**S. S. Dwivedi** B.A., L.L.B.
**S.M. Khedkar** B.com., L.L.B.
**V. G. Dwivedi** B.com., L.L.B.
**ADVOCATES**
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : .....

FORMAT - A

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 "EASTORIA GRACE ", to be erected on Plot NO. 3, 4 AND 5 in all admeasuring about 2051.70 Sq. Mtrs. in the residential layout on Kh No. 62/1, 62/2, 62/3, 62/4 and 62/5 of Mouza: Bharatwada, bearing City Survey No. 204/3, 204/4 and 204/5, Sheet No. 47 & 59, Municipal House NO. 868/A/3, 868/A/4 and 868/A/5 respectively, Ward No. 21, situated at Bharatwada, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur (here-in-after referred as the said Project "EASTORIA GRACE" )

VISHAL G DWIVEDI NAGPUR ADVOCATE

I/We have investigated the title of the said land on the request of Shri Pandit Jagannath Nagpure, Shri Harshwardhan Pandit Nagpure, Smt. Jyoti Prabhakar Nagpure, Shri. Sachin Prabhakar Nagpure and Shri Ronak Prabhakar Nagpure and their partnership firm M/S EASTORIA BUILDERS AND DEVELOPERS LLP having its office at Plot No. 16 "SAHARSH" Surya Nagar, Kalamna Market Ring Road, Nagpur – 440035and following documents i.e. :-

01. Description of the property.

ALL THAT piece and parcel of land bearing Plot NO. 3, 4 AND 5 in all admeasuring about 2051.70 Sq. Mtrs. in the residential layout on Kh No. 62/1, 62/2, 62/3, 62/4 and 62/5 of Mouza: Bharatwada, bearing City Survey No. 204/3, 204/4 and 204/5, Sheet No. 47 & 59, Municipal House NO. 868/A/3, 868/A/4 and 868/A/5 respectively, Ward No. 21, situated at Bharatwada, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur.

02. Title documents for allotment of Unit.

(i) Testamentary Document/Will on 16.10.1999. Registered with Sub Registrar Nagpur -6 at Book No. A-3, Volume No. 5 at pages 193 to 197 at Sr. No. 96 dt. 18.12.1999 executed by Smt. Parvatabai Jagannath Nagpure in respect of Land Bearing Kh No. 62/2.

(ii) Testamentary Document/Will Registered with Registered with Sub Registrar Nagpur 8 at Book No. 3 at Sr. No. 3223 dt. 04.06.2007 executed by Smt. Shakuntala Jagannath Bhure in respect of Land Bearing Kh No. 62/3.

(iii) Deed of Relinquishment dt. 22.09.2016 registered with Sub Registrar Nagpur-5 at Book No. 1 at Sr. No. 3425 dt. 22.09.2016 executed by Smt. Shashikala Dayaram Chakole Nee Ku Shashikala Jagannath Nagpure in favour of her brother Shri Pandit Jagannath Nagpure in respect of Land Bearing Kh No. 62/4.

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(iv) Gift Deed dt. 31.12.2020 registered with Sub Registrar Nagpur-1 at Book No. 1 at Sr. No. 1253 dt. 11.02.2021 executed by Shri Harshwardhan Pandit Nagpure in favour of his son Shri Harshwardhan Pandit Nagpure in respect of land of Kh No. 64/1 and 62/4.

(v) Non - Agricultural use order by Collector, Nagpur dt.15.1.2017 in Revenue case No. 105/NAP-34/2017-18 in respect of land of Kh No. 59, 62/1, 62/2, 62/3, 62/4.

(vi) Layout plan approved from Deputy Director, Town Planning, Nagpur Improvement Trust vide its letter bearing No. DDTP/PL/6176 dt. 27.06.2018

(vii) Release Letter for Development of Plot Nos. 3, 4, and 5 dt. 29.11.2021 by Assistant Director, Town Planning, Nagpur Municipal Corporation vide its letter bearing No. NMC/TPD/147

(viii) Deed of Declaration dt. 27.09.2022 registered with Sub Registrar, Nagpur – 5 at Book No. 1 at Sr. No. 5850 dt. 27.09.2022 and the project is known as "EASTORIA GRACE".

