ATUL A. PARDHI

Advocate

Off./Res.: 453,Anand Nagar,

Sakkardara P.S.Road,Nagpur-9

(M)-9371294971.

Date : 26 /12/2022

To,

Maha RERA

Nagpur

TITLE VERIFICATION AND SEARCH REPORT

Sub: Title clearance certificate with respect to, All that piece and parcel of the land bearing Plot No. 249, containing by admeasurements 645.59 sq. Mtrs. (6960 SQ. FT.), being a portion of the entire land bearing Kh. No. 50/1,53/1 of civil station expansion scheme of N.I.T. at Mouza Ambazari , having City Survey No. 169, Sheet No. 35, Municipal Corporation House No. 64/B, within the limits of Nagpur Municipal Corporation ward No. 73, division West situated at **Gandhi Nagar** Nagpur , in Tahsil and District Nagpur (hereinafter referred as the said plot "249")

1. I have investigated the title of the said plot on the request of **A.I.C.D INFRAVENTURE,** Through its Partners Shri Lekhraj Mahadeo Bhoyar and 2 others and following documents i.e.:-

1) Description of the property: -

All that piece and parcel of the land bearing Plot No. 249, containing by admeasurements 645.59 sq. Mtrs. (6960 SQ. FT.), being a portion of the entire land bearing Kh. No. 50/1,53/1 of civil station expansion scheme of N.I.T. at Mouza Ambazari , having City Survey No. 169, Sheet No. 35, Municipal Corporation House No. 64/B, within the limits of Nagpur Municipal Corporation ward No. 73, division West situated at **Gandhi Nagar** Nagpur , in Tahsil and District Nagpur and bounded as under: -

ON THE EAST - Road

A. A. PARDHI
ADVOCTE

ON THE WEST	-	Hill
ON THE NORTH	-	PLOT NO. 248
ON THE SOUTH	-	Land

2) List of Studied documents of plot.

i. Copy of Lease Deed dt. 18/8/1973, bearing Sr. No. 706(p), executed by Nagpur Improvement Trust in favour of Ramchandra Janardhan Deotale

ii. Copy of Renewal Lease Deed dt. 29/01/2015, bearing Sr. No. 777/2015, registered on 29/1/2015 ,executed by Nagpur Improvement Trust in favour of 1) Shri. Vijay Ramchandra Deotale, 2) Shri. Jay Ramchandra Deotale, 3) Sou Vidya Sanjay Munghate

iii. Copy of Tax Receipt dt.23/11/2020, issued by the Nagpur Municipal Corporation

iv. Property card issued by City Survey Office No. 3, Nagpur, Mutation Entry No. 13041, dt. 15/01/2021 , in the name of 1) Shri. Vijay Ramchandra Deotale, 2) Shri. Jay Ramchandra Deotale, 3) Sou Vidya Sanjay Munghate.

v. Copy of registered agreement of development with A.I.C.D INFRAVENTURE through its Partners which is duly registered in Sub Registrar Nagpur - 5 at Sr. No. 473 dated 19.01.2021

vi. Copy of registered Power of attorney in the name of A.I.C.D INFRAVENTURE through its Partners which is duly registered in Sub Registrar Nagpur - 5 at Sr. No. 474 dated 19.01.2021.

vii. Copy of Building Permit dt. 31/12/2021 , issued by the Nagpur Municipal Corporation

viii. Copy of Building Plan dt. 2 /9/2022, sanctioned by the Nagpur Municipal Corporation

4) Search report for 13 years from 2010 till 2022

II. On perusal of the above mentioned documents and all other relevant documents

A. A. PARDHI
ADVOCTE

relating to title of the said property I am of the opinion that the title of **1) Shri. Dr. Vijay Ramchandra Deotale, 2) Shri. Jay Ramchandra Deotale And 3) Sou. Vidya Sanjay Munghate** are clear, marketable and without any encumbrances.

- Owners of the land: - **1) Shri. Dr. Vijay Ramchandra Deotale, 2) Shri. Jay Ramchandra Deotale And 3) Sou. Vidya Sanjay Munghate**

- Qualifying comments/remarks if any: - **1) Shri. Dr. Vijay Ramchandra Deotale, 2) Shri. Jay Ramchandra Deotale And 3) Sou. Vidya Sanjay Munghate** are the owners of the said land with no encumbrances. However any financial institution or prospective purchaser of individual apartment is suggested to verify the original title documents before entering in to any transaction.

III. The report reflecting the flow of the title of the **1) Shri. Dr. Vijay Ramchandra Deotale, 2) Shri. Jay Ramchandra Deotale And 3) Sou. Vidya Sanjay Munghate** on the said land is enclosed herewith as annexure.

Encl: Annexure - A

Nagpur. Dt. 26/12/2022

Atul A. Pardhi
Advocate A. A. PARDHI
ADVOCTE

ANNEXURE- A

FLOW OF THE TITLE OF THE SAID LAND

WHEREAS, ALL THAT piece and parcel of land bearing N.I.T. LEASE HOLD Plot No. 249, containing by admeasurements 645.59 sq. Mtrs. (6960 SQ. FT.), being a portion of the entire land bearing Kh. No. 50/1,53/1 of civil station expansion scheme of N.I.T. Mouza Ambazari , having City Survey No. 169, Sheet No. 35, Municipal Corporation House No. 64/B, within the limits of Nagpur Municipal Corporation ward No. 73, division West situated at **Gandhi Nagar** Nagpur , in Tahsil and District Nagpur, the said property belong to N.I.T. and same has been allotted to Shri. Ramchandra Janardhan Deotale on lease hold right for the period of 30 years with renewal right. Accordingly NI.T. executed has Lease Deed which is duly registred in the office of Sub-Registrar, Nagpur-1 at sr. No. 706 on 18.08.1973.for the period of 28/7/1972 to 31/3/2003.

