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Ref. No:

Date: 25/08/2022

TITLE VERIFICATION REPORT

Having been engaged by **SHRI SANJEEV S/O. ASHOK JAISWAL**, Aged about 45 years, Occupation – Business, Proprietor – **A SINGAPORE LIFE CITY THE UTOPIA-1**, R/o. 64, Navjeevan Colony, Wardha Road, Nagpur, I, the undersigned, have verified and inspected the available record of the office of the Sub-Registrar, Nagpur, Rural, in respect of ALL THAT piece and parcel of non-agricultural land bearing plot No. 2/A containing by admeasurements of 3565.1011 Sq. Mts. (38374.74 sq.Fts) out of khasra No. 17, Bhogwatdar – 1, Khata No. 96, of Mouza – Gotad Panjri, Tahsil Nagpur (Rural) and District – Nagpur, more particularly described in the schedule written hereunder, vide search case (GRN) No. MH002531061202223E (Receipt No. 1112420703) dated 28/05/2022. I have also called and verified various deed and documents produced before me and on the basis of the Title Verification and the records placed before me, I submit this Title verification report as under –

1. PRESENT OWNERSHIP

Presently the aforesaid property is recorded in the name of
SHRI SANJEEV S/O. ASHOK JAISWAL
Aged about 45 years, Occupation – Business,
Prop. A SINGAPORE LIFE CITY THE UTOPIA-1
R/o. 64, Navjeevan Colony, Wardha Road, Nagpur.
(Hereinafter referred to as the said owner)

2. HISTORY AND CHAIN OF TRANSFERS

The History and Chain of transfers of the said land/property as per previous conveyance deed appears to be as follows –

i. As per record it appears that originally the said entire land admeasuring 5.34 hectares belonged to Shri Tukaram Sambhare who had three sons and two daughters as under as his only legal heirs –

i. Shri Gulab Tukaram Sambhare (son)
ii. Shri Gangadhar Tukaram Sambhare (son)
iii. Shri Ajabrao Tukaram Sambhare (son)
iv. Smt. Sugandabai Shyamrao (daughter)
v. Smt. Shevantabai Daulatrao Kemikar (daughter)

ii. Said Shri Ajabrao Tukaram Sambhare had following legal heirs –

i. Smt. Rajasbai Ajabrao Sambhare (wife)
ii. Shri Bhaiya Ajabrao Sambhare (son)
iii. Smt. Shakun Rangrao Bhoyar (daughter)

iii. After demise of Shri Tukaram Sambhare and Shri Ajabrao Tukaram Sambhare, the names of their respective legal heirs came to be mutated and recorded in the revenue records.

iv. The two daughters of Shri Tukaram Sambhare namely, Smt. Sugandabai Shyamrao & Smt. Shevantabai Daulatrao Kemikar and daughter of Shri Ajabrao Tukaram Sambhare namely, Smt. Shakun Rangrao Bhoyar transferred total 46.666% (2.491 Hectares or 2.49 hectares as per 7/12) undivided share in the said entire land having total area of 5.34 Hectares in favour of Shri Sanjeev Ashok Jaiswal as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 10, bearing serial/registration No. 3744/2008 dated 09/07/2008, accordingly, the area of 2.49 hectares came to be mutated/recorded in the name of Shri Sanjeev Ashok Jaiswal in revenue records as exclusive owner thereof.

v. Shri Gulab Tukaram Sambhare and Shri Gangadhar Tukaram Sambhare and said Shri Sanjeev Ashok Jaiswal jointly applied to the Nagpur Improvement Trust (Metro) for sanction of a layout plan of the said entire land admeasuring 5.34 hectares comprising of share of Shri Gulab Tukaram Sambhare and Shri Gangadhar Tukaram Sambhare and share of Shri Sanjeev Ashok Jaiswal into various plots of different sizes and measurement which has been finally sanctioned/approved by Chairman, NIT, Nagpur on 30/08/2014 and they also applied to the Collector, Nagpur for conversion of the said

entire land admeasuring 5.34 hectares into non-agriculture for residential purpose and the office of the Collector, Nagpur, vide order dated 30/12/2014 in revenue case No. 98/NAP-34/2014-15 allowed conversion of said land into non-agriculture for residential use/purpose.

vi. It is noted that pursuant to earlier agreement and amicable settlement between the parties, the parties executed an Agreement for Sale dated 24/10/2013 and in terms of agreement they also executed a power of attorney in favour of M/s. DHL Infrabulls through its partner, Shri Sanjeev Ashok Jaiswal authorizing the attorney to deal with the said land/property in any manner and receive all beneficial enjoyment of the same, vide power of attorney of attorney duly registered in the office of the Sub-Registrar, Nagpur – 10, bearing serial/registration No. 12197/2013 dated 25/10/2013 upon payment of stamp duty of Rs. 4,71,960/- and registration fee of Rs. 30,000/- as payable on conveyance on ready reckoner valuation of 1,57,32,000/- prevailing then.

