Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to a piece and parcel of property consisting of the Nagpur Improvement Trust Leasehold Land bearing Plot No. 25 (Twenty Five) admeasuring about 859.06 Sq. Mtrs. (9247 Sq. Ft.) in Civil Station Expansion Scheme of Nagpur Improvement Trust in Eastern Dharampeth Layout/Precinct, C. No. 20, Division No. 8, City Survey No. 205, Sheet No. (39)17/II of Mouza – Lendhra, Nagpur Municipal Corporation House No. 134 situated Behind AlankarTakies, Bhagwaghar Layout, Dharampeth, Shankar Nagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 71 in Tahsil and District Nagpur

I have investigated the title of the said plot on the request of Shri Nilesh Rameshchandra Rathi, Resident of 403, Gulab Palace, Ramdaspeth, Nagpur – 440010 and following documents i.e:-

1) Description of the property.

All that piece and parcel of property consisting of the Nagpur Improvement Trust Leasehold Land bearing Plot No. 25 (Twenty Five) admeasuring about 859.06 Sq. Mtrs. (9247 Sq. Ft.) in Civil Station Expansion Scheme of Nagpur Improvement Trust in Eastern Dharampeth Layout/Precinct, C. No. 20, Division No. 8, City Survey No. 205, Sheet No. (39)17/II of Mouza – Lendhra, Nagpur Municipal Corporation House No. 134 situated Behind AlankarTakies, Bhagwaghar Layout, Dharampeth, Shankar Nagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 71 in Tahsil and District Nagpur

2) The documents of allotment of plot.

i. Sale Deed dated 17/08/1963 for Plot NO.25 executed by Smt. Jhamkubai W/o Shrilal Dave in favour of Shri Mohanlal Premji Kothari.

ii. Indenture of Renewed lease deed dated 06/12/2022 in favour of Shri Jagdish S/o Mohanlal Kothari, Shri Kuldeep S/o Mohanlal Kothari, Smt. Rita W/o Vipin Kothari, Shri Jai S/o Vipin Kothari , duly registered in the office of Joint Sub Registrar Nagpur No. 1 bearing Document No. 10898/2022 on 15/12/2022.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

iii Agreement of Development dated 20/01/2023, executed by Shri Jagdish S/o Mohanlal Kothari, Shri Kuldeep S/o Mohanlal Kothari, Smt. Rita W/o Vipin Kothari, Shri Jai S/o Vipin Kothari in favour of Shri. Nilesh Rameshchandra Rathi duly registered in the office of Joint Sub Registrar Nagpur No. 2 bearing Document No. 546/2023.

iv) General Power of Attorney dated 19/01/2023 executed by Shri Jagdish S/o Mohanlal Kothari, Shri Kuldeep S/o Mohanlal Kothari, Smt. Rita W/o Vipin Kothari, Shri Jai S/o Vipin Kothari duly registered in the office of Joint Sub Registrar Nagpur No. 2 bearing Document No. 547/2023 on 20/01/2023;

v) Property Card Issued by City Survey Officer-3 Nagpur Mutation Entry No. (1) vide Ferfar No. 10649 on dated 16/06/2022 and (2) vide Ferfar No. 10771 dated 02/08/2022

3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of 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 there is no litigation is pending in respect of Project Land or Project in any court or before any authority. That the title of Shri Jagdish S/o Mohanlal Kothari, Shri Kuldeep S/o Mohanlal Kothari, Smt. Rita W/o Vipin Kothari, Shri Jai S/o Vipin Kothari is clear,Marketable and without any encumbrances.

Owners of the Land and Diverted layout

Owners of the land -Shri Jagdish S/o Mohanlal Kothari, Shri Kuldeep S/o Mohanlal Kothari, Smt. Rita W/o Vipin Kothari, Shri Jai S/o Vipin Kothari .

Developer of Land Shri.-Nilesh Rameshchandra Rathi

Power of Attorney holder-Nilesh Rameshchandra Rathi

The report reflecting the flow of the title of Shri Jagdish S/o Mohanlal Kothari, Shri Kuldeep S/o Mohanlal Kothari, Smt. Rita W/o Vipin Kothari, Shri Jai S/o Vipin Kothari, on the said land is enclosed herewith as annexure.

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

REMARKS :

Mr. Nilesh S/o. Rameshchandra Rathi, Promoter of the Project is having all rights and interest to develop the said Land and to sale Residential Apartments of the proposed Scheme to be constructed on the said Land except for the Residential Apartments to be retained by the Land Owners as per the terms of Agreement of Development.

ENCL : ANNEXURE

Date : 06/04/2023

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

FORMAT - A
(Circular No.:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 Extract / PR Card as on date of application for Registration.

