

"FORMAT - A"

(As per Circular No. 28/2021)

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

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur - 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to building known as SAI KRISHNA RESIDENCY WING-B, to be developed on Eastern portion of the land i.e. Residential G+9 storied building to be erected on ALL THAT piece and parcel of Retainable land admeasuring 0.4001 Hectares bearing Kh. Survey No. 189/1/A, (out of old Kh. No. 189/1) Land Revenue Rs. 400.00, with Occupant Class I Bhumiswami rights, situated at MAUZA : PIPLA, P. H. No. 38, Tahsil : NAGPUR (RURAL), District : NAGPUR owned by Promoter M/S RADIANCE INFRAVENTURE, a partnership firm having Office at F-1/A, Sagar Jyoti Complex, Ayodhya Nagar, Nagpur - 440024 (here-in-after referred as the said Project "SAI KRISHNA RESIDENCY WING-B")



I/We have investigated the title of the said land on the request of M/S RADIANCE INFRAVENTURE, a partnership firm having Office at F-1/A, Sagar Jyoti Complex, Ayodhya Nagpur - 440024 and following documents i.e. :-

01. Description of the property.

ALL THAT piece and parcel of land being Eastern portion of the Retainable land admeasuring 0.4001 Hectares bearing Kh. Survey No. 189/1/A, (out of old Kh. No. 189/1) Land Revenue Rs. 400.00, with Occupant Class I Bhumiswami rights, situated at MAUZA : PIPLA, P. H. No. 38, Tahsil : NAGPUR (RURAL), District : NAGPUR.

02. Title documents for allotment of Unit.

(i) Sale Deed dt. 11.05.2016 executed by Shri Ihwar Raghunath Bhoyar and others in favour of M/s Radiance Infraventure a Partnership Firm in respect of land admeasuring 0.45 Hectares declared as Retainable land of Kh. No. 189, by registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3671 dt. 11.05.2016.

(ii) Deed of Declaration dt. 07.06.2022 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 4781 dt. 07.06.2022 in respect of the building to be known as "SAI KRISHNA RESIDENCY WING - B".

03. 7/12 issued by Patwari bearing Halka No. 38, vide Mutation vide Ferfar No.

04. Search report for more than 30 years from 1983 till 2022.

02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of M/S RADIANCE INFRAVENTURE a partnership firm having Office at F-1/A, Sagar Jyoti Complex, Ayodhya Nagar, Nagpur - 440024 is clear, marketable and without any encumbrances.



Owner of the land

Kh. Survey No.

189/1/A,

MZ: PIPLA, Tahsil : NAGPUR

(RURAL) District : NAGPUR

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RADIANCE

INFRAVENTURE

Qualifying comments/ remarks if any

The Title of M/S RADIANCE INFRAVENTURE on the said land is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of M/S RADIANCE INFRAVENTURE on the said land is enclosed herewith as Annexure.

Encl : Annexure
Date: 15.06.2022



A handwritten signature in black ink, appearing to read "Sandeep M. Khedkar".

