

CHALLAN
MTR Form Number-6

FORMAT – A

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur – 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to building known as PRIMROSE TOWER to be erected on land being ALL THAT piece and parcel of amalgamated Plot Nos. 4-5-6-7, admeasuring about 1021.01 Sq. Mtrs. in the sanctioned lay out known as "NIRMAL SHRISHTI - II" carved on ALL THAT piece and parcel of non-agricultural land bearing Kh. No. 76, admeasuring about 2.02 Hectares, i.e. 20200 Sq. Mtrs., with Occupant Class I Bhumiswami rights, situated at MAUZA: TURAKMARI, P. H. No. 71, Tahsil: HINGNA, District: NAGPUR (here-in-after referred as the said Project PRIMROSE TOWER")

I/We have investigated the title of the said land on the request of M/S NIVI INFRASTRUCTURES, a proprietary concern acting through its sole proprietor SHRI ROHAN S/O VINAYAKRAO RAROKAR, Resident of Plot No. 1839, Bhandara Road, Pardi, Nagpur – 440035 and following documents i.e. :-



PRIMROSE TOWER

Page - 1 -

M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR

R-101, "SHRINIWAS", 10, Central Avenue, Wardhman Nagar Square, Nagpur - 440 008. Ph.: Off. : 0712 - 2767995 Fax : 0712 - 2767409
Sadar Office : FF-10, Fourth Floor, Girish Heights, L.I.C. Square, Kamptee Road, Nagpur. Ph.: 0712 - 2556018
E-mail : msdkadvocates@gmail.com



01. Description of the property.

ALL THAT piece and parcel of amalgamated Plot No. 4-5-6-7, admeasuring about 1021.01 Sq. Mtrs. in the sanctioned lay out known as "NIRMAL SHRISHTI - II" carved on ALL THAT piece and parcel of non-agricultural land bearing Kh. No. 76, admeasuring about 2.02 Hectares, i.e. 20200 Sq. Mtrs., with Occupant Class I Bhumiswami rights, situated at MAUZA: TURAKMARI, P. H. No. 71, Tahsil: HINGNA, District: NAGPUR and the said plot is bounded as under :

ON THE NORTH	:	PLOT NO. 3
ON THE EAST	:	15.00 MTR. WIDE ROAD
ON THE WEST	:	PLOT NO. 8,9,10,11,12,13
ON THE SOUTH	:	9.00 MTR. WIDE ROAD

02. Title documents for allotment of Unit.

(i) Sale Deed dt. 03.02.2020 registered with Sub Registrar Hingna at Book No. 1 at Sr. No. 633 dt. 03.02.2020 executed by Shri Swapnil Chandramani Gaikwad in favour of M/S NIVI INFRASTRUCTURES, a proprietary concern acting through its sole proprietor SHRI ROHAN S/O VINAYAKRAO RAROKAR.

(ii) Sanad granted by The Collector, Nagpur u/s 42-A of the Maharashtra Land Revenue Code, 1966 by Sanad dt. 15.01.2021 in Rev. Case No. 107/NAP-34/Mauza-Turakmari/2020-21

(iii) Amalgamation Letter in respect of Plot Nos. 4, 5, 6 and 7 given by Assistant Engineer – I, Nagpur Metropolitan Region Development Authority, vide Letter No. AE/DPC/RL/1063 dt. 04.11.2022.

(iv) Building Plan sanctioned by the Executive Engineer Nagpur Metropolitan Region Development Authority, Nagpur vide Building Permit No. 161708 and Permit No. NMRDA/B/2023/APL/00335 dt. 03.05.2023

(v) Deed of Declaration dt. 23.05.2023 registered with Sub Registrar, Hingna at Book No. 1 at Sr. No. 3925 dt. 23.05.2023 in respect of building project known as "PRIMROSE TOWER",

03. 7/12 issued by the Patwari.

04. Search report for more than 30 years from 1983 till 2023.



02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of M/S NIVI INFRASTRUCTURES, a proprietary concern acting through its sole proprietor SHRI ROHAN S/O VINAYAKRAO RAROKAR is clear, marketable and without any encumbrances.

Owner of the land

Property	Owner
ALL THAT piece and parcel of amalgamated Plot Nos. 4-5-6-7, admeasuring about 1021.01 Sq. Mtrs. in the sanctioned lay out known as "NIRMAL SHRISHTI - II" carved on ALL THAT piece and parcel of non-agricultural land bearing Kh. No. 76, admeasuring about 2.02 Hectares, i.e. 20200 Sq. Mtrs., with Occupant Class I Bhumiswami rights, situated at MAUZA: TURAKMARI, P. H. No. 71, Tahsil: HINGNA, District: NAGPUR	M/S NIVI INFRASTRUCTURES, a proprietary concern acting through its sole proprietor SHRI ROHAN VINAYAKRAO RAROKAR, Resident of Plot No. 1839, Bhandara Road, Pardi, Nagpur - 440035

Qualifying comments/ remarks if any

The Title of M/S NIVI INFRASTRUCTURES on the said land is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of M/S NIVI INFRASTRUCTURES, on the said land is enclosed herewith as Annexure.

