RITESH C. MAHENDRA
ADVOCATE
PLOT NO. O-5 "BHAKTI APARTMENT",
LAXMI NAGAR,
NAGPUR.
Mob. : 9860902292
E mail :- advriteshmahendra@gmail.com

DATED : 1/06/2023

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

To

Maha RERA,

6 & 7th Floor, Plot No. C-21, E-Block,

Housefin Bhavan,

Bandra Kurla Complex,

Bandra (E), Mumbai – 400051.

Maha RERA,

Administrative Building No. 1,

Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the property comprising ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 68,69,75,76 out of the layout of the SAMRAT NAVSHAKTI JANVIKAS SANSTHA NAGPUR, containing by admeasurement 512.0980 Sq. Mtrs. (OR 5512.222 Sq. Ft.), being a portion of the entire land bearing Khasra No. 94/2 of Mouza – SOMALWADA, P.S.K. 44, including all easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 3543/B/68+69, 3543/B/75 and 3543/B/76, City Survey No. 588 and Sheet No. 731/104 of Mouza – Somalwada, both situate in Samrat Navshakti Society's Layout, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation ward No. 15 in Tahsil and District – NAGPUR, (hereinafter referred as the said property).

(1) I have investigated the title of the said property on the request of **M/S. ARIHANT INFRA PROJECTS,** A Partnership Firm, Acting through its **Authorised Partners** – Shri.

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Sudhir Sharad Kachore & (2) Shri. Nishant Satyendra Nahata and following documents i.e. :

(i) Description of the Property.

ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 68,69,75,76 out of the layout of the SAMRAT NAVSHAKTI JANVIKAS SANSTHA NAGPUR, containing by admeasurement 512.0980 Sq. Mtrs. (OR 5512.222 Sq. Ft.), being a portion of the entire land bearing Khasra No. 94/2 of Mouza – SOMALWADA, P.S.K. 44, including all easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 3543/B/68+69, 3543/B/75 and 3543/B/76, City Survey No. 588 and Sheet No. 731/104 of Mouza – Somalwada, both situate in Samrat Navshakti Society's Layout, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation ward No. 15 in Tahsil and District – NAGPUR.

(ii) The Document of Sale Deed/Ownership of Plot No. 68,69,75,76,

(a) Akhiv Patrika issued by City Survey Office, Nagpur.

(b) Sale Deed Dated 03/09/2018, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 1 in Book No. 1 at Sr. No. 4659 on even date.

(c) Sale Deed Dated 10/07/2006, which is duly registered in the Office of the Head Quarter Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 3966 on even date.

(d) Corrected Deed on 21/01/2019 to the Sale Deed Dated 25/10/2005 which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 5 in Book No. 1 at Sr. No. 1283 on 26/02/2019.

(e) Correction Letter No. NMC/NARAVI/102 Dated 12/11/2020 Regularization Letters.

(f) Regularization Letters in respect of the aforesaid Plot Nos. 75 and 76 issued by the Assistant Director, Town Planning, Nagpur Municipal Corporation, Nagpur vide his Permit NMC/ADTP/RL/319 Dated 12/11/2020 in favour of Mrs. Nanda Sharad Jichkar for Plot No. 75 and another Permit No. NMC/ADTP/RL/320 Dated 12/11/2020 in favour of Mrs. Nanda Sharad Jichkar for Plot No. 76.

(g) Amalgamation Release Letter issued by the Building Engineer (WEST), Nagpur Improvement Trust vide its Permit No. BE(W)/6861, Dated 11/05/2022.

(h) Sale Deed Dated 6/07/2022, which is duly registered in the office of the Joint Sub Registrar Nagpur City – 4, in Book No. 1, at Sr. No. 6571 on 7/07/2022.

(i) Building sanctioned plan issued by Building Engineer (W), Nagpur Improvement Trust, Nagpur, vide his Building Permit No. B.E.(WEST)/Case No. GUN-2009/Tracking No. 2022101068/1235, Dated 5/04/2023.