Adv. Sandeep M. Khedkar



MTR Form Number-6



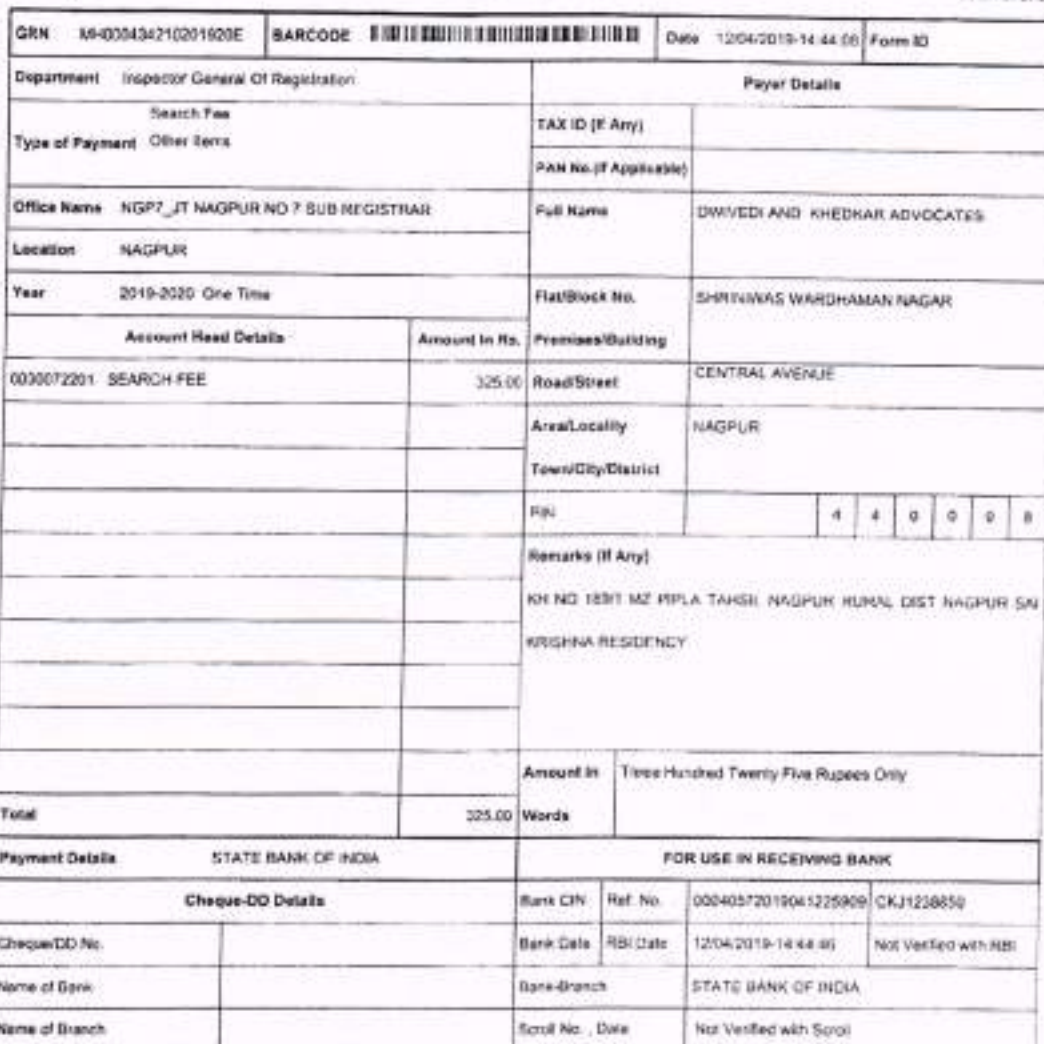
GRN	MH003436779202223E	BARCODE			Date	15/06/2022-17:10:37		Form ID				
Department Inspector General Of Registration				Payer Details								
Search Fee				TAX ID / TAN (If Any)								
Type of Payment Other Items				PAN No.(If Applicable)								
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		DWIVEDI AND KHEDKAR ADVOCATES						
Location NAGPUR												
Year 2022-2023 One Time				Flat/Block No.		WARDHAMAN NAGAR SQ						
Account Head Details			Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE			525.00	Road/Street		CENTRAL AVENUE						
				Area/Locality		NAGPUR						
				Town/City/District								
				PIN			4	4	0	0	0	8
				Remarks (If Any)								
				MZ PIPLA KH NO 189-1-A SAI KRISHNA RESIDENCY WING - B TAH								
				NAGPUR RURAL DIST NAGPUR								
				Amount In	Five Hundred Twenty Five Rupees Only							
Total			525.00	Words								
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK								
Cheque/DD Details				Bank CIN		Ref. No.		00040572022061550347		CKT9539129		
Cheque/DD No.				Bank Date		RBI Date		15/06/2022-17:24:11		Not Verified with RBI		
Name of Bank				Bank/Branch		STATE BANK OF INDIA						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

Department ID :

Mobile No. : 9373103103

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर प्रमाण 'टाइम अँड पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा गौदणी न करवयाच्या दस्तांसाठी लागू नाही.



Multiple No. 9328179203

सदर वजन 'लघु ओंज पैकेट' गरी गरीद कलकत्तावासी नमू अरें, सर कलकत्तावासी किंग गरीदी न कलकत्तावासी कलकत्तावासी नमू -नदी

સદર વક્તવ 'સુખ ઓફ પેમેન્ટ' માટે ગમત સલામતમાંથી ભય ઝટકે, આ સલામતથી વિના વેંચતી ન મરવાવાળા વસ્તુઓ માટે -મી-

Annexure to "FORMAT - A"

**TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

This is to certify that we have verified the titles of the entire sanctioned Scheme known as "SAI KRISHNA RESIDENCY WING-B" situated on ALL THAT piece and parcel of Retainable land admeasuring 0.4001 Hectares bearing Kh. Survey No. 189/1/A, (out of old Kh. No. 189/1) Land Revenue Rs. 400.00, with Occupant Class I Bhumiswami rights, situated at MAUZA : PIPLA, P. H. No. 38, Tahsil : NAGPUR (RURAL), District : NAGPUR owned by M/S RADIANCE INFRAVENTURE, a partnership firm having Office at F-1/A, Sagar Jyoti Complex, Ayodhya Nagar, Nagpur - 440024. Our Findings are as under:

