

RAKESH K.KHUBNANI

Advocate

RESL : Block No. 15-A, Near Mahatma Gandhi School, Jaripatka, Nagpur-14.

Office: Vora Complex, Maznine Floor, Kamptee Road, Nagpur- 01.

MOBILE:9823435378.

E-mail:-

adv.r.k.khubnani@gmail.com

FORMAT - A

TO,

Maha RERA
6 & 7 Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra(E) Mumbai-400051,

Maha RERA
Administrative Building No.1,
Civil Lines, Nagpur-440001.

LEGAL TITLE REPORT

Title Clearance Certificate with respect of All that Piece and Parcel of Leasehold Land bearing NIT Plot No. 26, Admeasuring 836.127 Sq. Mtrs. [i.e. 9000 Sq. fts.], in C.R.S. Section –III Scheme of N.I.T., bearing Khasra No. 17 of Mouza – Hiwari, bearing City Survey No. 481, Sheet No. 10,11, Municipal Corporation House No. 1542, Ward No. 23, Zone No.8, within the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, Nagpur, Tahsil and District Nagpur, and the said plot is bounded as under (as per NIT Lease Indenture):-

BOUNDED AS UNDER :

TO THE EAST	:	Plot No. 25
TO THE WEST	:	Lane
TO THE NORTH	:	Road
TO THE SOUTH	:	Road

I have Investigated the title of the said land on the request of Present Owner of the above said land Shri Kapil Nandkishor Nathani.

- 1) Description Of Property : All that Piece and Parcel of Leasehold Land bearing NIT Plot No. 26, Admeasuring 836.127 Sq. Mtrs. [i.e. 9000 Sq. fts.], in C.R.S. Section –III Scheme of N.I.T., bearing Khasra No. 17 of Mouza – Hiwari, bearing City Survey No. 481, Sheet No. 10,11, Municipal Corporation House No. 1542, Ward No. 23, Zone No.8, within the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, Nagpur, Tahsil and District Nagpur.



2) The Document of the above said Property.

Sr. No.	Date of Document	Issuing Authority/ SRO	Document No.	Nature of Document	Original/Certified/Xerox
1	17/05/2022	SRO – 8	2806/2022	Registered Sale Deed duly executed by Shri Anil Rameshwarlal Agrawal in favour of Shri Kapil Nandkishor Nathani	Xerox Verified
2	29/03/2022	SRO – 8	1855/2022	Registered Agreement to Sell duly executed by Shri Anil Rameshwarlal Agrawal in favour of Shri Kapil Nandkishor Nathani	Xerox Verified
3	04/02/2011	SRO – 6	560/2011	Registered Indenture of Lease duly executed by Nagpur Improvement Trust, Nagpur in favour of Smt. Sushila Rameshwarlal Agrawal	Xerox Verified
4	04/02/1994	SRO – 3	Cha-301	Registered Indenture of Lease duly executed by Nagpur Improvement Trust, Nagpur in favour of M/s Uma Trading Company Through its Partners Smt. Mohinibai Sadiram Agrawal & Smt. Sushila Rameshwarlal Agrawal	Xerox Verified
5	10/04/2019	Notary By Brajesh N. Prasad Notarial Reg. No. 668 dt. 15/04/2019	3190/2022	Will Deed duly executed by Smt. Sushila Rameshwarlal Agrawal	Xerox Verified
6.	09/07/2022	CTS No. 2 Nagpur		Akhiv Patrika(Property Card) duly mutated in favour of present owner Shri Kapil Nandkishor Nathani	Original Verified.
7.	18/11/2021	Nagpur Municipal Corporation	—	Corporation House Tax Paid Receipt till 31/03/2022 in respect of House No. 1542	Original Verified
8.	19/07/2022	Nagpur Municipal Corporation	Revised Building Permit No. 108154	Sanction of Building Permission & Commencement Certificate in respect of above said Plot No. 26	Original Verified.
9.	20/05/2022	LIC HFL		List Of Document of Mortgage issued by LIC HFL	Original Verified.



3) Akhiv Patrika duly mutated in favour of Present Owner Shri Kapil Nandkishor Nathani dated 09/07/2022.

4) Search Report for 30 years from 1993 Till 03/09/2022.

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 is clear, marketable and without any encumbrances, except LIC HFL.

