

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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1a-2324-0670

FORMAT - A (Circular No: - 28 / 2021)

To

MahaRERA

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 the building to be known as "**THE ONE**" proposed on ALL THAT Piece and Parcel of land bearing Plot No. 4 containing by admeasurement 2626.832 Sq. Mtrs. out of Kh. No. 60, 61, 62 in the compound of Bungalow No. 63/1 and 64/1 of MOUZA - GADGA, bearing Corporation House No. 318/B, City Survey No. 49, Sheet No.13 of MOUZA - GADGA, situated at Temple Road, Civil Lines, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 66, in Tahsil and District - NAGPUR.

1} I have investigated the title of the said property on the request of **M/s. Kukreja Infrastructures**, a Partnership firm and having its registered office at 17, Sushila Layout, Sugat Nagar, Jaripatka Ring Road, Nagpur-440014 and following documents i.e.:-

i) Description of the property.

ALL THAT Piece and Parcel of land bearing Plot No. 4 containing by admeasurement 2626.832 Sq. Mtrs. out of Kh. No. 60, 61, 62 in the compound of Bungalow No. 63/1 and 64/1 of MOUZA - GADGA, bearing Corporation House No. 318/B, City Survey No. 49, Sheet No.13 of MOUZA - GADGA, situated at Temple Road, Civil Lines, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 66, in Tahsil and District - NAGPUR.



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ii) The Document of Ownership of the said property.

- (a) Property Card.
- (b) Agreement dated 11.02.1987 registration Sr. No. 1263 dt. 31-07-1987 executed between AIL and Collector, Nagpur.
- (c) Municipal Tax Receipt.
- (d) Collector / Nazul Letter for change of Occupancy.
- (e) Sale Deed registration Sr. No. 8731 dated 28-09-2022.

iii) Search report for 30 years from 1993 to 2023.

2} On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of owners and Developers is clear, marketable and without any encumbrances as per the available search from the online portal.

Owners of the land:

ALL THAT Piece and Parcel of land bearing Plot No. 4 containing by admeasurement 2626.832 Sq. Mtrs. out of Kh. No. 60, 61, 62 in the compound of Bungalow No. 63/1 and 64/1 of MOUZA - GADGA, bearing Corporation House No. 318/B, City Survey No. 49, Sheet No.13 of MOUZA - GADGA, situated at Temple Road, Civil Lines, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 66, in Tahsil and District - NAGPUR	M/s. Kukreja Infrastructures
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Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **M/s. Kukreja Infrastructures** 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. Kukreja Infrastructures** on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 05-06-2023




(SANDEEP SHASTRI)
Advocate

Shivkrupa, Level II,
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1a-2324-9579

FORMAT - A

(Circular No: - 28 / 2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

1} Property Card as on date of application for registration -

The name of **M/s. Kukreja Infrastructures** is recorded in the Property Card in respect of the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 4 containing by admeasurement 2626.832 Sq. Mtrs. out of Kh. No. 60, 61, 62 in the compound of Bungalow No. 63/1 and 64/1 of MOUZA - GADGA, bearing Corporation House No. 318/B, City Survey No. 49, Sheet No.13 of MOUZA - GADGA, situated at Temple Road, Civil Lines, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 66, in Tahsil and District - NAGPUR.

2} Mutation Entry -

The property card of the said Property reveal that vide Mutation / Ferfar Entry No. 6522 on 05-11-2022, the name of **M/s. Kukreja Infrastructures** is recorded as Owner of the said property.

3} Search report for more than 30 years i.e. from 1990 to 2023 taken from Sub-Registrar office at Nagpur.

- i) THAT, ALL THAT Piece and Parcel of land bearing Plot No. 4 out of Kh. No. 60, 61, 62 in compound of Bungalow No. 63/1 and 64/1 of MOUZA - GADGA and Kh. No. 55 & 263 of MOUZA - SITABULDI, NAGPUR, Civil Lines, containing by admeasurement 2626.832 Sq. Mtrs. (OR 28275 Sq. Ft.), belonged to Indian Airlines (now known as AIR INDIA LIMITED), having granted the same to it by the Government of Maharashtra under the provisions of Maharashtra Land Revenue Code, 1966 and Maharashtra Land Revenue (Disposal of Government Lands) Rules, 1971 and accordingly, the Collector, Nagpur has executed an Agreement dated 11.02.1987, in respect thereof, which is duly registered at the Office of Joint Sub-Registrar, Nagpur City -1 in Book No. 1 at registration Sr. No. 1263 on 31-07-1987.
- ii) THAT, Out of the said Land, certain parcel of land was used for road widening purposes leaving the area of land admeasuring 2324.62 sqm. being the Schedule Property, bearing Plot No. 4 out of Kh. No. 60, 61, 62 in compound of Bungalow No. 63/1 and 64/1 of MOUZA - GADGA and Kh. No. 55 & 263 of MOUZA - SITABULDI, NAGPUR, Civil Lines, and bearing Corporation House No. 318/B, City Survey No. 49, Sheet No.13 of MOUZA - GADGA, situated at Temple Road, Civil Lines, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 66, in Tahsil and District - NAGPUR.



