SANGITA MOTHGHARE ADVOCATE

1, GALAXY APARTMENT, MUSEUM ROAD, CIVIL LINE, NAGPUR - 440 001.

==========

To,

Maha RERA

6 &7th Floor, Housefin Bhavan,

Plot No. C- 21, E- Block,

Bandra Kurla Complex,

Bandra (E), Mumbai – 400 051,

MahaRERA

Administrative Building No.1,

Civil Lines, Nagpur – 440 001.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to ALL THAT piece and parcel of land bearing Nagpur Improvement Trust's Leasehold **Plot No. 62**, and **62-A**, admeasuring **1131.29 Sq. Mtrs.** in Wathoda Street Scheme of N.I.T. on the land bearing **Kh. No. 616** and **619/1** of **Mouza Nagpur**, bearing **City Survey No. 178, Sheet No. 305, Corporation House No. 1128/K/E/62+62A**, situated at Wathoda, Nagpur, within the limits of Nagpur Municipal Corporation's **Ward No. 20** and Nagpur Improvement Trust, Nagpur, Tah. & District Nagpur.

1. I have investigated the title of the said property on the request of **M/s.DRAVYA BUILDER & DEVELOPERS (PAN – AAIFD 8621 Q),** A Partnership Firm having it's Registered Office at 100, Lane No. 4, Jawahar Nagar, Manewada Road, Nagpur, Tahsil and District Nagpur – 440 024, acting through it's Authorised Partner **SHRI. SACHIN TEJRAO DESHMUKH.**

i. Description of the property.

ALL THAT piece and parcel of land bearing Nagpur Improvement Trust's Leasehold **Plot No. 62**, and **62-A**, admeasuring **1131.29 Sq. Mtrs.** in Wathoda Street Scheme of N.I.T. on the land bearing **Kh. No. 616** and **619/1** of **Mouza Nagpur**, bearing **City Survey No. 178, Sheet No. 305, Corporation House No. 1128/K/E/62+62A**, situated at Wathoda, Nagpur, within the limits of Nagpur

Municipal Corporation's **Ward No. 20** and Nagpur Improvement Trust, Nagpur. Tah. & District Nagpur together with all easementary rights appurtenant thereto and which is bounded by East :- Open Land, West :- Nallah, North :-18.00 Meter Wide Road, South :- School.

ii. The Document of Ownership of Plot No. 62 and 62-A, City Survey No. 178, Sheet No. 305, Mouza - Nagpur.

a) Property Card (Aakhiv Patrika) issued by City Survey Officer, City Survey Office No. 1, Nagpur.

b) Sale Deed of Plot No. 62 and 62-A, City Survey No. 178, Sheet No. 305, Mouza - Nagpur, dated 29th June, 2021 registered in the office of Jt. Sub Registrar, Nagpur No. 8 in Book No. 1 at Regd. No. NGP8-3654-2021.

iii. Search Report for 15 Years from April, 2008 till March, 2023.

2. On perusal of the above mentioned documents and all the other relevant documents relating to title of the said property, I am of the opinion that the title of the Owner is clear, marketable and without any encumbrances.

Owner of the land.

ALL THAT piece and parcel of land bearing Nagpur Improvement Trust's Leasehold **Plot No. 62**, and **62-A**, admeasuring **1131.29 Sq. Mtrs.** in Wathoda Street Scheme of N.I.T. on the land bearing **Kh. No. 616** and **619/1** of **Mouza Nagpur**, bearing **City Survey No. 178, Sheet No. 305, Corporation House No. 1128/K/E/62+62A**, situated at Wathoda, Nagpur, within the limits of Nagpur Municipal Corporation's **Ward No. 20** and Nagpur Improvement Trust, Nagpur, Tah. & District Nagpur.	**M/s. DRAVYA BUILDER & DEVELOPERS**

Qualifying comments/ remarks if any

The Title of M/s. DRAVYA BUILDER & DEVELOPERS on the said land is good, valid, marketable, clear and salable.

3. The report reflecting the flow of the title of the said M/s.DRAVYA BUILDER & DEVELOPERS on the said lands are enclosed herewith as annexure.

