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

All that piece and parcel of land admeasuring about 16,025.00 Sq. Ft ie 1488.75 Sq. Mtrs being western side portion of the piece and parcel of Free hold land (earlier Nazul Land , Nazul Sheet No. 30C) Plot No. 3/1-A, , in all admeasuring about 2070.51 Sq. Mtrs. i.e. 22,287.00 Sq. Ft., being portion of Kh. No. 75/9, bearing City Survey No. 2081/1, Sheet No. 39, of Mauza : Jaripatka, bearing Municipal House No. 720, Ward No. 60, situated at Chhaoni, Chhindwara Road, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur

I have investigated the title of the said plots on the request of M/s Madhavraya Multiventures, a Partnership Firm through partners : Shri Satish S/o Chandumal Anandani and Shri Jayprakash S/o Baliramji Sahajramani all residents of Nagpur and following documents i.e:-

1) Description of the property.

All that piece and parcel of land admeasuring about 16,025.00 Sq. Ft ie 1488.75 Sq. Mtrs being western side portion of the piece and parcel of Free hold land (earlier Nazul Land , Nazul Sheet No. 30C) Plot No. 3/1-A, , in all admeasuring about 2070.51 Sq. Mtrs. i.e. 22,287.00 Sq. Ft., being portion of Kh. No. 75/9, bearing City Survey No. 2081/1, Sheet No. 39, of Mauza : Jaripatka, bearing Municipal House No. 720, Ward No. 60, situated at Chhaoni, Chhindwara Road, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur

2) The documents of allotment of plot.

i. Sale Deed dated 25/06/2020 for Plot No. 3/1-A executed by M/s Maimoon Construction and Development Co., through its Partners Iqbalhussain S/o Ashgharali and Abdulhussain S/o Ashgharali in favour of M/s Madhavraya Multiventures, a Partnership Firm duly registered with the office of the Sub Registrar , Nagpur at Sr. No. 1816.

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

ii. Sale Deed dated 16/08/1988 for Plot No. 3/1-A executed by M/s Krishnakumar Bagaria in favour of M/s Maimoon Construction and Development Company duly registered with the office of the Sub Registrar, Nagpur at Sr. No. 1816

iii. Property card extract for Plot No. 3/1-A

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 have verified the relevant records of Sub-Registrar , Nagpur and inspected the relevant deeds,documents produced before me. There appeared to be no Lien, charge, interest or any registered encumbrance over this property as referred above. I am of the opinion there is no litigation is pending in respect of Plot No. 3/1-A in any court or before any authority.

That the title of

i. M/s Madhavraya Multiventures, a Partnership Firm through its partners : Shri Satish S/o Chandumal Anandani and Shri Jayprakash S/o Baliramji Sahajramani for Plot No. 3/1-A is clear, Marketable and without any encumbrances.

Owners of the Land

M/s Madhavraya Multiventures, a Partnership Firm through its partners : Shri Satish S/o Chandumal Anandani and Shri Jayprakash S/o Baliramji Sahajramani for Plot No. 3/1-A

The report reflecting the flow of the title of

M/s Madhavraya Multiventures, a Partnership Firm through its partners : Shri Satish S/o Chandumal Anandani and Shri Jayprakash S/o Baliramji Sahajramani for Plot No. 3/1-A is enclosed herewith as annexure.

REMARKS :
ENCL : ANNEXURE

Nagpur.
Dated : 30.08.2023

Ashwin Patil
Advocate

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. 8342 dated 10/11/2020 for Plot No. 3/1-A

3) Search report for 30 years Taken from Sub-Registrar-1 office at Hingna

NARRATION ON FLOW OF TITLE:

WHEREAS, originally the Governor of Maharashtra allotted the Plot No. 3/1, admeasuring about 31735.00 Sq. Ft. (2948.27 Sq. Mtrs.) to Shri Dinkar Ramchandra Datar and executed Indenture of Lease for a term ending on 15.09.1982 and thereafter the plot gone in the share of Shri Jayant Dinkar Datar under the family partition dt. 22.10.1964 registered at Sr. No. 3865 and after expire of lease period the Governor of Maharashtra renewed the lease of the said plot for a further term ending on 14.09.2012 In Rev. Case No. 28/NAA-48/82-83, in favour of Shri Jayant Dinkar Datar AND;

WHEREAS, said Shri Jayant Dinkar Datar and his family members sold the said Plot No. 3/1 to M/s Krishnakumar Bagaria by Sale Deed dt. 28.09.1987 registered with Joint Sub Registrar Nagpur - 2 at Book No Add-1, Volume No. 649 at pages 86 to 93 at Sr. No. 4862 dt. 28.09.1987, AND;

WHEREAS, said M/s Krishnakumar Bagaria sold the South-East Portion of said plot admeasuring about 6262.00 Sq. Ft. to M/s Malmoon Construction and Development Company, the SELLER here-in by Sale Deed dt. 29.07.1988 registered with Joint Sub Registrar Nagpur City 1 at Book No Add-1, Volume No. 1115 at pages 130 to 133 at Sr. No. 8146 dt. 29.07.1988, AND;

WHEREAS, said M/s Krishnakumar Bagaria further sold the Western Portion of sald plot admeasuring about 16025 Sq. Ft. to M/s Malmoon Construction and Development Company, the SELLER here-in by Sale Deed dt. 16.08.1988 registered with Joint Sub Registrar Nagpur City 1 at Book No Add-1, Volume No. 1126 at pages 128 to 132 at Sr. No. 8740 dt. 16.08.1988, AND;

WHEREAS, M/s Maimoon Construction and Development Company, thus became the owner of the land admeasuring about 2070.51 Sq. Mtrs. i.e. 22287.00 Sq. Ft. by virtue of the said Sale Deeds, AND;

WHEREAS, after expiry of the lease period, the Governor of Maharashtra renewed the lease of the said land admeasuring about 22287.00 Sq. Ft. renumbered as Nazul Plot

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

No. 3/1-A in favour of M/s Maimoon Construction and Development Company, by Indenture of Lease dt. 24.10.2016 for a further term ending on 14.09.2042 registered with Sub Registrar, Nagpur 1at Book No. 1 at Sr. No. 5935 dt. 26.10.2016, AND;

WHEREAS, M/s Maimoon Construction and Development Co. applied to the Collector, Nagpur and processed the matter for its land and accordingly the Collector, Nagpur has directed to pay an amount of Rs. 49,69,224/- for conversion charges from Nazul leasehold to Free hold and having paid the same, the said land got converted into Freehold land vide Order of Collector, Nagpur in Rev. Case No. 13/MRC-81/2019-20 DT. 12.06.2020, AND;

WHEREAS, M/s Maimoon Construction and Development Co. transferred all that piece and parcel of land admeasuring about 16,025.00 Sq. Ft ie 1488.75 Sq. Mtrs being western side portion of the piece and parcel of Free hold land (earlier Nazul Land , Nazul Sheet No. 30C) Plot No. 3/1-A, to M/s Madhavraya Multiventures by way of Sale Deed dated 25/06/2020 bearing serial no. 1816.

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur.

Dated : 30.08.2023

Ashwin Patil

Advocate

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