03. Property Card issued by City Survey Department Nagpur, vide Mutation dt. 30.05.2022 vide Ferfar No. 8729.

04. Search report for more than 30 years from 1982 till 2022.

05. Agreement of LLP Dt. 27.03.2019 and Supplementary Deed dt. 15.02.2020.

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 Shri Pandit Jagannath Nagpure, Shri Harshwardhan Pandit Nagpure, Smt. Jyoti Prabhakar Nagpure, Shri. Sachin Prabhakar Nagpure and Shri Ronak Prabhakar Nagpure and their partnership firm M/S EASTORIA BUILDERS AND DEVELOPERS LLP is Clear and markateble.

| | |
|---|---|
| Owner of the land | |
| Plot NO. 3, 4 AND | }Shri Pandit J.Nagpure,Shri |
| Kh No. 62/1, 62/2, 62/3, | } Harshwardhan P. Nagpure |
| 62/4 and 62/5 of | }Smt. Jyoti P. Nagpure, Shri |
| Mouza: Bharatwada, | } Shri Sachin P Nagpure, |
| Tahsil : Nagpur City | } Shri Ronak P Nagpure |
| District : Nagpur | } and EASTORIA BUILDERS AND DEVELOPERS LLP |

VISHAL G DWIVEDI NAGPUR ADVOCATE

Qualifying comments/ remarks if any

The Title of Shri Pandit Jagannath Nagpure, Shri Harshwardhan Pandit Nagpure, Smt. Jyoti Prabhakar Nagpure, Shri. Sachin Prabhakar Nagpure and Shri Ronak Prabhakar Nagpure and their partnership firm M/S EASTORIA BUILDERS AND DEVELOPERS LLP on the said land is good, valid, marketable, Clear and salable for the prospective buyers of the Apartments

03. The report reflecting the flow of the title of Shri Pandit Jagannath Nagpure, Shri Harshwardhan Pandit Nagpure, Smt. Jyoti Prabhakar Nagpure, Shri. Sachin Prabhakar Nagpure and Shri Ronak Prabhakar Nagpure and their partnership firm M/S EASTORIA BUILDERS AND DEVELOPERS LLP, on the said land is enclosed herewith as Annexure.

Encl : Annexure

Date: 16.11.2022

VISHAL G DWIVEDI NAGPUR ADVOCATE

Adv. Vishal G Dwivedi

**S. S. Dwivedi** B.A., L.L.B.
**S.M. Khedkar** B.com., L.L.B.
**V. G. Dwivedi** B.com., L.L.B.
**ADVOCATES**
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date :.....

Dt. 16.11.2022

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

This is to certify that we have verified the titles of the property being ALL THAT PIECE AND PARCEL of land being amalgamated Plot No. 3, 4 AND 5 in all admeasuring about 2051.70 Sq. Mtrs. in the residential layout on Kh No. 62/1, 62/2, 62/3, 62/4 and 62/5 of Mouza: Bharatwada, bearing City Survey No. 204/3, 204/4 and 204/5, Sheet No. 47 & 59, Municipal House NO. 868/A/3, 868/A/4 and 868/A/5 respectively, Ward No. 21, situated at Bharatwada, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur owned by Shri. Pandit Jagannath Nagpur, Smt. Jyoti Prabhakar Nagpure, Shri Sachin Prabhakar Nagpure, Shri Ronak Prabhakar Nagpure and Shri Harshwardhan Pandit Nagpure and our findings are as under:

01. THAT, the said Kh. No. 59 in all admeasuring about 0.04 Hectares was owned by Shri Prabhakar Jagannath Nagpure being his ancestral property and on death of Shri. Prabhakar Jagannath Nagpure on 23.07.2013 the said Kh No. 59 came to be inherited by his widow Smt. Jyoti Prabhakar Nagpure, sons Shri. Sachin Prabhakar Nagpure and Shri Ronak Prabhakar Nagpure and their names were mutated in revenue records Vide Fer Far No. 513 dt 17.12.2016.

02. THAT, the said Kh. No. 62/1 in all admeasuring about 0.54 Hectares was owned by Shri Pandit Jagannath Nagpure being his ancestral property.




03. THAT, the said Kh. No. 62/2 in all admeasuring about 0.54 Hectares was owned by Smt. Parvatabai Jagannath Nagpure being her ancestral property.