2) Mutation Entry No. 10649 dated 16/06/2022 and Entry No. 10771 dated 02/08/2022

3) Search report for 30 years Taken from Sub-Registrar-1 office at Nagpur Vide Receipt vide GRN No. MH000279346202324E

4) Agreement of Development dated 20/01/2023, executed by Shri Jagdish S/o Mohanlal Kothari, Shri Kuldeep S/o Mohanlal Kothari, Smt. Rita W/o Vipin Kothari, Shri Jai S/o Vipin Kothari in favour of Shri. Nilesh Rameshchandra Rathi duly registered in the office of Joint Sub Registrar Nagpur No. 2 bearing Document No. 546/2023.

5) General Power of Attorney dated 19/01/2023 executed by Shri Jagdish S/o Mohanlal Kothari, Shri Kuldeep S/o Mohanlal Kothari, Smt. Rita W/o Vipin Kothari, Shri Jai S/o Vipin Kothari duly registered in the office of Joint Sub Registrar Nagpur No. 2 bearing Document No. 547/2023 on 20/01/2023;

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

NARRATION ON FLOW OF TITLE:

WHEREAS the Nagpur Improvement Trust has allotted the said the Land bearing Plot No. 25 (Twenty Five) admeasuring about 859.06 Sq. Mtrs. (9247 Sq. Ft.) in Civil Station Expansion Scheme of Nagpur Improvement Trust in Eastern Dharampeth Layout/Precinct, C. No. 20, Division No. 8, City Survey No. 205, Sheet No. (39)17/II of Mouza – Lendhra, Nagpur Municipal Corporation House No. 134 situated Behind AlankarTakies, Bhagwaghar Layout, Dharampeth, Shankar Nagar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 71 in Tahsil and District Nagpur{Hereinafter called to and referred as the said "**PLOT**" or "**LAND**"} to Mrs. Jhamkubai W/o. Shrilal Dave, Resident of Bhagwagar Layout, Eastern Dharampeth, Nagpur on perpetual lease from 23/01/1959;

AND WHEREAS Mrs. JhamkubaiShrilal Dave has constructed a single storied building comprising Ground Floor having separate 7 blocks total admeasuring about 286.32 Sq. Mtrs. (3082 Sq. Ft.) on the said Plot as per the Building Plan duly sanctioned by the Building Engineer of Nagpur Improvement Trust vide Building Permit No. CS/2650/3911 dated 03/03/1959;

{Hereinafter the said Plot together with building constructed thereon shall be referred as the said "**PROPERTY**"}

AND WHEREAS Mrs. JhamkubaiShrilal Dave has mortgaged the said Property with Mr. Shankarbhai S/o. Anthabhai Patel by executing a regular deed of usufructuary mortgage;

AND WHEREAS Mrs. JhamkubaiShrilal Dave was unable to pay amount to Mr. ShankarbhaiAnthabhai Patel and was also indebted to the Nagpur Improvement Trust for payment of installment due & ground rent and also of the Nagpur Municipal Corporation for payment of property taxes & other dues;

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

AND WHEREAS Mrs. Jhamkubai W/o. Shrilal Dave with consent of Mr. Shankarbhai S/o. Anthabhai Patel, mortgaged the said Property with Mr. Mohanlal S/o. Premji Kothari, Resident of Sitabuldi, Nagpur to make the payment of Mr. ShankarbhaiAnthabhai Patel, Nagpur Improvement Trust and Nagpur Municipal Corporation and also handed over the possession of the said Plot to him, by executing Deed of Usufructuary Mortgage dated 08/03/1962, duly registered in the office of Joint Sub Registrar Nagpur at Serial No. 532 at pages 292 to 307 Volume No. 5 of Book No. 1 on 31/03/1962;

AND WHEREAS Mrs. JhamkubaiShrilal Dave failed to pay the amount borrowed as committed and she decided to sale the said property to Mr. Mohanlal Premji Kothari by adjusting borrowed amount and by accepting payment of some additional amount from Mr. Mohanlal Premji Kothari towards the consideration of the said Property;

AND WHEREAS accordingly, Mrs. Jhamkubai W/o. Shrilal Dave has sold, transferred and conveyed the said Property to Mr. Mohanlal Premji Kothari by executing Sale Deed dated 17/08/1963, duly registered in the office of Joint Sub Registrar Nagpur at Serial No. 2791 on even date;

AND WHEREAS the Nagpur Improvement Trust has executed Indenture of Lease dated 11/03/1965 granting perpetual lease of said Plot in favour of Mr. Mohanlal Premji Kothari for a period commencing from 23/01/1959 and ending on 31/03/1989, duly registered in the office of Joint Sub Registrar Nagpur at Serial No. 1511 on 25/03/1965;