Enc : Annexure

Date : 31.03.2023

(SANGITA MOTHGHARE)

Advocate

SANGITA G. MOTHGHARE
ADVOCATE
1, Galaxy Aptt., Museum Road,
Civil Lines, Nagpur-440001

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1. Property Card (Aakhiv Patrika) issued by City Survey Officer, City Survey Office No. 1, Nagpur as on date of application for registration –

The name of M/s. DRAVYA BUILDER & DEVELOPERS is recorded in the Property Card (Aakhiv Patrika) issued by City Survey Officer, City Survey Office No. 1, Nagpur in respect of the property comprising of land bearing ALL THAT piece and parcel of land bearing Nagpur Improvement Trust's Leasehold **Plot No. 62** and **62-A**, admeasuring **1131.29 Sq. Mtrs.** in Wathoda Street Scheme of N.I.T. on the land bearing **Kh. No. 616** and **619/1** of **Mouza Nagpur**, bearing **City Survey No. 178, Sheet No. 305, Corporation House No. 1128/K/E/62+62A**, situated at Wathoda, Nagpur, within the limits of Nagpur Municipal Corporation's **Ward No. 20** and Nagpur Improvement Trust, Nagpur, Tah. & District Nagpur.

2. Mutation Entry –

The property card (Aakhiv Patrika) issued by City Survey Office, City Survey Office No. 1, Nagpur for Plot No. 62 and 62-A, City Survey No. 178, Sheet No. 305 of Mouza Nagpur reveal that vide Mutation/Ferfar Entry No. 3, Dated 19.05.2022, the name of M/s.DRAVYA BUILDER & DEVELOPERS is recorded as Owner of the said property.

3. Search Report for 15 years from 1st, April, 2008 till 27th March, 2023 taken from Sub Registrar Office at Nagpur.

i. The short history of the said property is all that piece and parcel of land bearing Plot No. 62 out of the layout laid down by Shivaji Nagar Sahkari Bhadekaru Malaki GruhNirman Sanstha, Nagpur on the land bearing Kh. No. 616 and 619/1 of Mouza Nagpur, bearing City Survey No. 178, Sheet No. 305, situated at Wathoda, Nagpur, within the limits of Nagpur Municipal Corporation's Ward No. 20 and Nagpur Improvement Trust, Tahsil and District Nagpur was purchased by Datta Shikshan Ani Bahuddeshiya Sanstha,Nagpur from Shivaji Nagar BhadekaruMalkiGruhNirman Sanstha Maryadit, Nagpur by virtue of Sale Deed dated 1st March, 1989, which is duly registered in the office of Jt. Sub Registrar, Nagpur No. 2 at Sr. No. 2780 in Addl. Book No. 1 at pages 28 to

32 of Volume No. 909 at Regd. No. 2744 on 1st March, 1989 and it's name was also mutated in the record of rights i.e. Property Card (AakhivPatrika).

ii. That, similarly, all that piece and parcel of land bearing Plot No. 62-A out of the layout laid down by Shivaji Nagar Sahkari Bhadekaru Malaki GruhNirman Sanstha, Nagpur on the land bearing Kh. No. 616 and 619/1 of Mouza Nagpur, bearing City Survey No. 178, Sheet No. 305, situated at Wathoda, Nagpur, within the limits of Nagpur Municipal Corporation's Ward No. 20 and Nagpur Improvement Trust, Tahsil and District Nagpur was purchased by Datta Shikshan Ani Bahuddeshiya Sanstha Nagpur from Shivaji Nagar Bhadekaru Malki Gruh Nirman Sanstha Maryadit, Nagpur by virtue of Sale Deed dated 27th March, 1989, which is duly registered in the office of Jt. Sub Registrar, Nagpur No. 2 at Sr. No. 3860 (P) in Addl. Book No. 1 at pages 83 to 87 of Volume No. 928 at Regd. No. 3793 on 27th March, 1989 and it's name was also mutated in the record of rights i.e. Property Card (AakhivPatrika).

iii. That, lateron, the said Datta Shikshan Ani Bahuddeshiya Sanstha Nagpur in it's turn sold the said Plot No. 62 and 62-A to Shri. Abhay Moreshwarrao Padwad and Shri. Krishna Nilkanthrao Gawhane by virtue of Sale Deed dated 28th July, 2009, which is duly registered in the office of Jt. Sub Registrar, Nagpur No. 6 at Regd. No. NGP6-3465-2009 on even date and lateron further executed a Deed of Correction to correct the aforesaid Sale deed dated 28th July, 2009 on 17th October, 2017, which is also duly registered in the office of Jt. Sub Registrar, Nagpur No. 6 in Book No. 1 at Regd. No. NGP6-4817-2017 and the name of the said Shri. Abhay Moreshwarrao Padwad and Shri. Krishna Nilkanthrao Gawhane is mutated in the record of rights i.e. Property Card (Aakhiv Patrika) vide Mutation Entry dated 20th April, 2010.

