Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

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Ashwin R. Patil
ADVOCATE

FORMAT- A
(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land admeasuring 4750 Sq. Ft. (i.e. 441.28 Sq. Mtrs.) being the SOUTHERN PORTION of the entire land bearing **Plot No. 76** out of the layout of The Khamla Plot Holders Co-operative Housing Society Ltd., Nagpur containing by total admeasurement 9500 Sq. Ft. (i.e. 882.571 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 72/73 of **Mouza – KHAMLA**, P. H. No. 9, TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as **"VADANT AMBER"**, bearing **City Survey No. 2098/112, Sheet No. 40** of Mouza – KHAMLA, situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said layout on the request of Mr. Yashwant Ajabrao Khodke and (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land admeasuring 4750 Sq. Ft. (i.e. 441.28 Sq. Mtrs.) being the SOUTHERN PORTION of the entire land bearing **Plot No. 76** out of the layout of The Khamla Plot Holders Co-operative Housing Society Ltd., Nagpur containing by total admeasurement 9500 Sq. Ft. (i.e. 882.571 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 72/73 of **Mouza – KHAMLA**, P. H. No. 9, TOGETHERWITH a Multistoreyed Building

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proposed to be constructed thereon and to be known and styled as **"VADANT AMBER"**, bearing **City Survey No. 2098/112, Sheet No. 40** of Mouza – KHAMLA, situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR BOUNDARIES :- ON THE EAST - PLOT NO 77, ON THE WEST – 30 FT. WIDE ROAD, ON THE NORTH – REMAINING PORTION OF PLOT NO. 76, ON THE SOUTH – PLOT NO. 85

(2) The Document of allotment of plot :- Sale Deed Dated 21-12-2023 for Southern Portion of Plot No. 76 executed by Mr. Sachin Shankarprasad Agnihotri in favour of Mr. Yashwant Ajabrao Khodke, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 7723/2013 on 21-12-2013.

(3) Property Card of City Survey issued by Competent Authority Mutation Entry No. 11645 dated 08/09/2014 for Southern Portion of Plot No. 76.

(4) Search report for 30 years from 1992 to 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 (following owner) is clear, marketable and without any encumbrances.
Owners of the land

ALL THAT Piece and Parcel of land admeasuring 4750 Sq. Ft. (i.e. 441.28 Sq. Mtrs.) being the SOUTHERN PORTION of the entire land bearing **Plot No. 76** out of the layout of The Khamla Plot Holders Co-operative Housing Society Ltd., Nagpur containing by total admeasurement 9500 Sq. Ft. (i.e. 882.571 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 72/73 of **Mouza – KHAMLA**, P. H. No. 9, bearing **City Survey No. 2098/112, Sheet No. 40** of Mouza – KHAMLA, situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR	Mr. Yashwant Ajabrao Khodke

(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of Mr. Yashwant Ajabrao Khodke on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the Mr. Yashwant Ajabrao Khodke (Owners/Promoters/ developers/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 18.11.2022

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Advocate

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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) Property Card of City Survey No. 2098/112 issued by City Survey Office No. 3 as on date of application for registration

The name of Mr. Yashwant Ajabrao Khodke is recorded in the property Card City Survey No. 2098/112 issued by City Survey Office No. 3, Nagpur in respect o the property comprising of ALL THAT Piece and Parcel of land admeasuring 4750 Sq. Ft. (i.e. 441.28 Sq. Mtrs.) being the SOUTHERN PORTION of the entire land bearing **Plot No. 76** out of the layout of The Khamla Plot Holders Co-operative Housing Society Ltd., Nagpur containing by total admeasurement 9500 Sq. Ft. (i.e. 882.571 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 72/73 of **Mouza – KHAMLA**, P. H. No. 9, bearing **City Survey No. 2098/112, Sheet No. 40** of Mouza – KHAMLA, situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

2) Mutation Entry -

The Property Card of City Survey No. 2098/112 issued by City Survey Office No. 3 reveal that vide Mutation Entry /Ferfar Entry No. 11645 dated 08/09/2014 the name of Mr. Yashwant Ajabrao Khodke is recorded as owners of the said land.

3) Search report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Nagpur (Rural).

