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Off: LUG-05, Sai Darshan Complex
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Nagpur- 440015

Mob: 9371171919 / 9822377899

FORMAT-A

Circular No. 28/2021

To

MahaRERA

Mumbai

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to **Plot No. 40 (Forty),** bearing City Survey No. 8, Sheet No. 606/14, Mouza- Bhamti, situated at Bhamti, Nagpur, Nagpur Taluka & District Nagpur. (hereinafter referred as the said Plot No.**40 (Forty).**

I have investigated the title of the said plot on the request of M/S. VYANKATESH INFRAALLIANCE CHANDRAPUR LLP (LLPIN : AAR-4594), A Limited Liability Partnership Firm, having its registered Office at Chandrapur, (Income Tax PAN AARFV0835B) and acting through its designated Partners (1) SHRI. CHANDRAKANT S/o NAMDEORAO WASADE, (2) MRS. NAYANA W/o DHANANJAY TAJNE, (3) MRS. NEHA W/o ANIRUDDHA DAHULE, and following documents i.e.:-

1) Description of the property.

ALL THAT Pieces and Parcel of lands bearing Nagpur Improvement Trust Lease Hold **Plot No. 40 (Forty),** under the sanctioned scheme of Bhamti Parsodi Street Shceme by total admeasurement 573.715 Sq. Mtrs. (OR 6175.00 Sq. Ft.), being a portion of the entire bearing Kh. No. 12 of **Mouza – BHAMTI**, including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and bearing Corporation House No. 4011/40, City Survey No. 8 & Sheet No. 606/14 of Mouza – Bhamti, situated at Bhamti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75, in Tahsil and District – NAGPUR.

2) The documents of allotment of plot.

i) Original Indenture of Lease executed by Nagpur Improvement Trust, Nagpur on Leasehold Rights for a term/period commencing from 24-11-2016 and ending on 23-11-2046, which is duly registered at the office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1 at Sr. No. 3373 on 03-06-2021 in favour of A. A. Developers.

ii) Original registered Agreement to sell of Plot No. 40 executed by A. A. Developers in favour of M/S. VYANKATESH INFRAALLIANCE CHANDRAPUR LLP (LLPIN : AAR-4594), A Limited Liability Partnership Firm, acting through its designated Partners (1) SHRI. CHANDRAKANT S/o NAMDEORAO WASADE, (2) MRS. NAYANA W/o DHANANJAY TAJNE, (3) MRS. NEHA W/o ANIRUDDHA DAHULE., which is duly registered at the office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4904/2021 on 05-07-2021

iii) Original registered Sale Deed of Plot No. 40 executed by A. A. Developers in favour of M/S. VYANKATESH INFRAALLIANCE CHANDRAPUR LLP (LLPIN : AAR-4594), A Limited Liability Partnership Firm, acting through its designated Partners (1) SHRI. CHANDRAKANT S/o NAMDEORAO WASADE, (2) MRS. NAYANA W/o DHANANJAY TAJNE, (3) MRS. NEHA W/o ANIRUDDHA DAHULE., which is duly registered at the office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 8453/2021 on 26-10-2021

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iv) Property Card.

v) Nagpur Municipal Corporation Tax paid receipt of property till year 2023.

vi) Sanction of Building Permission and Commencement Certificate dated 16/09/2022, vide Building Permit No. 118387 & Permit No. NMO/B/2022/APL/00718.

3) City survey property card of Plot No. 40 in the name of M/S. VYANKATESH INFRAALLIANCE CHANDRAPUR LLP, through its Partners (1) Shri. Chandrakant S/O Namdeorao Wasade, (2) Mrs. Nayana W/O Dhananjay Tajne, (3) Mrs. Neha W/O Aniruddha Dahule, vide mutation entry no. 2830, dated 23/03/2022

4) Search report for 30 years from period year 1992 to 2022 by paying necessary Search Fee of Rs. 750/- vide GRN MH010278022202223P dated 08/11/2022, 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 i.e. M/S. VYANKATESH INFRAALLIANCE CHANDRAPUR LLP, through its Partners (1) Shri. Chandrakant S/O Namdeorao Wasade, (2) Mrs. Nayana W/O Dhananjay Tajne, (3) Mrs. Neha W/O Aniruddha Dahule, owner of Plot No.40 is clear, marketable and without any encumbrances.

5) The report reflecting the flow of the title of the M/S. VYANKATESH INFRAALLIANCE CHANDRAPUR LLP, through its Partners (1) Shri. Chandrakant S/O Namdeorao Wasade, (2) Mrs. Nayana W/O Dhananjay Tajne, (3) Mrs. Neha W/O Aniruddha Dahule, on the said land is enclosed herewith as annexure.