- iii) THAT, the Indian Airlines (now known as AIR INDIA LIMITED), constructed a building on the said plot of land covering a total built-up area of 585.87 Sq. Mtrs. in accordance with the Building Permit No. 26/EPR/66 dated 25-04-1984 sanctioned by the Assistant Engineer-Building, Nagpur Municipal Corporation, Nagpur.
- iv) THAT, the Agreement for grant of said land was executed with M/s. Indian Airlines, a Public Limited Company registered under the Companies Act 1956 and Collector, Nagpur, on 11.02.1987.
- v) THAT, the Air India Limited and Indian Airlines Limited were amalgamated to form National Aviation Company of India Limited, a Government of India company, vide order dated 22.08.2007 of the Ministry of Corporate Affairs, Government of India. As per the said order, the two Companies viz. Air India Ltd. and Indian Airlines Ltd. were dissolved without the process of winding up and all the properties of Air India Ltd. and Indian Airlines Ltd. were transferred to National Aviation Company of India Limited.
- vi) THAT, the name of National Aviation Company of India Limited was changed to Air India Limited, vide a fresh Certificate of Incorporation dated 24.11.2010 (Corporate Identity Number: U62200DL2007GOI161431) issued by the Registrar of Companies, NCT of Delhi & Haryana, Ministry of Corporate Affairs, Government of India.
- vii) THAT, the said Air India Limited applied to the Collector, Nagpur for conversion of said from Occupancy Class - 2 to Free Hold Class - 1 Rights in accordance with the Maharashtra Government Gazette Notification dated 08-03-2019 by paying requisite charges therefor. The Collector, Nagpur, pursuant to receipt of permission from Government of Maharashtra, Revenue and Forest Department vide Order No. Land-2019/C.N.37/J-8 dated 12-09-2022 converted the said plot of land into Occupancy Class - 2 to Free Hold Class - 1 Rights vide its Letter No. 1263/2018 dated 21.09.2022.
- viii) THAT, pursuant to Auction proceedings conducted by Air India Limited, Kukreja Infrastructure became the H-1 bidder and accordingly a Sale Deed in respect of said property came to be executed on 28-09-2022, which is also duly registered at the Office of the Joint Sub Registrar, Nagpur-4 in Book No. 1 at Sr. No. 8731 on 28-09-2022. As a result therefore the said **M/s. Kukreja Infrastructures** has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein.
- ix) THAT, the aforesaid **M/s. Kukreja Infrastructures** later on decided to develop the aforesaid property into RESIDENTIAL ESTATE by constructing a Multistoried Building consisting of various self contained separate Apartments therein and shall be known and styled as "**THE ONE**" is sanctioned by the Asst. Director, Town Planning, Nagpur



Municipal Corporation, Nagpur, vide its Building Permit No. NMO/B/2023/APL/01247 Dated 21-02-2023.

x) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us:-

- (a) City Survey Property Card.
- (b) Agreement dated 11.02.1987 registration Sr. No. 1263 dt. 31-07-1987 executed between AIL and Collector, Nagpur.
- (c) Municipal Tax Receipt.
- (d) Collector / Nazul Letter for change of Occupancy.
- (e) Sale Deed registration Sr. No. 8731 dated 28-09-2022.
- (f) Copy of Building Sanction Plan dated 21-02-2023.

(i) THAT, all the aforesaid documents produced before by **M/s. Kukreja Infrastructures** to me for Scrutiny and examination are photocopies, 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 owners that it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or third party interest is created.

(ii) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 20 MOUZA : SOMALWADA, for the period of 32 (Thirty Two) years by depositing necessary Search Fees online with the department of Registration vide GRN No. MH003029200202324E dated 03-06-2023, GRN No. MH003025178202324E dated 03-06-2023. The receipts of the same are enclosed herewith.

(iii) THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4} Any other relevant Title: - N. A.

5} Litigations if any: - N. A.

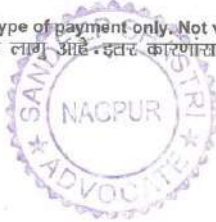
Date: 05-06-2023




(SANDEEP SHASTRI)
ADVOCATE



GRN	MH003025178202324E	BARCODE			Date	03/06/2023-13:46:33		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee Type of Payment Other Items					TAX ID / TAN (If Any)					
					PAN No.(If Applicable)					
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		SANDEEP ANANT SHASTRI			
Location PUNE										
Year 2023-2024 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				450.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN		<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>			
					Remarks (If Any)					
					Amount In		Four Hundred Fifty Rupees Only			
Total				450.00	Words					
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		69103332023060313034 2811348088	
Cheque/DD No.					Bank Date		RBI Date		03/06/2023-13:47:26 Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			



MH003025178202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
03 Jun 2023	Receipt	Receipt no.: 1112936101
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Gadga S.No/CTS No/G.No. : 49
	Period of search :	From :2006 To :2023
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH003025178202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/fmSearchChallanWithOutReg.php '.		