vii. It is observed that there had been also some litigation between the parties concerned as Shri Gulab Tukaram Sambhare and Shri Gangadhar Tukaram Sambhare had filed a civil suit against Smt. Sugandabai and others, vide R.C.S. No. 876/2010 which has been amicably settled between the parties by way of compromise between the parties and a compromise decree has been also passed by Hon'ble Jt. Civil Judge, Jr. Division, Nagpur, vide compromise decree dated 28/01/2016. In terms of compromise decree, the previous owners have agreed that the sale deed dated 09/07/2008 executed by defendant Nos. 1 to 3 (Smt. Sugandabai Shamrao Mankar, Smt. Shevantabai Daulatrao Kemikar & Smt. Shakun Rangrao Bhoyar) in favour of defendant No. 4 (Shri Sanjeev Ashok Jaiswal) for land portion of 2.491 hectares (2.49 hectares as per 7/12) out of khasra No. 17, Mouza – Gotad Panjri, Tahsil – Nagpur (Rural) and District – Nagpur, which is duly registered in the office of the Sub-Registrar, Nagpur, bearing serial/registration No. 3744 shall be legal, valid, binding and applicable to the plaintiffs (i.e. Shri Gulab Tukaram Sambhare and Shri Gangadhar Tukaram Sambhare) as well as their respective heirs, legal representatives, successors etc. and shall not be questioned or challenged on any grounds.

viii. It is noted that it was further agreed by Shri Gulab Tukaram Sambhare and Shri Gangadhar Tukaram Sambhare in terms of compromise that they shall execute/register sale deed of their remaining share/portion of 2.849 hectares (2.85 Hectares as per 7/12) out of khasra No. 17, Mouza – Gotad Panjri, Tahsil – Nagpur (Rural) and District – Nagpur, in favour of defendant No. 4 (Shri Sanjeev Ashok Jaiswal) or his nominee/s as per his instructions.

ix. In terms of compromise decree and mutual understanding between the parties, Shri Gulab Tukaram Sambhare and Shri Gangadhar Tukaram Sambhare executed sale deed of ALL THAT piece and parcel of land having plot able area of 14409.383 Sq. Mts. out of land area 2.85 hectares standing in their names out of the layout having total sanctioned plot area of 32025.756 Sq. Mts. for the entire land admeasuring about 5.34 hectares as per 7/12 bearing khasra No. 17, Bhogwatdar – 1, Khata No. 96, of Mouza – Gotad Panjri, Tahsil Nagpur (Rural) and District – Nagpur, in favour of and in the names of 1. M/s. Dhl Infrabulls, through its partners, i. Shri Santosh S/o. Kumar Singh, ii. Shri Sanjeev S/o. Ashok Jaiswal, iii. Shri Nishit S/o. Arun Jaiswal, iv. Shri Rishit S/o. Arun Jaiswal, 2A. Shri Nishit S/o. Arun Jaiswal, 2B. Shri Rishit S/o. Arun Jaiswal and 3. Shri Sanjeev S/o. Ashok Jaiswal as per sale deed duly registered in the office of the Sub-Registrar, Nagpur – 7, bearing serial/registration No. 2300/2016 dated 21/03/2016.

x. A layout of the said entire land had been already sanctioned and approved by Nagpur Improvement Trust comprising the exclusively owned share/portion of 2.491 hectares of Shri Sanjeev Ashok Jaiswal as well as the share/portion of 2.849 hectares of Shri Gulab Tukaram Sambhare and Shri Gangadhar Tukaram Sambhare as such in the sale deed the number of respective plots also came to be mentioned in the sale deed as purchased by each of the purchaser.

xi. As per that sale deed the present owner purchased the plot No. 02 besides other plots and became exclusive owner of the same.

3. **RELEASE OF PLOT**

It is observed that the said entire plot No. 2 and others plots have been sanctioned and released upon payment of Development

charges/Regularization expenses by NMRDA as per permit/release letter No. A.E.I (South)/NMRDA/323 Dtd. 13/09/2017.

4. SUB-DIVISION OF PLOT NO. 02

It is noted that the said plot No. 02 has been sub-divided in several parts including Plot No. 2/A, the area of which is 3565.1011 Sq. Mts. (38374.74 sq.Fts)., vide sub – division letter No. sub/ 821-A dated 07/03/2022, issued by NMRDA.

5. MUTATION IN THE RECORD OF AUTHORITES.

It is observed that the said plot has been mutated and recorded in the name of present owner in the relevant record of rights such as 7/12 etc.