iv. That entire Kh. No. 619/1 was covered under the Wathoda Street Scheme of Nagpur Improvement Trust and therefore the said entire land was transferred/handed over to Nagpur Improvement Trust on the basis of power conferred to Spl. Land Acquisition Officer, Nagpur Improvement Trust vide Award dated 25th March, 1975 passed in Rev. Case No. 19/A-65/66-67. The Entry of the same was taken in the record of City Survey (Property Card) vide Mutation Entry dated 10th April, 2017.

v. That, lateron the said Shri. Abhay Moreshwarrao Padwad and Shri. Krishna Nilkanthrao Gawhane applied to Nagpur Improvement Trust for re-allotment and regularization of said Plot No. 62 and 62-A on leasehold rights on the payment of premium and development charges. The Nagpur Improvement Trust accepted the said application of Shri. Abhay MoreshwarraoPadwad and Shri. Krishna Nilkanthrao Gawhane and on receipt of premium and development charges handed over the possession of the said Plot No. 62 and 62-A, totally admeasuring 1131.29 Sq. Mtrs. through Divisional Officer (South), NIT, Nagpur to Shri. Abhay Moreshwarrao Padwad and Shri. Krishna Nilkanthrao Gawhane vide Report of Handing Over Possession of Plots (Possession Letter) No. D.O.(South)/633, dated 28th February, 2018.

vi. That, Executive Officer, Nagpur Improvement Trust, Nagpur executed an Indenture of Lease on 6th April, 2018 and thereby granted the lease of the said Plot No. 62 and 62-A, admeasuring 1131.29 Sq. Mtrs. in favour of Shri. Abhay Moreshwarrao Padwad and Shri. Krishna Nilkanthrao Gawhane and thereby allotted the said Plots on leasehold rights for 30 years commencing from 14th February, 2018 and ending on 13th February, 2048. The said Indenture of Lease is duly registered in the office of Jt. Sub Registrar, Nagpur No. 5 in Book No. 5 at Regd. No. NGP5-2100-2018 on 10th February, 2018. It can be also seen that as there were some typographic mistakes in the aforesaid Indenture of Lease dated 6th April, 2018, a Deed of Correction was executed on 9th July, 2020 and registered in the office Jt. Sub Registrar, Nagpur No. 1 at Regd. No. NGP1-3589-2020 on 16th July, 2020. The entry of the said Indenture of Lease was taken on the record of rights i.e. Property Card (AakhivPatrika) vide Mutation Entry dated 6th November, 2018.

vii. That, lateron, aforesaid Shri. Abhay Moreshwarrao Padwad and Shri. Krishna Nilkanthrao Gawhane with a view to club/amalgamate both the Plots applied to Nagpur Improvement Trust for the same and accordingly Nagpur Improvement Trust on receipt of necessary clubbing charges clubbed/amalgamated both the Plots i.e. Plot No. 62 and 62-A vide it's Letter No. B.E.(S)/351, dated 10th January, 2018 issued by Building Engineer (S), Nagpur Improvement Trust, Nagpur.

viii. That, Shri. Abhay Moreshwarrao Padwad and Shri. Krishna Nilkanthrao Gawhane with a view to develop the aforesaid property, got the Building Plan

sanctioned from the Asst. Director, Town Planning Deptt., Nagpur Municipal Corporation, Nagpur vide its Building Permit Number:- **775/BP/Nagpur/TP /NMC/2605, dated 21st February, 2022**, for constructing multistoried building by utilizing the available full F.S.I. on the said property. However, it seems that lateron they dropped their idea of developing the said property.

ix. That, lateron, said Shri. Abhay Moreshwarrao Padwad and Shri. Krishna Nilkanthrao Gawhane sold/transferred said property i.e. **Plot No. 62**, and **62-A** to M/s. Dravya Builder and Developers, a Partnership Firm, by virtue of Sale Deed dated 29th June, 2021, which is duly registered in the office of Jt. Sub Registrar, Nagpur No. 8 in Book No. 1 at Regd. No. NGP8-3654-2021 on 1st July, 2021. The name of the present owner is also mutated in the record of City Survey i.e. Property Card vide Mutation Entry No 3, dated 19th May, 2022.

