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Ashwin R. Patil
ADVOCATE

FORMAT- A

(Circular No. 28/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT PIECE AND PARCEL of land bearing Plot No. 2 (Two) Block B in the sanctioned layout of Smurti Co-Operative Housing Society Ltd., Nagpur containing by admeasurement 355.425 Sq. Mtrs (OR 3825.79 Sq. Ft.) (As per Nagar Parishad Regularization Letter) and As per City Survey record admeasurement 367.50 Sq. Mtrs (OR 3955.77 Sq. Ft.) being a portion of the entire land bearing Survey/Khasra No. 140/4/A/2/3/A of MOUZA – WADI, P.S.K. 5, including all other easementary rights appurtenant and belonging thereto, bearing Nagar Parishad House No. 2309, City Survey No. 499901 and Sheet No. 49 of Mouza : Wadi, situated at Smurti Layout, Shivshakti Nagar, Wadi, Nagpur, within the limits of the Nagar Parishad Wadi Ward No. 17 in Tahsil and District : NAGPUR **(hereinafter referred as the said "plot").**

I have investigated the title of the said plot on the request of M/s Empower Infrastructure (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT PIECE AND PARCEL of land bearing Plot No. 2 (Two) Block B in the sanctioned layout of Smurti Co-Operative Housing Society Ltd., Nagpur containing by admeasurement 355.425 Sq. Mtrs (OR 3825.79 Sq. Ft.) (As per Nagar Parishad Regularization Letter) and As per City Survey record admeasurement 367.50 Sq. Mtrs (OR 3955.77 Sq. Ft.) being a portion of the entire land bearing Survey/Khasra No. 140/4/A/2/3/A of MOUZA – WADI, P.S.K. 5, TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "**LOTUS ENCLAVE**", bearing Nagar Parishad House No. 2309, City Survey No. 499901 and Sheet No. 49 of Mouza : Wadi, situated at Smurti Layout, Shivshakti Nagar, Wadi, Nagpur, within the limits of the Nagar Parishad Wadi Ward No. 17 in Tahsil and District : NAGPUR and the said entire layout is bounded as under :- ON THE EAST - 25.00 FT. WIDE ROAD, ON THE WEST - OPEN SPACE, ON THE NORTH - PLOT NO. 03, ON THE SOUTH – PLOT NO. 01.

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(2) The Document of allotment of plot :- Sale Deed Dated 04-04-2022 for Plot No. 2 executed Shri. Nikhil Ramkrushna Ragit & Shri. Roshan Dilip Ragit in favour of M/s Empower Infrastructure Through Its Proprietor Shri. Manoj Ramdas Kakde. Registered Serial No. 2729.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 2183 dated 25-05-2022.

(4) Search report for 30 years from 1992 to 2021

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

1) Owner of the Plot No. 2 of Mouza – WADI is M/s Empower Infrastructure Through Its Proprietor Shri. Manoj Ramdas Kakde. CTS /C.S. No 499901
2) _____ CTS /C.S. No
3) _____ CTS /C.S. No
4) Qualifying comments / remarks if any:.... (No Comment)

3/- The report reflecting the flow of the title of the M/s Empower Infrastructure (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

THAT, ALL THAT PIECE AND PARCEL of land bearing Plot No. 2 (Two) Block B in the sanctioned layout of Smurti Co-Operative Housing Society Ltd., Nagpur containing by admeasurement 383.686 Sq. Mtrs (OR 4130 Sq. Ft.) being a portion of the entire land bearing Survey/Khasra No. 140/4/A/2/3/A of MOUZA – WADI, P.S.K. 5, bearing Nagar Parishad House No. 2309, City Survey No. 499901 and Sheet No. 49 of Mouza : Wadi, situated at Smurti Layout, Shivshakti Nagar, Wadi, Nagpur, within the limits of the Nagar Parishad Wadi, Ward No. 17 in Tahsil and District : NAGPUR, Originally belonged to Smurti Co-Operative Housing Society Ltd., Nagpur, a Society duly registered under the Maharashtra Co-operative Societies Act, 1960 (Act No. XXIV of 1961), having its Registered Office at Nagpur.