01. That, the said land was originally belonged to Shri Raghunath Dhondbaji Bhojar and that under the re-survey and re-measurement of the said lands carried out by the Govt. in the year 1979-80 under the Consolidation and Fragmentation, the said land has been given as New Survey No. 189

02. That, said Shri Raghunath Dhondbaji Bhojar expired on 23.08.1981 and on his death his legal heirs his sons Shri Ishwar Raghunath Bhojar, Shri Khushal Raghunath Bhojar, Gulab Raghunath Bhojar and daughters Sau. Vatsalabai Sitaram Raut, Kamlabai Kavaduji Thakre, and widow Smt. Kamalabai Raghunath Bhojar by way of intestate succession and their names were mutated in revenue records as the co-owners of the said lands vide Ferfar No. 529 dt. 18.10.2004.

03. That, one of the co-owner Shri Gulabrao Raghunathji Bhojar expired on 23.05.1997 and on his death the said land bearing Kh. No. 97 alongwith other lands bearing Kh. No. 98 and 131/A were inherited by his legal heirs Shri Deorao Gulabrao Bhojar, Smt. Sheela Naresh Gawande, Ku. Sulochana Gulabrao Bhojar and Smt. Vimalbai Gulabrao Bhojar by way of intestate succession and their names were mutated in revenue records as the co-owners of the said lands vide Ferfar No. 711 dt. 02.01.2006.

Contd....02



04. That, Shri Khushal Raghunath Bhoyar along-with other Family members and owner of Field Survey No. 88/1 Shri Ishwar Raghunath Bhoyar filed returns u/s 6(2) of ULC Act, 1976 and accordingly appropriate Authority ULC Nagpur passed Order u/s 8(4) of the said Act on 04.03.2005 declaring 12360 Sq. Mtrs. as retainable land out of the Total land of 44300 Sq. Mtrs. of Field Kh. No. 97/3 and 97/4, 88/1 and 189 owned by the above co-owners family members in the Urban Agglomeration and declared the remaining land admeasuring about 31940 Sq. Mtrs as a surplus vacant land after giving shares of 8 other family members in said land.

05. That, the said co-owners applied before the appropriate Authority Nagpur for sanction of Talegaon Dabhade pattern Scheme for the said entire surplus as well as retainable land declared by ULC in it's order dt. 04.03.2005. The appropriate Authority sanctioned the T.D. Scheme for the said entire land of 97/3, 97/4, 88/1 and 189 by it's Provisional Order dt. 21.11.2005 in ULC Case No. ATP/ULC/TD(603)/2005/1441.

06. That, the said co-owners applied for conversion the use of their said land into non agricultural residential use and got the said entire land of 88/1 and 189 admeasuring about 2.09 Hectares i.e. 20900 Sq. Mtrs. into non Agricultural Residential use vide Order of Hon'ble Collector Nagpur dt. 25.04.2006 in Revenue Case No. 740/NAP-34/2005-2006. Thereafter appropriate Authority ULC gave a Final Sanction the said Talegaon Dabhade pattern Scheme in respect of the said land by it's Order dt. 27.11.2005 in ULC Case No. ATP/ULC/TD/(603)/2005/1441 dt. 21.11.2005.

07. That, as per the order passed by ULC Authority, the area admeasuring about 4500 Sq. Mtrs. i.e. retainable shares of 1500.00 Sq. Mtrs each by Shri Deorao Gulabrao Bhoyar, Smt. Kamalabai Kavduji Thakare and Smt. Vimalbai Gulabrao Bhoyar is taken by them in Kh. No. 189, while the other co-owners have taken share of retainable land in other lands.

08. That, the user of the said land converted from agricultural into non agricultural by virtue of Order 25.04.2006 has been cancelled by the Collector, Nagpur vide Order dt. 17.03.2010 in accordance with the Govt. Order No. TPS-2407/1696/C.N.193/ 07/UD-9 dt. 18.05.2009.

Contd.....03



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09. That, by virtue of aforesaid said Shri Ishwar Raghunath Bhoyar, Shri Khushal Raghunath Bhoyar, Smt. Vatsala Sitaramji Raut, Smt. Kamlabai Kawaduji Thakre, Shri Deorao Gulab Bhoyar, Miss Sulochana Gulab Bhoyar, Nee Smt. Sulochana Balwantrao Tonpe, Smt. Sheela Naresh Gawande and Smt. Vimal Gulabrao Bhoyar, became the co-owners of the said land wherein Shri Deorao Gulabrao Bhoyar, Smt. Kamalabai Kavduji Thakare and Smt. Vimalbai Gulabrao Bhoyar have share of 0.45 Hectares, while Shri Ishwar Raghunath Bhoyar, Shri Khushal Raghunath Bhoyar, Sau. Vatsalabai Sitaram Raut, Smt. Kamlabai Kavaduji Thakre, Shri Deorao Gulabrao Bhoyar, Smt. Sheela Naresh Gawande, Ku. Sulochana Gulabrao Bhoyar and Smt. Vimalbai Gulabrao Bhoyar have share of land admeasuring 0.51 Hectares out of land admeasuring about 0.96 Hectares.

