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To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to a piece and parcel of land bearing Plot No 69 admeasuring 7490 Sq.Ft. ie. 695.83 Sq.Mt. in the layout of Kh. No. 106/1 of Mouza Zingabai Takli, bearing City Survey No.202, Sheet No.25 of Mouza Zingabai Takli, Municipal Corporation House No. 3370/A/B/69,3370/A/B/69 B, 3370/A/B/69 A situated at Near Wox Cooler, Chhindwada Road, Zingabai Takli, Ward No. 57, Nagpur Tahsil and District Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust.

I have investigated the title of the said plot on the request of Shri Anil Singh son of Satyapal Singh Panwar, Resident of 69, Koradi Road, Near Wox Cooler, Nagpur and following documents i.e:-

1) Description of the property.

All that piece and parcel of land bearing Plot No 69 admeasuring 7490 Sq.Ft. ie. 695.83 Sq.Mt. in the layout of Kh. No. 106/1 of Mouza Zingabai Takli, bearing City Survey No.202, Sheet No.25 of Mouza Zingabai Takli, Municipal Corporation House No. 3370/A/B/69,3370/A/B/69 B, 3370/A/B/69 A situated at Near Wox Cooler, Chhindwada Road, Zingabai Takli, Ward No. 57, Nagpur Tahsil and District Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust

2) The documents of allotment of plot.

- i. Sale Deed dated 12-01-2001 for Plot NO.69 A executed by Mohammad Sammad Mohd. Isaque in favour of Shri Anil Singh son of Satyapal Singh Panwar
- ii. Gift Deed dated 26-02-2009 for Plot No.69 B executed by Smt. Kiranyati Satyapal Singh Panwar in favour of Shri Anil Singh son of Satyapal Singh Panwar
- iii Gift Deed dated 26-08-2013 for Plot No. 69 A executed by Shri Arun Singh son of Satyapal Singh Panwar in favour of Shri Anil Singh son of Satyapal Singh Panwar

3) Property Card Issued by City Survey Officer-3 Nagpur Mutation Entry No. (1) vide Ferfar No. 39204 on dated 27-06-2019 (2) vide Ferfar No. 39207 dated 27-06-2019 and (3) vide Fertar No. 39208 dated 27-06-2019

4) Search Report for 30 years from the years 1993 to 2022 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

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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 Anil Singh son of Satyapal Singh Panwar is clear, Marketable and without any encumbrances.

Owners of the Land and Diverted layout

Shri Anil Singh son of Satyapal Singh Panwar.

The report reflecting the flow of the title of Shri Anil Singh son of Satyapal Singh Panwar, on the said land is enclosed herewith as annexure.

ENCL : ANNEXURE

Date : 10/02/2023

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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.39204/39205/39206/39207/39208 dated 27/06/2019
- 3) Search report for 30 years Taken from Sub-Registrar-1 office at Nagpur Vide Receipt

NARRATION ON FLOW OF TITLE:

The above said land admeasuring 7490 Sq.Ft. i.e. 695.83 Sq.Mt. bearing Kh No. 106/ 1 of Mouza Zingabai Takli originally belonged to Shri Bhaiyalal Jaiswal. His name is mutated in the City Survey records on dated 20-03-1999 vide Ferfar No. 1682 dated 02-02-1999. The above said land is Non Agriculture Land Shri Bhaiyalal Jaiswal died on 22-9-1976 leaving behind Shri Suresh Bhaiyalal, Shri Ravindra Bhaiyalal, Smt Reeta Vijay, Kalpana Umashankar, Smt Meena Rajkumar, Shri Vinod Nandlal, Shri Anil Nandlal, Shri Pradeep Nandlal, Shri Dilip Nandlal and Sujata Nandlal. The name of Shri Bhaiyalal Jaiswal was deleted and the name of above said legal heirs of deceased Shri Bhaiy lal Jaiswal are mutated in the City Survey records on dated 20-03-1999 vide Ferfar No.1683 dated 02-02-1999. Shri Suresh Bhaiyalal, Kalpana Umashankar, Smt Meena Rajkumar, Shri Vinod Nandlal, Shri Anil Nandlal, Shri Pradeep Nandlal, Shri Dilip Nandlal and Sujata Nandlal vide Relinquishment Deed dated 1-11-1995 Relinquished their share in the above said property in favour of Shri Ravindra Bhaiyyalal Jaiswal and Smt. Rita Vijay Jaiswal. The names of Shri Suresh Bhaiyalal Kalpana Umashankar Smt Meena Rajkumar Shri Vinod Nandlal Shri Anil Nandlal, Shri Pradeep Nandlal, Shri Dilip Nandlal and Sujata Nandlal are deleted and name of Shri Ravindra Bhaiyyalal Jaiswal and Smt. Rita Vijay Jaiswal are remains as owners of entire property in the City Survey records on dated 20-03-1999 vide Ferfar No.1684 dated 02-02-1999. Thus Shri Ravindra Bhaiyyalal Jaiswal and Smt. Rita Vijay Jaiswal become the absolute owners of the above said property. Shri Ravindra Bhaiyyalal Jaiswal and Smt. Rita Vijay Jaiswal sold the property to Mohammad Sammad son of Mohd Isaque vide Sale Deed dated 05-11-1999 which is duly registered at Serial No.2732 (P) on 05-11-1999 in the office of Joint Sub Registrar -4, Nagpur. His name is mutated in the City Survey records on dated 30-09-2000 vide Ferfar No. 56 dated 30-09- 2000. Subsequently the above said land known by Plot No.69 admeasuring 7490 Sq.Ft. i.e. 695.83 Sq.Mt. Mohammad Sammad son of Mohd. Isaque