THAT, the said Smurti Co-Operative Housing Society Ltd., Nagpur lateron in its turn transferred/sold the said Plot No. 2 (Two) Block B in the sanctioned layout of Smurti Co-Operative Housing Society Ltd., Nagpur containing by admeasurement 383.686 Sq. Mtrs (OR 4130 Sq. Ft.) being a portion of the entire land bearing Survey/Khasra No. 140/4/A/2/3/A of

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MOUZA – WADI, P.S.K. 5, bearing Nagar Parishad House No. 2309, City Survey No. 499901 and Sheet No. 49 of Mouza : Wadi, situated at Smurti Layout, Shivshakti Nagar, Wadi, Nagpur, within the limits of the Nagar Parishad Wadi, Ward No. 17 in Tahsil and District : NAGPUR by way of sale to one of its Share Holder member Shri. Deoraoji Chindbaji Ragit by a Sale Deed Dated 15-09-1989, which is duly registered in the Office of the Sub Registrar Rural in Book No. 1at Sr. No. 5218 (P), Volume No. 238, Pages 154 to 155 on even date.

THAT, the aforesaid Shri. Deoraoji Chindbaji Ragit left for heavenly abode on 13-02-2006 and consequent upon his death/demise, his aforesaid entire property more particularly described in the Schedule hereunder written devolved upon his Widow Smt. Shantabai Deorao Ragit,, and Four Sons i) Shri. Ramkrushna Deorao Ragit, (ii) Shri. Dilip Deorao Ragit, iii) Shri. Purushottam Deorao Ragit and iv) Shir. Dyaneshwar Deorao Ragit and Four Daughters i) Mrs. Laxmi Charandas Kubde (Before Marriage Name – Miss. Laxmi Deorao Ragit), ii) Mrs. Pushpa Mahadeo Gabhane (Before Marriage Name – Miss. Pushpa Deorao Ragit), iii) Mrs. Sunanda Dayanand Motghare (Before Marriage Name – Miss. Sunanda Deorao Ragit), and iv) Mrs. Nanda Prashant Akare (Before Marriage Name – Miss. Nanda Deorao Ragit), jointly by way of intestate succession, being the only legal heirs of the deceased.

THAT, the said Sons and Daughters i) Shri. Ramkrushna Deorao Ragit, (ii) Shri. Dilip Deorao Ragit, iii) Shri. Purushottam Deorao Ragit and iv) Shir. Dyaneshwar Deorao Ragit v) Mrs. Laxmi Charandas Kubde (Before Marriage Name – Miss. Laxmi Deorao Ragit), vi) Mrs. Pushpa Mahadeo Gabhane (Before Marriage Name – Miss. Pushpa Deorao Ragit), vii) Mrs. Sunand Dayanand Motghare (Before Marriage Name – Miss. Sunanda Deorao Ragit), and viii) Mrs. Nanda Prashant Akare (Before Marriage Name – Miss. Nanda Deorao Ragit), jointly relinquished all their rights, title and interest in the said property comprising in ALL THAT PIECE AND PARCEL of land bearing Plot No. 2 (Two) Block B in the sanctioned layout of Smurti Co-Operative Housing Society Ltd., Nagpur containing by admeasurement 383.686 Sq. Mtrs (OR 4130 Sq. Ft.) being a portion of the entire land bearing Survey/Khasra No. 140/4/A/2/3/A of MOUZA – WADI, P.S.K. 5, bearing Nagar Parishad House No. 2309, City Survey No. 499901 and Sheet No. 49 of Mouza : Wadi, situated at Smurti Layout, Shivshakti Nagar, Wadi, Nagpur, within the limits of the Nagar Parishad Wadi Ward No. 17 in Tahsil and District : NAGPUR in favour of their mother Smt. Shantabai Deorao Ragit by a Deed of Relinquishment Dated 11-04-2017 which is duly registered at the Office of the Sub-Registrar, Nagpur- 10 in Book No. 1 at Sr. No 2981 on even date.