Owners of the land :

All that Piece and Parcel of Leasehold Land bearing NIT Plot No. 26, Admeasuring 836.127 Sq. Mtrs. [i.e. 9000 Sq. fts.], in C.R.S. Section –III Scheme of N.I.T., bearing Khasra No. 17 of Mouza – Hiwari, bearing City Survey No. 481, Sheet No. 10,11, Municipal Corporation House No. 1542, Ward No. 23, Zone No.8, within the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, Nagpur, Tahsil and District Nagpur.	Present Owner Shri Kapil Nandkishor Nathani
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Qualifying Comments/remarks if any – The Title of the Property is good, valid, marketable, clear & saleable.

3) The report reflecting the flow of the title of the said Present Owner Shri Kapil Nandkishor Nathani, On the said land is enclosed herewith as annexure.

Place : Nagpur

Dated : 03/09/2022


Signature of the Advocate



RAKESH K.KHUBNANI

Advocate

RESI. : Block No. 15-A, Near Mahatma Gandhi School, Jaripatka, Nagpur-14.

Office: Vora Complex, Maznine Floor, Kamptee Road, Nagpur- 01.

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ANNEXURE – III –
FLOW OF TITLE OF THE SAID LAND

- 1) Present Owner Shri Kapil Nandkishor Nathani Name duly mutated in City Survey No.2 Record(i.e. Property Card) i.e. Akhiv Patrika as on date of Application for registration, verified from online record with Digital Signature of city survey department.
- 2) Mutation/Phephar Entry No.5692 Dt. 09/07/2022 in favour of Present Owner Shri Kapil Nandkishor Nathani.
- 3) Search Report of 30 years Commencing from 1993 to 2022 Taken from Online record maintained by Sub-Registrar Nagpur.

1) WHEREAS originally All that Piece and Parcel of Leasehold Land bearing NIT Plot No. 26, Admeasuring 836.127 Sq. Mtrs. [i.e. 9000 Sq. fts.], in C.R.S. Section –III Scheme of N.I.T., bearing Khasra No. 17 of Mouza – Hiwari, bearing City Survey No. 481, Sheet No. 10,11, Municipal Corporation House No. 1542, Ward No. 23, Zone No.8, within the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, Nagpur, Tahsil and District Nagpur (hereinafter called and referred to as “the said property”) was originally belonged to Nagpur Improvement Trust, Nagpur. AND

2) WHEREAS Nagpur Improvement Trust, Nagpur has allotted the said Property to M/s Uma Trading Company Through its Partners Smt. Mohinibai Sadiram Agrawal & Smt. Sushila Rameshwarlal Agrawal by virtue of Allotment Letter No. 3351, ES/8060, 324 dated 20/06/1974, 11/03/1982, 14/04/1982.

That, thereafter Nagpur Improvement Trust has executed a Lease of the said Property/plot in favour of M/s Uma Trading Company Through its Partners Smt. Mohinibai Sadiram Agrawal & Smt. Sushila Rameshwarlal Agrawal, for a term commencing from 28th day of June 1974 and ending on 27th day of June 2004 by Indenture of Lease which is duly registered on 04/02/1994 at Serial No. Cha-301, before Sub-Registrar No.3, Nagpur. And accordingly the name of the firm M/s Uma Trading Company Through its Partners, mutated in all revenue records as owner thereof.

3) WHEREAS, later on Smt. Mohinibai Sadiram Agrawal(Partner of M/s Uma Trading Company) was expired on 18/04/1997 and thereafter Firm M/s Uma Trading Company automatically dissolved and her share in the said Firm as per her Will Dt. 10/12/1996 bequeath to Smt. Sushila Rameshwarlal Agrawal and under this circumstances Smt. Sushila Rameshwarlal Agrawal, is sole owner of the above said property and accordingly her name was duly mutated in all government records.



4) **WHEREAS**, on expiry of Lease Period the Nagpur Improvement Trust, Nagpur executed renewal lease of the said Plot No. 26, Admeasuring 836.127 Sq. Mtrs. [i.e. 9000 Sq. fts.] for a term commencing from 28th day of June 2004 and ending on 27th day of June 2034 in favour of Smt. Sushila Rameshwarlal Agrawal, by Indenture of Renewal Lease, which is duly registered on 04/02/2011 at Serial No. 560/2011, before Sub-Registrar No.6, Nagpur.