10. That, the said owners land admeasuring 0.45 Hectares declared as Retainable land by the ULC authorities being Northern Portion of land bearing Kh. Survey No. 189, admeasuring about 0.96 Hectares i.e. 9600.00 Sq. Mtrs., Land Revenue Rs. 7.95 yearly, with Occupant Class I Bhumiswami rights, situated at MAUZA : PIPLA, P. H. No. 38, Tahsil : NAGPUR (RURAL), District : NAGPUR to M/s Radiance Infraventure a Partnership Firm by Sale Deed dt. 11.05.2016 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3671 dt. 11.05.2016 and the name of Radiance Infraventure was mutated in revenue records as the owner of the said land of 4500.00 Sq. Mtrs. vide Ferfar No. 2665.

11. That, said M/s Radiance Infraventure got the user of the said land of 4500.00 Sq. Mtrs. converted into Non agricultural Use i.e. for residential purposes u/s 42-A of The Maharashtra Land Revenue Code, 1966, by virtue of Order / Sanad dt. 07.01.2019 passed by The Collector, Nagpur in Revenue Case No. 147/NAP-34/Mauza : Pipila/2018-19.

12. That, said M/s Radiance Infraventure got the Group housing residential lay out on the said land approved from Executive Engineer - 1, Nagpur Metropolitan Region Development Authority vide Agreement dt. 11.02.2019.



Contd.....04

13. That, said M/s Radiance Infraventure got the Group housing residential building to be known as SAI KRISHNA RESIDENCY consisting of Ground plus 9 floors on the said land approved from Assistant Engineer, Nagpur Metropolitan Region Development Authority vide Building Permit No. B.E.(NMRDA)/South/Nagpur (Rural)/No. MB-9999/20181020182/1695 DT. 02.04.2019 and constructed a Residential Building on said portion known as Sai Krishna Residency (i.e. Wing-A). That earlier 63.944% share in land was apportioned to the Sai Krishna Residency (i.e. Wing-A) and submitted the said proposed building to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dt. 27.05.2019 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 5200 dt. 27.05.2019 and building is known as "SAI KRISHNA RESIDENCY",

14. That said M/s Radiance Infraventure registered the said Project under the provisions of the Act with the Real Estate Regulatory Authority and the MAHARERA granted the Registration to the Project vide Registration No. P50500020607 and till date various Agreement To Sell as well as Sale Deeds were registered with Sub Registrar, Nagpur - 7 time to time in favour of the prospective buyers in respect of Sai Krishna Residency (i.e. Wing-A).

15. That said M/s Radiance Infraventure after completion of the said building Scheme obtained the Occupancy Certificate from the Executive Engineer (Development Works), Nagpur Metropolitan Region Development authority bearing No. 547 dt. 31.03.2022 certifying that the said building known as "SAI KRISHNA RESIDENCY", is completed in all respect and may be occupied.

16. That said M/s Radiance Infraventure got the sanction of the Commercial cum Residential Apartments Scheme under the Group Housing Scheme on the Eastern portion of the said land i.e. Residential G+9 storied building from the Assistant Engineer, Nagpur Metropolitan Region Development Authority Nagpur, vide Building Permit No. B.E.(NMRDA)/South/Nagpur (Rural)/No. 17121565/2021021098/ 2560 dt. 13.04.2022 and is constructing a Residential cum commercial Building on said portion known as Sai Krishna Residency - Wing-B and the balance 36.056% share in land is apportioned to the Sai Krishna Residency Wing-B and submitted the said proposed building to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dt. 07.06.2022 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 4781 dt. 07.06.2022 and the building is known as "SAI KRISHNA RESIDENCY WING - B",

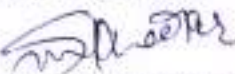
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17. We have satisfied that the property is heritable and transferable and the owners and Developer have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are is duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.

18. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the property known as "SAI KRISHNA RESIDENCY WING - B" the same is now owned by M/s Radiance Infraventure as stated here-in-above.

The Title is Good, Clear, marketable and free from all encumbrances.


(S.M. KHEDKAR)
ADVOCATE

