-11-2021 which is duly Registered in the Office of the Sub-Registrar, Nagpur-6 in Book No. 1 at Sr. No. 7100 on even date. As a result therefore M/s Siddhivinayak Infrastructure have now become exclusive owner of the aforesaid Plot Nos. 80 and 81 with heritable and transferable rights therein and the same is accordingly mutated in its name in all relevant records.

6. That M/s Siddhivinayak Infrastructure after Purchasing the said Plot Nos. 80 and 81 decided to develop the said Plot into Residential Estate by constructing various self contained Apartments therein and to utilise the sale proceeds thereof in its best interests and for the benefits of its Partnership Firm.

7. That M/s Siddhivinayak Infrastructure has started the construction on the Piece and Parcel of land described above, of a Multistoreyed Building to be known and styled as "SHIV-GOVIND JASMINE" according to the Plan, which is approved and the same is duly sanctioned by the Building Engineer West of Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E(WEST)/Case No. GUN-P-0212/Tracking No. 2022022249/580 Dated 17-05-2022.

8. THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances of all kinds and Litigations whatsoever and that the present Owner thereof holds good, valid and marketable title thereto. The necessary E-Search fees for the Period commencing from 2002 to 2021 is deposited vide Receipt No. 1112427532 Dated 02-06-2022.

9. THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot Nos. 80 and 81 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "SHIV-GOVIND JASMINE" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

10. That it is needless to mention here that on obtaining such Agreement and Sale Deed, such buyer can very well mortgage her/his property to any Financial



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Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

11. That it is needless to mention here that M/s Siddhivinayak Infrastructure can Mortgage the said Plot Nos. 80 and 81 to any Financial Institution by way of security for the repayment of any kind of Loan, if any advanced to it.

NAGPUR

DATED : 02-06-2022.



MH002770510202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
02 Jun 2022	Receipt	Receipt no.: 1112427532
	Name of the Applicant :	Amiet Jain
	Details of property of which document has to be searched :	Dist :Nagpur Village :Borgaon S.No/CTS No/G.No. : 11
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH002770510202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php'.		