Encl : Annexure.

PLACE : NAGPUR

DATED : 08-11-2022

UMESH B BADKI ADVOCATE

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FLOW OF THE TITLE OF THE SAID LAND.

A) Flow of the Title:-

i) That, originally Nagpur Improvement Trust was the owner of all that piece and parcel of land of Mouza - Bhamti, Tah. Nagpur, Dist. Nagpur, property bearing Survey No/ Kh. No. 12 in Tah. Nagpur & Dist. Nagpur, and it reveals from the revenue records that the Nagpur Improvement Trust, Nagpur was the recorded owner of Khasra no. 12 of Mouza - Bhamti.

ii) That, Nagpur Improvement Trust, Nagpur, flooded and sanctioned Bhamti Parsodi Street scheme and allotted various plots to the allotte on leasehold rights, as such Nagpur Improvement Trust Nagpur allotted plot no.40 of Khasra No.12 in favour of A. A. Developers a partnership firm acting through its authorized partners 1) Mrs. Neelima Sumer Jaiswal and 2) Shri Premrao Govindrao Satpute, by way of Indenture of lease on Leasehold Rights for a term/period commencing from 24-11-2016 and ending on 23-11-2046, which is duly registered at the office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1 at Sr. No. 3373 on 03-06-2021, Nagpur.

iii) That, thereafter A. A. Developers a partnership firm acting through its authorized partners 1) Mrs. Neelima Sumer Jaiswal and 2) Shri Premrao Govindrao Satpute, entered into registered agreement of sell with M/S. VYANKATESH INFRAALLIANCE CHANDRAPUR LLP (LLPIN : AAR-4594), A Limited Liability Partnership Firm, acting through its designated Partners (1) SHRI. CHANDRAKANT S/o NAMDEORAO WASADE, (2) MRS. NAYANA W/o DHANANJAY TAJNE, (3) MRS. NEHA W/o ANIRUDDHA DAHULE., which is duly registered at the office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 4904/2021 on 05-07-2021.

iv) That, thereafter A. A. Developers a partnership firm acting through its authorized partners 1) Mrs. Neelima Sumer Jaiswal and 2) Shri Premrao Govindrao Satpute, executed Sale Deed in favour of M/S. VYANKATESH INFRAALLIANCE CHANDRAPUR LLP (LLPIN : AAR-4594), A Limited Liability Partnership Firm, acting through its designated Partners (1) SHRI. CHANDRAKANT S/o NAMDEORAO WASADE, (2) MRS. NAYANA W/o DHANANJAY TAJNE, (3) MRS. NEHA W/o ANIRUDDHA DAHULE., which is duly registered at the office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 8453/2021 on 26-10-2021.

v) That owner of Plot No. 40, M/S. VYANKATESH INFRAALLIANCE CHANDRAPUR LLP (LLPIN : AAR-4594), A Limited Liability Partnership Firm, acting through its designated Partners (1) SHRI. CHANDRAKANT S/o NAMDEORAO WASADE, (2) MRS. NAYANA W/o DHANANJAY TAJNE, (3) MRS. NEHA W/o ANIRUDDHA DAHULE, decided to construct a multistoried building consisting of various self content residential apartments therein over the said plot of land and accordingly submitted building plan to the Nagpur Municipal Corporation and in accordance, Sanction of Building Permission and Commencement Certificate dated 16/09/2022, vide Building Permit No. 118387 & Permit No. NMO/B/2022/APL/00718.

Sr. Nos.

1) City Survey property card as on date of application for registration.
2) Mutation entry no.
3) Search report for 30years, That, I have inspected the relevant records kept and maintained in the Revenue Record of Mouza – Bhamti and search the record and also search at office of the Sub-Registrar Nagpur for the period 1992 to 2022 by paying necessary Search Fee of Rs. 750/- vide GRN MH010278022202223P dated 08/11/2022. That I have perused the original copy of Lease Deed, Agreement of Sell Deed and Registered Sale deed of Plot No.40, and found the same as original and genuine, the entry of which is tallied with records of Sub-Registrar Office, Nagpur and also Revenue Records. That the aforesaid property under reference is free from all encumbrances in any manner whatsoever and the aforesaid owner is the absolute and full owner of the said property.
4) That there is no litigation pending before any court of law or before any authority.

PLACE : NAGPUR

DATED : 08-11-2022

ADVOCATE

(UMESH B BADKI)

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