THAT, ALL THAT Piece and Parcel of land bearing Plot No. 76 out of the layout of The Khamla Plot Holders Co-operative Housing Society Ltd., Nagpur containing by total admeasurement 9500 Sq. Ft. (i.e. 882.571 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 72/73 of Mouza – KHAMLA, P. H. No. 9, including all other easamentary rights appurtenant and belonging thereto, bearing City Survey No. 2098, Sheet No. 40 of Mouza – KHAMLA, situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to Smt. Pratibhabai Yeshwantrao Pathak, having purchased the same by him from Mr. Ganpatrao Pande and Others, by a Sale Deed dated

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07.08.1941, which is duly registered in the Office of the Sub-Registrar Nagpur in Book No. 1, Volume no. 8 on Pages 93 to 95 at Registered Serial No. 248 on 25.10.1941.

THAT, the aforesaid Smt. Pratibhabai Yeshwantrao Pathak later on transferred/sold the property comprising ALL THAT Piece and Parcel of land admeasuring 4750 Sq. Ft. (i.e. 441.28 Sq. Mtrs.) being the SOUTHERN PORTION of the entire land bearing Plot No. 76 out of the layout of The Khamla Plot Holders Co-operative Housing Society Ltd., Nagpur containing by total admeasurement 9500 Sq. Ft. (i.e. 882.571 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 72/73 of Mouza – KHAMLA, P. H. No. 9, including all other easamentary rights appurtenant and belonging thereto, bearing City Survey No. 2098, Sheet No. 40 of Mouza – KHAMLA, situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of sale to (i) Mr. Anumula Lakshma Reddy S/o Chenna Reddy, (ii) Smt. Anumula Jaya Lakshma Reddy, by a Sale Deed dated 08.03.1979, which is duly registered in the Office of the Joint Sub-Registrar Nagpur-3 in Book No. 1 at Registered Serial No. 1004 on even date.

THAT, the said (i) Mr. Anumula Lakshma Reddy S/o Chenna Reddy, (ii) Smt. Anumula Jaya Lakshma Reddy later on constructed a Residential House on the said plot of land covering a Built-up area of 46.45 sq. Mtrs. in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/10194/13941 dated 11.05.1982 bearing City Survey No. 2098 and Sheet No. 40 of Mouza – KHAMLA.

THAT, the aforesaid (i) Mr. Anumula Lakshma Reddy S/o Chenna Reddy, (ii) Smt. Anumula Jaya Lakshma Reddy have sough the Housing Loan from The Vidarbha Premier Co-operative Housing Society, Nagpur and mortgaged the said property to it by way of security for the repayment of loan.

THAT, during the course of time the (i) Mr. Anumula Lakshma Reddy S/o Chenna Reddy, (ii) Smt. Anumula Jaya Lakshma Reddy have repaid the entire amount of Housing Loan Togetherwith an interest accrued thereon to the aforesaid Mortgagee i.e. The Vidarbha Premier Co-operative Housing Society, Nagpur and got their property freed and discharged from its mortgage.

THAT, said Mr. Anumula Lakshma Reddy S/o Chenna Reddy left for his heavenly abode on 11.09.1996 and consequent upon his demise the aforesaid property devolved upon his widow Smt. Anumula Jaya Lakshma Reddy, Only son namely Mr. Anumula Vikram Lakshma Reddy and Two married daughters namely (i) Mrs. Karuna W/o Chandrasekhar Reddy, (ii) Mrs. Neetu W/o Pannala Sudhir Reddy, by intestate succession being the only heirs of the deceased.