6. SANCTION OF BUILDING PLAN

It appears that the present owner is engaged in the business of builder ship, development of properties etc., as Proprietor – **A SINGAPORE LIFE CITY THE UTOPIA-1** and for the purpose of construction of a building on the said plot comprising of various self-contained flat/apartments, row houses/bungalows the present owners got sanctioned a building plan from Nagpur Metropolitan Region Development Authority, vide building plan/permit No. B.E.(NMRDA) /South/Nagpur/ (Rural)/No.130520222/2022051958 dated 18/08/2022 dispatch letter No. B.E.(NMRDA)/458 dated 22/08/2022. As per sanctioned building plan the said building/complex comprises Block – A, Block - B & Block – C. The building/tower in Block – A is a multi-storied building/tower comprising of self-contained flats/apartments, while Block – B and Block – C, comprises of independent row houses/bungalows.

7. APPLICATION OF MAHARASHTRA APARTMENT OWNERSHIP ACT.

It is observed that the said building has been submitted under the provisions of Maharashtra Apartment Ownership Act, 1970 by virtue of Declaration Deed duly registered in the office of the Sub Registrar Nagpur – __, bearing serial/registration No. _____ dated _____. The said complex is known and styled as **"A SINGAPORE LIFE CITY THE UTOPIA-1"**.

8. **LEGAL OPINION**

(i) I have gone through the true copies of documents produced before me. It is also informed to me that various flats/apartments/row houses/bungalows of the said complex are to be sold out to individual buyer/s.

(ii) On the basis of verification of relevant record and the documents produced before me & the statements of party, it is opined that the said present owner is owner of the said property and has rights to float flat scheme and to sell various apartments to individual desiring buyers subject to necessary permissions etc., of local authorities and other, if required. The said proposed project is also required to be registered under the provisions of MahaRERA.

(iii) There is no registration of any encumbrance over the above said plot in record of rights as such it appeared to be free from encumbrances, or any registered charge on the basis of documents produced before me. Also, there appears to be no noting of any litigation relating to the said plot in the record of rights.

(iv) The prospective buyer/s of the flats/apartments/row houses/bungalows will get clear, marketable and good title by execution & registration of valid and lawful conveyance deeds subject to such permissions of local authorities and compliances of necessary legal formalities as may be required.

(v) The said owner, **SHRI SANJEEV S/O. ASHOK JAISWAL,** Proprietor – **A SINGAPORE LIFE CITY THE UTOPIA-1,** is lawfully authorized and empowered to sell flats/apartments/row houses/bungalows etc. to any person or persons and further to receive consideration amount from prospective purchasers, subject to and after compliance of necessary legal formalities. This property, as per documents produced before me, appears to be free from all encumbrances and is having clear marketable title. The prospective purchasers will get good and marketable title subject to all clearances and compliances as may be required as per law.

Hence, this report.

SCHEDULE OF PROPERTY –

ALL THAT piece and parcel of non-agricultural land bearing plot No. 2/A containing by admeasurements of 3565.1011 Sq. Mts. (38374.74 sq.Fts) out of khasra No. 17, Bhogwatdar – 1, Khata No. 96, of Mouza – Gotad Panjri, Tahsil Nagpur (Rural) and District – Nagpur. The said property is bounded as under –

TO THE EAST	:	15 MTRS WIDE ROAD
TO THE WEST	:	KHASRA NO. 20
TO THE NORTH	:	PLOT No. 2/B
TO THE SOUTH	:	12 MTRS WIDE ROAD

NAGPUR.
Date: 25/06/2022

(OM HARIRAMANI)

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FORMAT-A

[Circular No :- 28/2021]

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of non-agricultural land bearing plot No. 2/A containing by admeasurements of 3565.1011 Sq. Mts. (38374.74 sq.Fts) out of khasra No. 17, Bhogwatdar – 1, Khata No. 96, of Mouza – Gotad Panjri, Tahsil Nagpur (Rural) and District – Nagpur (hereinafter referred as the said plot no "2/A").

I have investigated the title of the said plot on the request of **SHRI SANJEEV S/O. ASHOK JAISWAL,** Aged about 45 years, Occupation – Business, **Proprietor – A SINGAPORE LIFE CITY THE UTOPIA-1** and following documents i.e, :-

1) Description of the property i.e. ALL THAT piece and parcel of non-agricultural land bearing plot No. 2/A containing by admeasurements of 3565.1011 Sq. Mts. (38374.74 sq.Fts) out of khasra No. 17, Bhogwatdar – 1, Khata No. 96, of Mouza – Gotad Panjri, Tahsil Nagpur (Rural) and District – Nagpur

2) The documents of allotment of plot. Sale deed

3) Search report for 13 years from 2009 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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land
SHRI SANJEEV S/O. ASHOK JAISWAL
Prop. **A SINGAPORE LIFE CITY THE UTOPIA-1**

(4) Qualifying comments/remarks if any - NA

3/ - 'The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Date : 25/08/2022

Advocate

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FORMAT – A

(Circular No :- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) P.R. Card as on date of application for registration.

2) Search Report for 13 years from 2009 till 2022. Taken from Sub-Registrar office at Nagpur

3) Any other relevant title.

4) Litigations if any. TRANSFER OF PROPERTY ACT, MAHA REREA

Date : 25/08/2022

Advocate
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