divided the above said Plot No.69 into 3 parts bearing Plot No.69 A admeasuring 227.61 sq.mt bearing Plot No.69 A admeasuring 227.61 sq.mt, Plot No.69 Badmeasuring 240.61 sq.mt and Plot No.69 Cadmeasuring 227.61 sq.mt.

Mohammad Sammad Mohd. Isaque sold Plot No. 69 B admeasuring 240.61 Sq.Mt. out of the above said property to Smt. Kiranvati Satyapal Singh Panwar vide Sale Deed dated 12-01- 2001 which is duly registered at Serial No.205 (P) on 12-01-2001 in the office of Joint Sub Registrar-4, Nagpur. Her name is mutated in the City Survey records vide Ferfar No. 39205 on dated 27-06-2019.

Mohammad Sammad Mohd. Isaque sold Plot No. 69 Cadmeasuring 227.61 Sq.Mt. out of the above said property to Shri Anil Singh son of Satyapal Singh Panwar vide Sale Deed dated 12-01-2001 which is duly registered at Serial No.206 (P) on 12-01-2001 in the office of Joint Sub Registrar -4,Nagpur. His name is mutated in the City Survey records vide Ferfar No.39206 on dated 27-06-2019.

Mohammad Sammad Mohd. Isaque sold Plot No. 69 Aadmeasuring 227.61 Sq.Mt. out of the above said property to Shri Arun Singh son of Satyapal Singh Panwar vide Sale Deed dated 12-01-2001 which is duly registered at Serial No.207 (P) on 12-01-2001 in the office of Joint Sub Registrar-4, Nagpur. His name is mutated in the City Survey records vide Ferfar No.39204 on dated 27-06-2019.

Smt. Kiranvati Satyapal Singh Panwar Gifted the abovesaid Plot No. 69-B admeasuring 240.61 Sq.Mt. to the aforesaid owner Shri Anil Singh son of Satyapal Singh Panwar vide Gift Deed dated 26-02-2009 which is duly registered at Serial No.1052 on 26-02-2009 in the office of Joint Sub Registrar-4, Nagpur. His name is mutated in the City Survey records vide Ferfar No. 39207 on dated 27-06-2019.

Shri Arun Singh son of Satyapal Singh Panwar Gifted the abovesaid Plot No.69-A admeasuring 227.61 Sq.Mt. to Shri Anil Singh son of Satyapal Singh Panwar vide Gift Deed dated 26-08-2013 which is duly registered at Serial No.5845 on 26-08-2013 in the office of Joint Sub Registrar-1. Nagpur. His name is mutated in the City Survey records vide Ferfar No. 39208 on dated 27-06-2019.

Thus Shri Anil Singh son of Satyapal Singh Panwar become the absolute owner of the above said Plot No.69 A admeasuring 227.61 sq.mt Plot No.69 B admeasuring 240.61 sq.mt. and Plot No.69 Cadmeasuring 227.61 sq.mt total area 7490 Sq.Ft. i.e. 695.83 Sq.Mt.bearing Municipal Corporation House No. 3370/A/B/69 3370/A/B/69 B, 3370/A/B/A and he is in possession of the same. His name is mutated in the City Survey records. The name of Shri Anil singh Panwar is recorded in House No. 3370/A/B/69 B and the name of Shri Arunsingh Panwar is recorded in House No.3370/A/B/69A and the name of Smt. Kiranvati Satyapal Singh Panwar is recorded in House No. 3370/A/B/69 C.

Shri Anil Singh son of Satyapal Singh Panwar has applied to the Nagpur Improvement Trust for amalgamation of above said Three Plots. The Nagpur Improvement Trust amalgamated all three Plots and now known as amalgamated Plot No. 69 admeasuring 7490 Sq.Ft. i.e. 695.83 Sq.Mt. Shri Anil Singh son of Satyapal Singh Panwar has paid the amalgamated charges to the Nagpur Improvement Trust as per demand on dated 22-03-2019.