5) **WHEREAS**, later on Smt. Sushila Rameshwarlal Agrawal, left for heavenly abode on 03/12/2019 and before She died executed his Last Will in respect of above mentioned property in favour of his Son Shri Anil Rameshwarlal Agrawal, dated 10/04/2019, which is duly Notary by Adv. Brajesh N. Prasad its Notarial Reg. Entry No. 668 Dated 15/04/2019.

6) **WHEREAS**, as per the above Said Will Shri Anil Rameshwarlal Agrawal, became the absolute owner and in possession of the above mentioned property Plot No. 26 and his name is duly mutated in City Survey, NIT and Corporation Tax record. And Shri Anil Rameshwarlal Agrawal, decided to develop the above said land into multistoried building thereon. And accordingly prepared a building plan which is duly sanctioned by Asst. Director Town Planning Nagpur Municipal Corporation, Vide its Building Permit No. 719/BP/Hiwari/TP/NMC/1178 dated 03/02/2022. That thereafter Shri Anil Rameshwarlal Agrawal, dropped the idea to develop the above said land and decided to sell the above said property and the present owner Shri Kapil Nandkishor Nathani, interested to purchase the same.

7) **WHEREAS**, Shri Anil Rameshwarlal Agrawal, executed registered agreement to sell in favour of Shri Kapil Nandkishor Nathani, in respect of All that Piece and Parcel of Leasehold Land bearing NIT Plot No. 26, Admeasuring 836.127 Sq. Mtrs. [i.e. 9000 Sq. fts.], in C.R.S. Section -III Scheme of N.I.T., bearing Khasra No. 17 of Mouza – Hiwari, bearing City Survey No. 481, Sheet No. 10,11, Municipal Corporation House No. 1542, Ward No. 23, Zone No.8, within the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, Nagpur, Tahsil and District Nagpur, which is duly registered on 29/03/2022 at Serial No. 1855/2022, before Sub-Registrar No.8, Nagpur.

8) **WHEREAS**, later on Shri Anil Rameshwarlal Agrawal, executed registered Sale Deed in favour of Shri Kapil Nandkishor Nathani, in respect of All that Piece and Parcel of Leasehold Land bearing NIT Plot No. 26, Admeasuring 836.127 Sq. Mtrs. [i.e. 9000 Sq. fts.], in C.R.S. Section -III Scheme of N.I.T., bearing Khasra No. 17 of Mouza – Hiwari, Tahsil and District Nagpur, which is duly registered on 17/05/2022 at Serial No. 2806/2022, before Sub-Registrar No.8, Nagpur.

9) **WHEREAS** since from the date of purchase the above said Shri Kapil Nandkishor Nathani, became the owner and in possession of the above mentioned property and his names are duly mutated in revenue records. And I further pointed out that the present owner Shri Kapil Nandkishor Nathani, obtained loan on the above said property from LIC HFL and deposited their all Original Documents before LIC HFL as per LOD dated 20/05/2022 and Notice of Intimation given to Sub-Registrar Office Nagpur dated 30/03/2022. Therefore I have not verified the original registered documents.

13) **WHEREAS** later on above said owner Shri Kapil Nandkishor Nathani decided to develop the above said land into Commercial Scheme on the above said property thereby he has revised the above said building plan and obtain a sanction of Building Permit and Commencement Certificate from Nagpur Municipal Corporation (Town Planning Department) bearing Permit No. NMO/RB/2022/APL/00017 dated 19/07/2022.

Certificate of Title

That I have verify Xerox documents produced before mentioned above is in the custody of present owner/developer. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that they have not executed any unregistered Deed or Document whereby



their ownership rights are affected, diluted or third party interest is created, except the loan on the above said property LIC HFL.

That I have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Plot No.26 of Mouza-Hiwari for the period of 30 years from 1993 to 2022 by depositing necessary search fees online with the depart of Registration Vide GRN No. MH00726648920222E dated 03/09/2022 and receipt of same is enclosed herewith.

That during the online search we did not come across any adverse entry recorded relating to the aforesaid property.

4) Any Other relevant Title

We observed that the above said land is leasehold property & present owner mortgage with LIC HFL.

5) Litigation if any.

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

Place : Nagpur

Dated : 03/09/2022



Signature of the Advocate