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THAT, lateron (i) Smt. Anumula Jaya Wd/o Late Mr. Anumala Lakshma Reddy, (ii) Mr. Anumula Vikram Reddy S/o Late Mr. Lakshma Reddy, (iii) Mrs. Karuna G. Reddy W/o Chandrasekhar Reddy, (iv) Mrs. Neetu P. Reddy W/o Sudhir Reddy Pannala lateron jointly transferred/sold the said property comprising ALL THAT Piece and Parcel of land admeasuring 4750 Sq. Ft. (i.e. 441.28 Sq. Mtrs.) being the SOUTHERN PORTION of the entire land bearing Plot No. 76 out of the layout of The Khamla Plot Holders Co-operative Housing Society Ltd., Nagpur containing by total admeasurement 9500 Sq. Ft. (i.e. 882.571 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 72/73 of Mouza – KHAMLA, P. H. No. 9, TOGETHERWITH existing Residential House standing thereon covering a Built-up area of 46.45 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easamentary rights appurtenant and belonging thereto, bearing City Survey No. 2098, Sheet No. 40 of Mouza – KHAMLA, situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of sale to Mr. Sachin Shankarprasad Agnihotri, by a Sale Deed dated 07.11.2012, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 5654/2012 on 07.11.2012.

THAT, lateron Mr. Sachin Shankarprasad Agnihotri lateron transferred/sold the said property comprising ALL THAT Piece and Parcel of land admeasuring 4750 Sq. Ft. (i.e. 441.28 Sq. Mtrs.) being the SOUTHERN PORTION of the entire land bearing Plot No. 76 out of the layout of The Khamla Plot Holders Co-operative Housing Society Ltd., Nagpur containing by total admeasurement 9500 Sq. Ft. (i.e. 882.571 Sq. Mtrs.), being a portion of the entire land bearing Kh. No. 72/73 of Mouza – KHAMLA, P. H. No. 9, TOGETHERWITH existing Residential House standing thereon covering a Built-up area of 46.45 Sq. Mtrs. including all connections, fittings, electric and water meters and all other easamentary rights appurtenant and belonging thereto, bearing City Survey No. 2098, Sheet No. 40 of Mouza – KHAMLA, situated at Pande Layout, Khamla, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of sale to Mr. Yashwant Ajabrao Khodke, by a Sale Deed dated 21-12-2013, which is duly registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 7723/2013 on 21-12-2013.

THAT, Mr. Yashwant Ajabrao Khodke latreon decided to develop the aforesaid Southern Portion of the Plot No. 76 into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein.

THAT, Mr. Yashwant Ajabrao Khodke has prepared a plan of a Multistoried building then proposed to be constructed on the said Southern Portion of the Plot No. 76 and to be known and

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styled as "**VADANT AMBER**" and the same is duly sanctioned by the Deputy Director, Town Planning Deptt., Nagpur Municipal Corporation vide his Building Permit No. 245/BP/KHAMLA/TP/NMC/2434 Dated 18-11-2022.

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

(i) Sale Deed dated 07.08.1941 for Plot No. 76 of Smt. Pratibhabai Yeshwantrao Pathak, Registered Serial No. 248 on 25.10.1941.

(ii) Sale Deed dated 08.03.1979 for 4750 Sq. Ft. (i.e. 441.28 Sq. Mtrs.) being the SOUTHERN PORTION of Plot No. 76 of (i) Mr. Anumula Lakshma Reddy S/o Chenna Reddy, (ii) Smt. Anumula Jaya Lakshma Reddy, Registered Serial No. 1004 on 08.03.1979.

(iii) Sale Deed dated 07.11.2012 for 4750 Sq. Ft. (i.e. 441.28 Sq. Mtrs.) being the SOUTHERN PORTION of Plot No. 76 of Mr. Sachin Shankarprasad Agnihotri, Registered Serial No. 5654/2012 on 07.11.2012.

(iv) Sale Deed dated 21-12-2013 for 4750 Sq. Ft. (i.e. 441.28 Sq. Mtrs.) being the SOUTHERN PORTION of Plot No. 76 of Mr. Yashwant Ajabrao Khodke, Registered Serial No. 7723/2013 on 21-12-2013.

(v) **Original** Buildings Map is sanctioned Dated 18-11-2022.

THAT all the aforesaid documents produced before by Mr. Yashwant Ajabrao Khodke to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that it has not executed any unregistered Deed or document. Whereby it's ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Southern Portion of the Plot No. 76 of Mouza KHAMLA in Tahsil and District Nagpur for the period of 30 (Thirty) Years (i.e. 1992 to 2022).

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

(4) Any other relevant Title : N.A.
(5) Litigations if any : - N.A.
Nagpur.
Dated : 18.11.2022

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Advocate

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