**M/s DWIVEDI & KHEDKAR ADVOCATES**
Ground Floor, "Shriniwas", 10, Central Avenue, Wardhaman Nagar Sq., Nagpur - 440008 Ph. No. 0712-2767995
Email : msdkadvocates@gmail.com , msdkadvocates@yahoo.com

# CHALLAN
## MTR Form Number-6

| GRN | MH010700700202223E | BARCODE | | Date | 16/11/2022-16:07:58 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Department** | Inspector General Of Registration | **Payer Details** | |
| **Type of Payment** | Search Fee<br>Other Items | **TAX ID / TAN (If Any)** | |
| | | **PAN No.(If Applicable)** | |
| **Office Name** | NGP5_JT NAGPUR NO 5 SUB REGISTRAR | **Full Name** | Adv Vishal Girish Dwivedi |
| **Location** | NAGPUR | | |
| **Year** | 2022-2023 One Time | **Flat/Block No.** | Plot No. 3 4 AND 5 Kh No. 62/1, 62/2, 62/3, 62/4 |
| | | **Premises/Building** | |
| **Road/Street** | MZ Bharatwada | | |
| **Area/Locality** | Nagpur | | |
| **Town/City/District** | | | |
| **PIN** | 4 4 0 0 3 5 | | |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030072201 SEARCH FEE | 750.00 |
| | |
| | |
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| | |
| | |
| **Total** | 750.00 |

**Remarks (If Any)**

Search for 30 years for Plot Nos 3 4 5 MZ Bharatwada

**Amount In Words**: Seven Hundred Fifty Rupees Only

| **Payment Details** | STATE BANK OF INDIA | **FOR USE IN RECEIVING BANK** | | | |
|---|---|---|---|---|---|
| **Cheque-DD Details** | | Bank CIN | Ref. No. | 00040572022111620733 | IK0BYXOED4 |
| Cheque/DD No. | | Bank Date | RBI Date | 16/11/2022-16:24:09 | 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. : 9823165813

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .



**Print Date 16-11-2022 04:09:13**

04. THAT, Smt. Parvatabai Jagannath Nagpur during her life time made her last will and testament dt.16.10.1999. Registered with Sub Registrar Nagpur -6 at Book No. A-3, Volume No. 5 at pages 193 to 197 at Sr. No. 96 dt. 18.12.1999 wherein she bequeathed the said land of Kh No. 62/2 to her sons Shri Pandit Jagannath Nagpure and Shri Prabhakar Jagannath Nagpure.

05. THAT, on death of Smt. Parvatabai Jagannath Nagpur as per her last will and testament the said property of Kh No. 62/2 came to be owned by Shri Pandit Jagannath Nagpure, and Shri. Prabhakar Jagannath Nagpure having predeceased her on 23.07.2013 his share in the said property came to be inherited by Smt. Jyoti Prabhakar Nagpure, Shri. Sachin Prabhakar Nagpure and Shri Ronak Prabhakar Nagpure and their names were mutated in revenue records Vide Fer Far No. 510 dt. 17.12.2016.

06. THAT, the said Kh. No. 62/3 in all admeasuring about 0.54 Hectares was owned by Smt. Shakuntala Jagannath Bhure being her ancestral property.

07. THAT, Smt. Shakuntala Jagannath Bhure during her life time made her last will and testament dt. 29.05.2007 Registered with Sub Registrar Nagpur 8 at Book No. 3 at Sr. No. 3223 dt. 04.06.2007 wherein she bequeathed the said land of Kh No. 62/3 to her brothers Shri Pandit Jagannath Nagpure and Shri. Prabhakar Jagannath Nagpure and on her death as per her last will dt. 29.05.2007 Shri Pandit Jagannath Nagpure and Shri. Prabhakar Jagannath Nagpure became co-owner of the said land and their names were mutated in revenue records Vide Fer Far No.389 dt. 06.06.2013.

08. THAT, Shri. Prabhakar Jagannath Nagpure died intestate on 23.07.2013 and on his death his share in the said Kh No. 62/3 came to be inherited by his widow Smt. Jyoti Prabhakar Nagpure, sons Shri. Sachin Prabhakar Nagpure and Shri Ronak Prabhakar Nagpure and their names were mutated in revenue records Vide Fer Far No. 513 dt 17.12.2016.

09. THAT, the said Kh. No. 62/4 in all admeasuring about 0.54 Hectares was owned by Smt. Shashikala Dayaram Chakole Nee Ku Shashikala Jagannath Nagpure being his ancestral property.

VISHAL G DWIVEDI NAGPUR ADVOCATE

10. THAT, Smt. Shashikala Dayaram Chakole Nee Ku Shashikala Jagannath Nagpure by Deed of Relinquishment dt. 22.09.2016 registered with Sub Registrar Nagpur-5 at Book No. 1 at Sr. No. 3425 dt. 22.09.2016 relinquished all her rights and interest in the said property in faVour of her brother Shri Pandit Jagannath Nagpure and accordingly he became sole and exclusive owner of the said property of Kh No. 62/4 and his name is mutated in revenue records Vide Fer Far No. 521 dt 13.01.2017.