WHEREAS, the original lease holder shri. Ramchandra Janardhan Deotale died on 15/9/1986. Leaving behind his legal heirs i.e one married daughter Sou. Vidya Sanjay Munghate and two sons Shri. Dr. Vijay Ramchandra Deotale & shri. Jay Ramchandra Deotale as successore . However the said lease being expired on 31/3/2003 it has renewed by N.I.T. for further period of 30 years in the name of said successors/ vendors as per Lease Deed which is duly registered in the office of Sub -Registrar, Nagpur-1 at sr. No. 777 on 29.01.2015, for the period of 30 years commencing from 01.04.2003 an ending on 31.03.2033 and on the basis of said lease deed said property is duly mutated in the name of successors/ Vendors with the office of City Survey, Nagpur Municipal Corporation, Nagpur Improvement Trust, Nagpur and all other revenue department as owner thereof. Thus the right title and interest regarding the said plot no. 249 now stands exclusively in the name of 1) Shri. Dr. Vijay Ramchandra Deotale 2) shri. Jay Ramchandra Deotale 3) Sou. Vidya Sanjay Munghate.

WHEREAS that later on by way of the registered Release Deed dated 15/5/2012 the said married daughters Mrs. Manjusha w/o Sharad Diwan and Mrs. Sujala Pankaj Kulkarni have relinquished their right, title and interest regarding the said plot in favour of their brother namely Shri. Shrikant Madhukar Choudhary the said Released Deed registered before sub registrar Nagpur 4 at Sr. No 2491 on even date, thus the vendor become owner of aforesaid property with the heritable and transferable rights therein and the Vendor have mutated his names in Nagpur

A. A. PARDHI
ADVOCTE

Municipal Corporation, Nagpur Improvement Trust, Nagpur, City Survey and all other relevant government and Semi-Government records and the property is lying under his physical possession from the date of execution and registration of Release Deed.

WHEREAS, the Owner hereinabove named have decided to develop the said Plot into Residential estate by constructing a multistoried building thereon consisting of various self-contained separate Apartments therein but due to lack of expertise and sufficient fund the Owner are not able to carry out the work of development on his own. Hence the Owner have decided to entrust the said plot for development therefore he made agreement of development with A.I.C.D INFRAVENTURE through its Partners which is duly registered in Sub Registrar Nagpur - 5 at Sr. No. 473 dated 19.01.2021 as well as made registered Power of attorney in the name of A.I.C.D INFRAVENTURE through its Partners which is duly registered in Sub Registrar Nagpur - 5 at Sr. No. 474 dated 19.01.2021.

WHEREAS, the Vendors/Confirming Party/developer accordingly prepared a plan of the multistoried building to be known & styled as **"SAI RAJWADA"** constructed on the said Plot No.1 and the same is duly sanctioned by Assistant Director, Town Planning , Nagpur Municipal Corporation , Nagpur vide building Permit No. 615/BP/Ambazari/TP/NMC/986 dated 31/12/2021; and due to the change in respect of the DC rules and other norms of NMC and such as increasing FSI, the Developers have revised said plan and same is duly sanctioned by Assistant Director, Town Planning , Nagpur Municipal Corporation , Nagpur vide Building Permit No. 118474, dated 2/9/2022; And revised plan sanctioned by the building engineer of Nagpur Municipal Corporation, Nagpur bearing Building Permit No. 118474, dated 2/9/2022.

WHEREAS, the property has been submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing and registering "Deed Of Declaration" under section 2 of the Form "A" of the said Act and the same is registered in the office of the Sub-Register, Nagpur - ___ at Sr. No. _____ dated _____.

I have taken the Search of Index-II made available for inspection in the Sub-Registrar

Office by paying requisite charges and the documents produced before me, I am of the Opinion that **1) Shri. Dr. Vijay** Ramchandra **Deotale, 2) Shri. Jay Ramchandra Deotale And 3) Sou. Vidya Sanjay** Munghate are the owners of the said property. However, charges or rights created by unregistered documents cannot be ascertained and known from the entries from the Govt. Record. That thereafter further from 01.11.2005 all the Sub Registrar of Nagpur have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised, and In Sub Registrar Office Index-II are not complied Mouzawise and Encumbrance Certificate is not issued by the Sub-Registrar Office. And for the Year 2010 to 2022 online search was available, and there is likelihood of human error of oversight while taking online search, therefore by way of an abundant precaution an affidavit from the owner be taken stating on oath that their title over the property is clear and marketable and that said property is not transferred or alienated in any manner whatsoever and there are no encumbrances. However any financial institution or prospective purchaser of individual apartment is suggested to verify the original title documents before entering in to any transaction.

1) Property Card/ Akhive Patrika dt. 15/11/2021, issued by the City Survey Office No. 3, Nagpur in the name of **1) Shri. Dr. Vijay Ramchandra Deotale, 2) Shri. Jay Ramchandra Deotale And 3) Sou. Vidya Sanjay Munghate** for aforesaid Plot No. 249.

2) Mutation Entry No. ~~183~~ 13041, dt. 4/3/2020

3) Search report for 13 years from 2010, taken from Online Portal

4) Litigations if any: - Affidavit that from owner that no case is pending be obtained

Nagpur.

Dt. 26/12/2022

Atul A. Pardhi

Advocate

A. A. PARDHI
ADVOCTE