Encl : Annexure
Date: 16.06.2023



Adv. Sandeep M. Khedkar

ANNEXURE TO "FORMAT - A"

**TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

This is to certify that we have verified the titles of the entire sanctioned building project Scheme known as "PRIMROSE TOWER" to be erected on ALL THAT piece and parcel of amalgamated Plot Nos. 4-5-6-7, admeasuring about 1021.01 Sq. Mtrs. in the sanctioned lay out known as "NIRMAL SHRISHTI - II" carved on ALL THAT piece and parcel of non-agricultural land bearing Kh. No. 76, admeasuring about 2.02 Hectares, i.e. 20200 Sq. Mtrs., with Occupant Class I Bhumiswami rights, situated at MAUZA: TURAKMARI, P. H. No. 71, Tahsil: HINGNA, District: NAGPUR owned by M/S NIVI INFRASTRUCTURES, a proprietary concern acting through its sole proprietor SHRI ROHAN S/O VINAYAKRAO RAROKAR, Resident of Plot No. 1839, Bhandara Road, Pardi, Nagpur - 440035. Our Findings are as under:

01. Originally the said land bearing Old Kh. No. 23/4, admeasuring about 2.02 Hectares alongwith other lands were owned by Shri Patit Mahadeo Gaikwad and having been received under the family partition between him and Shatrughna Gaikwad as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954.

02. That, said Shri Patit Mahadeo Gaikwad expired and on his death the said lands were owned by his legal heirs Smt. Rekhatai Gulabrao, Smt. Maya Bhauraoji Dhabarde, Smt. Tai Dnyaneshwar Hajare, Smt. Kamalabai Patit Gaikwad and Shri Chandramani Patit Gaikwad and under the consolidations proceedings, the said old Kh. No. 23/4 was renumbered as New Kh. No. 76.

03. That, said Smt. Rekhatai Gulabrao, Smt. Maya Bhauraoji Dhabarde, Smt. Tai Dnyaneshwar Hajare, Smt. Kamalabai Patit Gaikwad relinquished all their rights, title in respect of land of Kh. No. 76 alongwith other lands in favour of Shri Chandramani Patit Gaikwad, and the name of said Shri



Chandramani Patit Gaikwad, was mutated in revenue records as the sole and exclusive owner of land of Kh. No. 76 vide Ferfar No. 29 dt. 09.09.1989.

04. That, the family partition took place between Shri Chandramani Patit Gaikwad, his mother Smt. Kamaia Patit Gaikwad and son Shri Swapnil Chandramani Gaikwad in respect of family properties on 21.09.1991 and under the said Partition, the land of Kh. No. 76 came to the share of Shri Swapnil Chandramani Gaikwad and his name was mutated in revenue records as the sole and exclusive owner of land of Kh. No. 76 vide Ferfar No. 38 dt. 04.02.1992.

05. That, said owner Shri Swapnil Chandramani Gaikwad by Sale Deed dt. 03.02.2020 registered with Sub Registrar Hingna at Book No. 1 at Sr. No. 633 dt. 03.02.2020 sold the said land of Kh Survey No. 76 to the SELLER/PROMOTER here-in and the name of the SELLER/PROMOTER here-in was mutated in revenue records as the sole and exclusive owner of the said land.

06. That, the SELLER/PROMOTER decided to develop the aforesaid land of Kh. No. 76 of Mouza - TURAKMARI and accordingly prepared a Plan of a residential Layout on the said entire land which has been approved / sanctioned by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur on 14.02.2021.

07. That, The Collector, Nagpur granted the Sanad u/s 42-A of the Maharashtra Land Revenue Code, 1966 by Sanad dt. 15.01.2021 in Rev. Case No. 107/NAP-34/Mauza-Turakmari/2020-21

08. That, the SELLER/PROMOTER has agreed to develop the layout as per the drawing, designs & specification to be approved by the Executive Engineer/ NMRDA.

09. That, out of the said lay out, the SELLER/PROMOTER here-in got the amalgamation of Plot Nos. 4, 5, 6 and 7 from Assistant Engineer - I, Nagpur Metropolitan Region Development Authority, vide Letter No. AE/DPC/RL/1063 dt. 04.11.2022 and the area of the amalgamated Plot No. 4-5-6-7 is 1021.01 Sq. Mtrs.

10. That, the SELLER/PROMOTER constructing a residential building on said Plot of land in accordance with the Building Plan sanctioned by the Executive Engineer Nagpur Metropolitan Region Development Authority, Nagpur vide



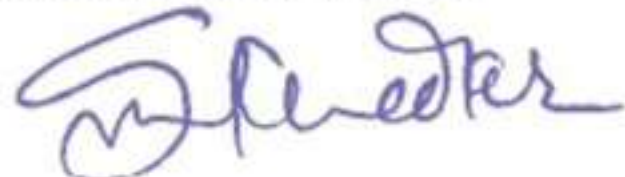
Building Permit No. 161708 and Permit No. NMRDA/B/2023/APL/00335 dt. 03.05.2023 and the building is known as "PRIMROSE TOWER"

11. That, the SELLER/PROMOTER submitted the entire Plot of land and Building to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dt. 23.05.2023 registered with Sub Registrar, Hingna at Book No. 1 at Sr. No. 3925 dt. 23.05.2023 and the building project is known as "PRIMROSE TOWER".

12. We have satisfied that the property is heritable and transferable and the owners have a right to develop as well as transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are is duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.

13. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the property known as "PRIMROSE TOWER" to be developed on ALL THAT piece and parcel of amalgamated Plot Nos. 4-5-6-7, admeasuring about 1021.01 Sq. Mtrs. in the sanctioned lay out known as "NIRMAL SHRISHTI - II" carved on ALL THAT piece and parcel of non-agricultural land bearing Kh. No. 76, admeasuring about 2.02 Hectares, i.e. 20200 Sq. Mtrs., with Occupant Class I Bhumiswami rights, situated at MAUZA: TURAKMARI, P. H. No. 71, Tahsil: HINGNA, District: NAGPUR the same is owned by M/S NIVI INFRASTRUCTURES, a proprietary concern acting through its sole proprietor SHRI ROHAN VINAYAKRAO RAROKAR as stated here-in-above.

The Title is Good, Clear, marketable and free from all encumbrances.


(S.M. KHEDKAR)
ADVOCATE
16.06.2023