11. THAT, the said Kh. No. 62/5 in all admeasuring about 0.59 Hectares was owned by Shri Prabhakar Jagannath Nagpure being his ancestral property.

12. THAT, THAT, Shri. Prabhakar Jagannath Nagpure died intestate on 23.07.2013 and on his death his share in the said Kh No. 62/5 came to be inherited by his widow Smt. Jyoti Prabhakar Nagpure, sons Shri. Sachin Prabhakar Nagpure and Shri Ronak Prabhakar Nagpure and their names were mutated in revenue records Vide Fer Far No. 513 dt 17.12.2016.

13. THAT, Shri Pandit Jagannath Nagpure by Gift Deed dt. 31.12.2020 gifted the land of Kh No. 64/1 and 62/4 to his son Shri Harshwardhan Pandit Nagpure and the said Gift Deed is registered with Sub Registrar Nagpur-1 at Book No. 1 at Sr. No. 1253 dt. 11.02.2021.

14. THAT, the owners applied to Collector, Nagpur for change in user of the said lands of Kh No. 59, 62/1, 62/2, 62/3, 62/4 and 62/5 in all admeasuring about 2.79 Hectares from agricultural to Non Agricultural land for residential use and as per the order of Collector, Nagpur dt.15.1.2017 in Revenue case No. 105/NAP-34/2017-18 the said lands were converted from agricultural land to Non Agricultural land for Residential purpose.

15. THAT, all the owners jointly decided to develop the said entire land of Kh No. 59, 62/1, 62/2, 62/3, 62/4 and 62/5 in all admeasuring about 2.79 Hectares and accordingly got the layout plan approved from Deputy Director, Town Planning, Nagpur Improvement Trust vide its letter bearing No. DDTP/PL/6176 dt. 27.06.2018.

VISHAL G DWIVEDI 3 NAGPUR ADVOCATE

16. THAT, the owners entered into a standard agreement with Nagpur Improvement Trust dt. 25.06.2018 for development of the said entire lands of Kh No. 59, 62/1, 62/2, 62/3, 62/4 and 62/5 in all admeasuring about 2.79 Hectares a and the owners having done the development as per the said agreement, Assistant Director, Town Planning, Nagpur Municipal Corporation vide its letter bearing No. NMC/TPD/147 dt. 29.11.2021 have released plots for sale and development and accordingly the said Plot Nos. 3 admeasuring about 675.443 Sq. Mtrs, Plot No. 4 admeasuring about 680.850 Sq. Mtrs and Plot No. 5 admeasuring about 695.410 Sq. Mts came to released .

17. THAT, the owners decided to develop the said Plots Nos. 3, 4 and 5 and accordingly the said plots were amalgamated and Building plan of the proposed building is sanctioned by Chief Planner Nagpur Smart and Sustainable City Development Corporation Ltd vide its Permit No. 01/BP/PD/NSSCDL/2022 dt. 12.08.2022.

18. THAT, the owners of land having decided to develop the said land have formed a Limited Liablity partnership in name of M/S EASTORIA BUILDERS AND DEVELOPERS LLP by Agreement of LLP Dt. 27.03.2019 and Supplementary Deed dt. 15.02.2020 wherein all the owners have joined as partners of the said firm.

19. THAT, the owners have submitted the said property to the provision of Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dt. 27.09.2022 registered with Sub Registrar Nagpur-5 at Book No. 1 at Sr. No.5850 dt.27.09.2022 and the said building is known and styled as EASTORIA GRACE.

20. We have satisfied that the property is heritable and transferable and the owners 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.

VISHAL G DWIVEDI
NAGPUR
ADVOCATE

21. 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 by paying necessary Search Fees. 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 entire property and the same is now owned Shri. Pandit Jagannath Nagpur, Smt. Jyoti Prabhakar Nagpure, Shri Sachin Prabhakar Nagpure, Shri Ronak Prabhakar Nagpure and Shri Harshwardhan Pandit Nagpure.

**THE TITLE IS GOOD, CLEAR, MARKATABLE AND SALEBLE.**

(VISHAL G. DWIVEDI)
ADVOCATE

VISHAL G DWIVEDI
NAGPUR
ADVOCATE