RAJESH R. VERMA,
Advocate

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FORMAT-A
(Circular no. 28/2021)

Date: 11.04.2022

To,
Maha RERA,
Mumbai

LEGAL TITLE REPORT

Sub.: Title Clearance Certificate with respect to Plot No. 83/A in the layout drawn by Progressive Gruh Nirman Sahkari Sanstha Maryadit, Nagpur being part and portion of Khasra No. 23, plot area admeasuring towards East-West 50 Ft. and towards North-South 80 Ft. total admeasuring about 4000 Sq. Fts. (i.e.371.612 Sq. Mtrs.) bearing P.H. No. 39, Revenue Circle Pardi, Corporation House No. 3146/083 situated at Ward No. 20, Ramana Maroti Nagar, Nagpur and having its City Survey No. 552 in Sheet No. 14 of Mouza: HARPUR (Hereinafter referred to as the said plot)

I have investigated the title of the said plot on the request of **KALINDI VENTURES PRIVATE LIMITED**, a company registered under Companies Act, 2013 (PAN AAICK9663J), Corporate Identity Number U70109MH2021PTC366091) Office at 1st Floor, Saikripa Apartment, Sharda Chowk, Jalalpura, Gandhibagh, Nagpur Acting through its Director SMT. PRITI VERMA W/O KISHAN VERMA, (PAN ABPPV4687A) (UID 539886181161) Aged about 47 Years, Occ.: Business, R/o Plot No. 173, Kalpana Bhawan, Quetta Colony, Lakadganj, Nagpur.

1. DESCRIPTION OF PROPERTY

ALL THAT PIECE AND PARCEL OF land bearing Plot No. 83/A in the layout drawn by Progressive Gruh Nirman Sahkari Sanstha Maryadit, Nagpur being part and portion of Khasra No. 23, plot area admeasuring towards East-West 50 Ft. and towards North-South 80 Ft. total admeasuring about 4000 Sq. Fts. (i.e.371.612 Sq. Mtrs.) bearing P.H. No. 39, Revenue Circle Pardi, Corporation House No. 3146/083 situated at Ward No. 20, Ramana Maroti Nagar, Nagpur and having its City Survey No. 552 in Sheet No. 14 of Mouza: HARPUR, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District Nagpur. The said plot is bounded as under;

To the East: By Plot No. 84,
To the West: By Plot No. 82,
To the North: By Plot No. 97 & 98,
To the South: By Road.

R.R.Verma

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2. THE DOCUMENTS OF ALLOTMENT OF PLOT

(i) SALE DEED dated 05.04.1984 executed by Progressive Gruh Nirman Sahkari Sanstha Maryadit, Nagpur in favour of Sou. Shakuntala Rambhau Sute registered before Sub-Registrar, Nagpur -1 in Addl. Book No. 1, Volume No. 663, Volume No. 66 to 67 at Sr. No. 2107 (Chha.) on 05.04.1984.

(ii) GIFT DEED dated 24.08.2021 executed by Sou. Shakuntala Rambhau in favour of Shri Amol S/o Rambhau Sute, Smt. Vaishali W/o Sanesh Sute and Vanashri Rambhau Sute executed, registered before Sub-Registrar, Nagpur- 3 at Sr. No. 4718/2021 on 24.08.2021.

(iii) AGREEMENT FOR SALE dated 24.08.2021 executed by Sou. Shakuntala Rambhau Sute, Shri Amol S/o Rambhau Sute, Smt. Vaishali W/o Sanesh Sute and Vanashri Rambhau Sute in favour of present owner KALINDI VENTURES PRIVATE LIMITED, registered before registered before Sub-Registrar, Nagpur -3 at Sr. No. 4719 on 24.08.2021.

(iv) IRREVOCABLE GENERAL POWER OF ATTORNEY dated 24.08.2021 executed by Sou. Shakuntala Rambhau Sute, Shri Amol S/o Rambhau Sute, Smt. Vaishali W/o Sanesh Sute and Vanashri Rambhau Sute in favour of present OWNER KALINDI VENTURES PRIVATE LIMITED, registered before registered before Sub-Registrar, Nagpur -3 at Sr. No. 4720 on 24.08.2021.

(v) SALE DEED dated 30.12.2021 executed by Sou. Shakuntala W/o Rambhau Sute and three others in favour of present OWNER KALINDI VENTURES PRIVATE LIMITED, registered before Sub-Registrar, Nagpur-3 at Sr. No. 7278 on even date.

(vi) SANCTIONED MAP vide vide Building Permit No. BE(South)/Case No. GUN-P-058/Tracking No. 2021091762/148 dated 03.11.2021 sanctioned by the Building Engineer, Nagpur Improvement Trust, Nagpur.

(vii) DEED OF DECLARATION dated 25.02.2022 was duly executed by the present OWNER KALINDI VENTURES PRIVATE LIMITED and the same was registered in the Office of Sub-Registrar, Nagpur- 6 at Sr. No. 1473/2022 on 02.03.2022.

3. 7/12 extract or PROPERTY CARD dated 24.02.2022 issued by City Survey Office, Nagpur -2 mutation entry No. 9666 in the name of Amol Rambhau Sute and two others.

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4. SEARCH REPORT for 30 years from the year 1993 to 2022

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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 the present **OWNER KALINDI VENTURES PRIVATE LIMITED** is clear, marketable and without any encumbrances.

OWNER OF LAND

KALINDI VENTURES PRIVATE LIMITED is owner of all that piece and parcel of land bearing Plot No. 83/A in the layout drawn by Progressive Gruh Nirman Sahkari Sanstha Maryadit, Nagpur being part and portion of Khasra No. 23, plot area admeasuring towards East-West 50 Ft. and towards North-South 80 Ft. total admeasuring about 4000 Sq. Fts. (i.e.371.612 Sq. Mtrs.) bearing P.H. No. 39, Revenue Circle Pardi, Corporation House No. 3146/083 situated at Ward No. 20, Ramana Maroti Nagar, Nagpur and having its City Survey No. 552 in Sheet No. 14 of Mouza : HARPUR, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District Nagpur.

3/- The report reflecting the flow of the title of the present OWNER KALINDI VENTURES PRIVATE LIMITED on the said land is enclosed herewith as annexure.

Encl.: Flow of title of present owner on said land

R.R.Verma

Date: 11.04.2022

Advocate,

RAJESH R. VERMA

Rajesh R. Verma
(Advocate)
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FLOW OF THE TITLE OF SAID LAND

1) Property Card issued by City Survey Office, Nagpur
2) Mutation entry No. 9666 dated 23.02.2022
3) Search Report for 30 years from the year 1993 to 2022 taken from Sub-Registrar Office - 2 at Reshambagh Chowk, Nagpur
4) No other relevant documents
5) There is no pending litigation in respect of the said land.

Date: 11.04.2022

R.R.Verma

Advocate,

RAJESH R. VERMA

Rajesh R. Verma
(Advocate)
Sai-Kripa Building Sharda Chowk
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