AND WHEREAS Shri Anil Singh son of Satyapal Singh Panwar has applied for regularisation of abovesaid Plot No.69 to the Nagpur Improvement Trust under Gunthewadi Scheme of the State Government. The Nagpur Improvement Trust vide Permit No.BE(N)225 dated 02-04-2019 regularised Plot area 695.83 Sq.Mt. in the name of Shri Anil Singh Satyapal Singh Panwar. Shri Anil Singh Satyapal Singh Panwar has paid the development charges as per demand to the Nagpur Improvement Trust.

Smt. Kiranvati Satyapal Singh Panwar Gifted the abovesaid Plot No. 69-B admeasuring 240.61 Sq.Mt. to the aforesaid owner Shri Anil Singh son of Satyapal Singh Panwar vide Gift Deed dated 26-02-2009 which is duly registered at Serial No.1052 on 26-02-2009 in the office of Joint Sub Registrar-4, Nagpur. His name is mutated in the City Survey records vide Ferfar No. 39207 on dated 27-06-2019.

Shri Arun Singh son of Satyapal Singh Panwar Gifted the abovesaid Plot No.69-A admeasuring 227.61 Sq.Mt. to Shri Anil Singh son of Satyapal Singh Panwar vide Gift Deed dated 26-08-2013 which is duly registered at Serial No.5845 on 26-08-2013 in the office of Joint Sub Registrar-1. Nagpur. His name is mutated in the City Survey records vide Ferfar No. 39208 on dated 27-06-2019.

Thus Shri Anil Singh son of Satyapal Singh Panwar become the absolute owner of the above said Plot No.69 A admeasuring 227.61 sq.mt Plot No.69 B admeasuring 240.61 sq.mt. and Plot No.69 Cadmeasuring 227.61 sq.mt total area 7490 Sq.Ft. i.e. 695.83 Sq.Mt.bearing Municipal Corporation House No. 3370/A/B/69 3370/A/B/69 B, 3370/A/B/A and he is in possession of the same. His name is mutated in the City Survey records. The name of Shri Anil singh Panwar is recorded in House No. 3370/A/B/69 B and the name of Shri Arunsingh Panwar is recorded in House No.3370/A/B/69A and the name of Smt. Kiranvati Satyapal Singh Panwar is recorded in House No. 3370/A/B/69 C.

Shri Anil Singh son of Satyapal Singh Panwar has applied to the Nagpur Improvement Trust for amalgamation of above said Three Plots. The Nagpur Improvement Trust amalgamated all three Plots and now known as amalgamated Plot No. 69 admeasuring 7490 Sq.Ft. i.e. 695.83 Sq.Mt. Shri Anil Singh son of Satyapal Singh Panwar has paid the

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amalgamated charges to the Nagpur Improvement Trust as per demand on dated 22-03-2019.

AND WHEREAS Shri Anil Singh son of Satyapal Singh Panwar has applied for regularisation of abovesaid Plot No.69 to the Nagpur Improvement Trust under Gunthewadi Scheme of the State Government. The Nagpur Improvement Trust vide Permit No.BE(N)225 dated 02-04-2019 regularised Plot area 695.83 Sq.Mt. in the name of Shri Anil Singh Satyapal Singh Panwar. Shri Anil Singh Satyapal Singh Panwar has paid the development charges as per demand to the Nagpur Improvement Trust.

AND WHEREAS Shri Anil Singh son of Satyapal Singh Panwar desire to develop the above said property by constructing multistoreyed building thereon consisting of self contained Residential Apartment and commercial blocks. Shri Anil Singh son of Satyapal Singh Panwar is constructing the building on the said land in accordance with the sanctioned building plan sanctioned from Nagpur Improvement Trust vide Permit No.B.E. (North) Case No.265959565/ Tracking No. 2022051982/777 dated 12-08-2022 and building known as "SATYA KIRAN TOWER"

Shri Anil Singh son of Satyapal Singh Panwar submitted the said plot and building standing thereon known as "SATYA KIRAN TOWER" to the provisions of Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dated dated 07-09-2022 under the Apartment Ownership Act which is duly registered at Serial No.7780 on 07-09-2022 in the office of Sub Registrar-1, Nagpur.

Shri Anil Singh son of Satyapal Singh Panwar has absolute owner the above said land and has full and absolute rights to consruct the building on the above said land as per sanctioned building plan. He has also full and absolute right to enter into an agreement with prospective buyer for sale of the Appartment to be constructed on the above said land.

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur

Dated 10-02-2023


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