AND WHEREAS Mr. Mohanlal Premji Kothari left for his heavenly abode intestate on 18/03/2021 leaving behind him his three sons namely Mr. Vipin Mohanlal Kothari, Mr. Jagdish Mohanlal Kothari (Land Owner No. 2) and Mr. Kuldeep Mohanlal Kothari (Land Owner No. 3) and his wife Mrs. Nirmala Mohanlal Kothari had predeceased him on 28/03/2015;

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

AND WHEREAS after demise of Mr. Mohanlal Premji Kothari, the said Property is devolved upon & succeeded by Mr. Vipin Mohanlal Kothari, Mr. Jagdish Mohanlal Kothari (Land Owner No. 2) and Mr. Kuldeep Mohanlal Kothari (Land Owner No. 3) being his only legal heirs as per law of succession;

AND WHEREAS Mr. Vipin Mohanlal Kothari, Mr. Jagdish Mohanlal Kothari (Land Owner No. 2) and Mr. Kuldeep Mohanlal Kothari (Land Owner No. 3) have mutated their names on record of the City Survey Department, Nagpur Improvement Trust and Nagpur Municipal Corporation accordingly;

AND WHEREAS Mr. Vipin Mohanlal Kothari left for his heavenly abode intestate on 23/11/2021 and his share in the said property is succeeded by his widow Mrs. Rita Vipin Kothari (Land Owner No. 3) and his son Mr. Jai Vipin Kothari (Land Owner No. 4), being his only legal heirs as per the law of succession;

AND WHEREAS the names of Mrs. Rita Vipin Kothari (Land Owner No. 3) and Mr. Jai Vipin Kothari (Land Owner No. 4) duly mutated in place of Mr. Vipin Mohanlal Kothari on the record of the City Survey Department, Nagpur Improvement Trust and Nagpur Municipal Corporation;

AND WHEREAS meanwhile the period of lease of the Nagpur Improvement Trust has expired and the Land Owners have applied for renewal of lease to the Nagpur Improvement Trust;

AND WHEREAS there was some mistake in the area of Land mentioned on the record of the City Survey Department, which is duly rectified by the dated 18/10/2022 passed by the Sub Divisional Officer, Nagpur (City) in Case No. 721/2022;

AND WHEREAS the Nagpur Improvement Trust has renewed the lease of said Plot for a further period commencing from 01/04/1989 and ending on 31/03/2049 by executing Indenture of Renewed Lease dated 06/12/2022 in favour of the Land Owners, duly registered in the office of Joint Sub Registrar Nagpur No. 1 bearing Document No. 10898/2022 on 15/12/2022;

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

AND WHEREAS the Land Owners have decided to develop the aforesaid Property into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self-contained separate Apartments therein;

AND WHEREAS the Land Owners have assigned all his right and interest in the said Property including right to carry out the developmental work & construct the building on the said Plot and also to sell the Apartments of the said Scheme to be developed, to any third party/prospective purchasers except for the Apartments to be retained by them, to Shri Nilesh Rameshvchandra Rathi by executing Agreement of Development dated 20/01/2023, duly registered in the office of Joint Sub Registrar Nagpur No. 2 bearing Document No. 546/2023 on even date by paying requisite stamp duty and registration charges;

AND WHEREAS the Land Owners have also empowered Shri Nilesh Rameshchandra Rathi to execute & registered various deeds and documents in respect of said Plot on their behalf by executing General Power of Attorney dated 19/01/2023 duly registered in the office of Joint Sub Registrar Nagpur No. 2 bearing Document No. 547/2023 on 20/01/2023;

AND WHEREAS the Executants of aforesaid Power of Attorney have not withdrawn / cancelled / terminated the said Power of Attorney;

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur

Dated 06-04-2023

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

CHALLAN

MTR Form Number-6

GRN	MH000279346202324E	BARCODE		Date	06/04/2023-17:35:28	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	**Full Name**	ASHWIN ROHIDAS PATIL
Location	PUNE		
Year	2023-2024 One Time	**Flat/Block No.**	
		Premises/Building	
Road/Street			
Area/Locality			
Town/City/District			
PIN			
Remarks (If Any)			
Amount In Words	Three Hundred Rupees Only		

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	300.00
Total	300.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023040699089	IK0CENVZL4
Cheque/DD No.		Bank Date	RBI Date	06/04/2023-17:24:36	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 : 930540332 Mobile No. : 9822936551

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 नोदणी न करावयाच्या दस्तासाठी लागु नाही.