

FORMAT-A
(Circular No.28/2021)

To,
MAHA RERA

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect Plot No. 45, City Survey No. 280, Sheet No. 253/69 of Mouza Dabha in Tah and Dist Nagpur.

I have investigated the title of the land on the request of M/s. Zoil Infra through its Partner Shri. Dhrumil Praful Raja.

Description of the Immoveable property: -

All That Piece and parcel of Land bearing Plot No. 45 admeasuring as per NIT RL 360 Sq. Mtrs, Situated in the Layout of Suyog Nagar Sahakari GNSS, Land bearing Survey No. 72 & 73, P. H. No. 7, City Survey No. 280, Sheet No. 253/69 Situated at Mouza Dabha within the limits of NMC and NIT in Tah and Dist Nagpur and bounded as under:-

ON THE EAST	Plot No. 46.
ON THE WEST	Plot No. 44.
ON THE NORTH	Plot No. 58.
ON THE SOUTH	9 Mtrs wide Road.

Documents of Allotment of Plot/Land:

1. Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 4 at Sr. No. 3862 on 18.04.2022 executed by Shri. Subhash Madhukar Choudhary, Mrs. Shama Sarang Khond, Mrs. Prajakta Prasanna Bharadwaj, and Mrs. Mangesh Subhash Choudhary, in favor of M/s. Zoil Infra through its Partner Shri. Dhrumil Praful Raja in respect of Plot No. 45.
2. Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 4 at Sr. No. 212 on 26.07.2001 executed by Suyog Nagar Sahakari GNSS Maryadit Nagpur through its Secretary in favor of Sau. Sujata Subhash Choudhary in respect of Plot No. 45.

3. Sanction of Building Plan issued by NIT vide permit no. BE(W)/Case No. 4454564/Tracking No. 2022051990/980 dated 31.10.2022.
4. Regularization Letter Issued by NIT vide permit no. BE(W)1900(U/L)/2244 dated 07.03.2005.
5. NA Order dated 09.07.2010.
6. Akhiv Patrika.
7. NMC Tax Receipt.

Search in Sub Registrar's office

Sub registrar Nagpur 1 Nagpur.

I have inspected the records maintained by the Sub Registrar no. 1 Vide E Pay challan no. MH010726521202223E of dated 17.11.2022 at Nagpur.

Search and investigation.

That All That Piece and Parcel of Land bearing Survey No. 72 & 73, Plot No. 45 of Mouza Dabha was originally belonging to Suyog Nagar Sahakari GNSS Maryadit Nagpur.

That Suyog Nagar Sahakari GNSS Maryadit Nagpur through its Secretary Sold the Plot No. 45 to Sau. Sujata Subhash Choudhary vide Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 4 at Sr. No. 212 on 26.07.2001.

That the aforesaid Plot No. 45 is covered under the Scheme of 1900 layout of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001. The aforesaid Plot No. 45 is also regularized by the Building Engineer (W) Nagpur Improvement Trust under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly it has issued a Regulation Letter to that effect in favour of Sau. Sujata Subhash Choudhary vide its permit no. BE(W)1900(U/L)/2244 dated 07.03.2005.

That NA Order Passed by Collector of Nagpur on dated 09.07.2010 and converted the Land of Plot No. 45 into residential use.

That Sau. Sujata Subhash Choudhary passed away on 26.10.2018 leaving behind his legal heirs namely Shri. Subhash Madhukar Choudhary, Mrs. Shama Sarang Khond, Mrs. Prajakta Prasanna Bharadwaj, and Mrs. Mangesh Subhash Choudhary all being the legal heirs of deceased.

That Lateron Shri. Subhash Madhukar Choudhary, Mrs. Shama Sarang Khond, Mrs. Prajakta Prasanna Bharadwaj, and Mrs. Mangesh Subhash Choudhary jointly Sold the Plot No. 45 to M/s. Zoil Infra through its



Partner Shri. Dhrumil Praful Raja vide Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 4 at Sr. No. 3862 on 18.04.2022. That M/s. Zoil Infra through its Partner Shri. Dhrumil Praful Raja becomes the absolute owner of the Said Property and duly mutated its name in City Survey Records.

That M/s. Zoil Infra through its Partner Shri. Dhrumil Praful Raja decided to construct a Multistoried Building consisting of various apartments on the Plot No. 45 and got the Sanction of Building Plan issued by NIT vide permit no. BE(W)/Case No. 4454564/Tracking No. 2022051990/980 dated 31.10.2022.

The Link in the Title chain has been established and has been found to be correct and tallying with the records of the sub registrars.

In view of the above I am of the opinion that above said M/s. Zoil Infra through its Partner Shri. Dhrumil Praful Raja possess a good valid, clear and perfect marketable title over the said Property.

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 M/s. Zoil Infra through its Partner Shri. Dhrumil Praful Raja is clear, Marketable and without any encumbrances.

The report reflecting the flow of the title of the M/s. Zoil Infra through its Partner Shri. Dhrumil Praful Raja on the said Land is Enclosed herewith as Annexure

Place Nagpur
Date: 17/11/2022

Yours Faithfully

R. S. KALE

Advocate

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FLOW OF THE TITLE OF THE SAID LAND

- a. **Copy** of Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 4 at Sr. No. 3862 on 18.04.2022 executed by Shri. Subhash Madhukar Choudhary, Mrs. Shama Sarang Khond, Mrs. Prajakta Prasanna Bharadwaj, and Mrs. Mangesh Subhash Choudhary, in favor of M/s. Zoil Infra through its Partner Shri. Dhruvil Praful Raja in respect of Plot No. 45.
- b. **Copy** of Sale Deed which is duly registered in the office of the Sub-Registrar Nagpur 4 at Sr. No. 212 on 26.07.2001 executed by Suyog Nagar Sahakari GNSS Maryadit Nagpur through its Secretary in favor of Sau. Sujata Subhash Choudhary in respect of Plot No. 45.
- c. **Copy** of Sanction of Building Plan issued by NIT vide permit no. BE(W)/Case No. 4454564/Tracking No. 2022051990/980 dated 31.10.2022.
- d. **Copy** of Regularization Letter Issued by NIT vide permit no. BE(W)1900(U/L)/2244 dated 07.03.2005.
- e. **Copy** of NA Order dated 09.07.2010.
- f. **Copy** of Akhiv Patrika.
- g. **Copy** of NMC Tax Receipt.

Place Nagpur
Date: 17/11/2022

Yours Faithfully

R.S.KALE
Advocate