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THAT, the aforesaid Smt. Shantabai Deorao Ragit transferred/Gift the property comprising ALL THAT PIECE AND PARCEL of land bearing Plot No. 2 (Two) Block B in the sanctioned layout of Smurti Co-Operative Housing Society Ltd., Nagpur containing by admeasurement 383.686 Sq. Mtrs (OR 4130 Sq. Ft.) being a portion of the entire land bearing Survey/Khasra No. 140/4/A/2/3/A of MOUZA – WADI, P.S.K. 5, bearing Nagar Parishad House No. 2309, City Survey No. 499901 and Sheet No. 49 of Mouza : Wadi, situated at Smurti Layout, Shivshakti Nagar, Wadi, Nagpur, within the limits of the Nagar Parishad Wadi Ward No. 17 in Tahsil and District : NAGPUR to Shri. Nikhil Ramkrushna Ragit and Shri. Roshan Dilip Ragit by a Gift Deed Dated 11- 04-2017, which is duly Registered in the Office of the Sub- Registrar, Nagpur Rural in Book No. 1, at Registered Serial No. 2985 on even date.

THAT, the aforesaid Plot No. 2 (Two) is covered under the Scheme of the Nagar Parishad wadi, as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001, the aforesaid Shri. Nikhil Ramkrushna Ragit and Shri. Roshan Dilip Ragit lateron applied to the Nagar Parishad wadi, Nagpur for Regularization and Development of the said Plot No. 2 (Two) under its aforesaid Scheme. Considering their request and on receipt of the necessary Regularization and Development charges from his, the Nagar Parishad wadi lateron Regularized the said Plot No. 2 (Two) and accordingly a Regularization Letter to that effect is also issued by the Chief Officer of Nagar Parishad wadi, Nagpur vide its Permit No. R.L/1286/P.W.D/17-18 on Dated 31- 03-2018, the aforesaid Regularization Letter Dated 31-03-2018 the area of the said Plot No. 2 (Two) is shown and declared as 355.425 Sq. Mtrs. and thus the area of the said Plot No. 2 (Two) is at present 355.425 Sq. Mtrs.

THAT, the aforesaid Shri. Nikhil Ramkrushna Ragit & Shri. Roshan Dilip Ragit jointly lateron in their turn transferred/sold the said ALL THAT PIECE AND PARCEL of land bearing Plot No. 2 (Two) Block B in the sanctioned layout of Smurti Co-Operative Housing Society Ltd., Nagpur containing by admeasurement 355.425 Sq. Mtrs (OR 3825.79 Sq. Ft.) (As per Nagar Parishad Regularization Letter) and As per City Survey record admeasurement 367.50 Sq. Mtrs (OR 3955.77 Sq. Ft.) being a portion of the entire land bearing Survey/Khasra No. 140/4/A/2/3/A of MOUZA – WADI, P.S.K. 5, bearing Nagar Parishad House No. 2309, City Survey No. 499901 and Sheet No. 49 of Mouza : Wadi, situated at Smurti Layout, Shivshakti N agar, Wadi, Nagpur, within the limits of the Nagar Parishad Wadi Ward No. 17 in Tahsil and District : NAGPUR by way of sale to M/s Empower Infrastructure Through Its Proprietor Shri. Manoj Ramdas Kakde, by a Sale Deed Dated 04-04- 2022 and the same is duly registered at the Office of the Joint Sub Registrar, Nagpur No. 7 in Book No. 1, Pages 25 at Sr. No. 2729 on even date.

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THAT M/s Empower Infrastructure Through Its Proprietor Shri. Manoj Ramdas Kakde lateron decided to develop the aforesaid Plot No. 2 (Two) Block B into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein.

THAT, the Plan of a Multistoried building then proposed to be constructed on the said Plot No. 2 (Two) Block B and known and styled as "LOTUS ENCLAVE" and the same is duly sanctioned and approved by the Planning Assistant, Town Planning Department, Municipal Council Wadi vide his Building Permit Letter No. 735/2022 Dated 07-04-2022.

Nagpur.
Dated : 09.07.2022

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7/12 extract / Property Card as on date of application for registration - available.
2) Mutation Entry No. 2183 dated 25-05-2022.
3) Search report for 30 years from Taken from Sub-Registrar' office at Nagpur
4) Any other relevant title. - No
5) Litigations if any. - No

Nagpur.
Dated : 09.07.2022

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