x. That the present owner M/s. Dravya Builder and Developers had not paid full and final consideration under the aforesaid Sale Deed till the date of execution of the same and had issued some post dated cheques against the balance consideration. That as per the terms and conditions of the aforesaid Sale Deed dated 29th June, 2021, the Purchaser/present owner agreed and assured to make arrangement of payment in its bank account so that the post dated cheques can be encashed. At the time of questionnaire to the representative of M/s. Dravya Builder and Developers regarding payment of balance consideration, it was informed that full and final consideration under the Sale Deed dated 29th June, 2021 is paid and nothing remains to be paid to the previous owner.

xi. That the aforesaid M/s.DRAVYA BUILDER & DEVELOPERS decided to develop the said property by constructing a multistoried building having various residential and commercial apartments as per the aforesaid sanctioned Building Plan bearing Building Permit Number:- **775/BP/Nagpur/TP/NMC/2605, dated 21st February, 2022** and the same is named as "**DRAVYA SEVEN STARS**".

xii. That,the present owner has submitted the said property to the provisions of Maharashtra Apartment Ownership Act, 1970 by executing and registering a **DEED OF DECLARATION** with the Jt. Sub Registrar Nagpur No. 8 at Regd. No. NGP8-1608-2022 on 22nd March, 2022.

xiii. That, for the purpose of verification of the title, the Xerox copies following documents relating to said property are provided to us.

1. Copy of Property Card (Aakhiv Patrika).
2. Copy of Possession Letter dated 28th February, 2018.
3. Copy of Indenture of Lease dated 6th April, 2018.
4. Copy of Deed of Correction dated 9th July, 2020.
5. Copy of Sale Deed dated 29th June, 2021 bearing Regd. No. NGP8-3654-2021.
6. Copy of Building Permit and Sanctioned Building Plan.
7. Copy of Deed of Declaration dated 22nd March, 2022.

That, all the aforesaid documents produced before me by M/s. DRAVYA BUILDER & DEVELOPERS for scrutiny and examination are photo copies. It is necessary to verify original copies in the custody of the aforesaid present Owner. 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 its ownership rights are affected, diluted or third party interest is created so also in respect of payment of full and final consideration under Sale Deed dated 29th June, 2021 to the previous owners.

4. That, I have taken online search in respect of the aforesaid property from web portal www.igrmaharashtra.gov.in by giving inputs of **City Survey No. 178, Sheet No. 305, Mouza Nagpur, Nagpur City**for the period of 15 years from 1st April, 2008 till 27th March, 2023 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH017580653202223P dated 28.03.2023, Search Application No. 779-2023, dated 29th March, 2023. The receipt of the same is enclosed herewith.

5. That, during my online search I did not come across any subsisting adverse entry recorded relating to the aforesaid property.

6. Any other relevant Title.

We observed that the said land is Nagpur Improvement Trust's Leasehold property.

7. Litigations if any,

During our online search we did not came across any entry of lispendence recorded relating to aforesaid property.

Date : 31.03.2023

(Sangita Mothghare)
Advocate

SANGITA G. MOTHGHARE
ADVOCATE
1, Galaxy Aptt., Museum Road,
Civil Lines, Nagpur-440001

271/0

Wednesday,29 March 2023 11:04 AM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 3582 दिनांक: 29/03/2023

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: **नगन8-0-2023**

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **ॲड. संगिता मोटघरे**

वर्णन **शोध अर्ज क्रं. 779/2023, मौजा- नागपूर ,सी.टी.एस. नं. 178, प्लॉट नं. 62,62ए, वार्ड नं.20, 2008 ते 2023**

शोध व निरीक्षणे	रु. 375.00
एकूण:	रु. 375.00

NGP8

1); देयकाचा प्रकार: eChallan रक्कम: रु.375/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017580653202223P दिनांक: 29/03/2023

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्रं. ८.

CHALLAN
MTR Form Number-6

GRN MH017580653202223P	BARCODE [redacted]	Date 27/03/2023-17:25:30	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	NGP8_JT NAGPUR N0 8 SUB REGISTRAR	**Full Name**	Adv Sangita Mothghare
Location	NAGPUR		
Year	2023-2024 From 01/04/2008 To 27/03/2023	**Flat/Block No.**	
		Premises/Building	
0030072201 SEARCH FEE	375.00	**Road/Street**	Civil Line
		Area/Locality	Nagpur
		Town/City/District	
		PIN	
		Remarks (If Any)	Sheet No 305 CTS No 178 Plot No 62 62A Ward No 20 Mouza Nagpur
		Amount In Words	Three Hundred Seventy Five Rupees Only
Total	375.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023032711197	8500461871332
Cheque/DD No.		Bank Date	RBI Date	27/03/2023-17:25:55	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9860566808

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 नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Print Date 27-03-2023 05:33:17