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(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 owner/developer i.e. M/S. ARIHANT INFRA PROJECTS is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner/Developer of the Plot No. 68,69,75,76 :-

M/s. Arihant Infra Projects,
A Partnership Firm, having its Office at Apartment No. 1,
Kesariyanath Society No. 1, Nikalas Mandir Road,
Itwari, Nagpur.

Qualifying comments/remarks if any -

In accordance with the available search from the online portal the Title of the aforesaid land owner on the said land is good, valid marketable, clear and selable and M/S. ARIHANT INFRA PROJECTS has full right and authority to develop the said property.

(3) The report reflecting the flow of the title of the said M/S. ARIHANT INFRA PROJECTS on the said land is enclosed herewith as annexure.

Encl :- Annexure.
Date :- 1/06/2023.

Ritesh C. Mahendra
ADVOCATE

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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) Property Card of the said property issued by the City Survey Department, Nagpur as on date of application for registration –

The name of **M/S. ARIHANT INFRA PROJECTS,** A Partnership Firm, Acting through its **Authorised Partners** – Shri. Sudhir Sharad Kachore & (2) Shri. Nishant Satyendra Nahata is recorded in the property card issued by City Survey Department, Nagpur in respect of the property comprising ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 68,69,75,76 out of the layout of the SAMRAT NAVSHAKTI JANVIKAS SANSTHA NAGPUR, containing by admeasurement 512.0980 Sq. Mtrs. (OR 5512.222 Sq. Ft.), being a portion of the entire land bearing Khasra No. 94/2 of Mouza – SOMALWADA, P.S.K. 44, including all easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 3543/B/68+69, 3543/B/75 and 3543/B/76, City Survey No. 588 and Sheet No. 731/104 of Mouza – Somalwada, both situate in Samrat Navshakti Society's Layout, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation ward No. 15 in Tahsil and District – NAGPUR.

2) Mutation Entry -

The Property Card issued by the City Survey Department, Nagpur of Plot No. 68,69,75,76, bearing City Survey No. 588 reveal that vide Ferfar Entry No. 51132, Dated 25/08/2022, the names of aforesaid owner is recorded as exclusive Owner of the said property.

3) Search report for 30 Years from 1993 to 2023 taken from the online portal.

(i) THAT ALL THAT Piece and Parcel of Agricultural Land bearing Khasra/Survey No. 94/2 having an area of 2.48 Hectors of Mouza – SOMALWADA, P.S.K. 44, situate at Somalwada, Nagpur in Tahsil and District – NAGPUR, originally belonged (1) Smt. Tanabai W/o Barkuji Chaple, (2) Shri. Marotrao S/o Barkuji Chaple, (3) Shri. Keshavrao S/o Barkuji Chaple, (4) Shri. Kashinath S/o Barkuji Chaple and (5) Shri. Bhagwan Barkuji Chaple jointly, all Residents of Somalwada, Nagpur being the recorded Owners thereof.

(ii) THAT the aforesaid Smt. Tanabai Barkuji Chaple and four others lateron jointly transferred/sold All That Piece and Parcel of land having an area of 0.40 Hector (i.e. 4000 Sq. Mtrs.) out of the aforesaid entire land bearing Khasra No. 94/2 having a total area of 2.48 Hectors, situate at Somalwada, Nagpur in Tahsil and District – Nagpur by way of sale to (1) Shri. Satyanarayan S/o Badriprasad Choudhary, (2) Shri. Madanlal S/o Tarachand Pacheriwala (Agrawal), (3) Shri. Devisahay S/o Shyambabu Agrawal and (4) Shri. Jagdish S/o Ganeshram Joshi, all Residents of Nagpur by a Sale Deed Dated 04/05/1990, which is duly Registered in the Office of the Sub-Registrar No. 1, Nagpur in Book No. 1 at Sr. No. 4067 on even date.

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(iii) THAT the aforesaid Shri. Satyanarayan Badriprasad Choudhary and four others lateron in their turn jointly transferred/sold the said 0.40 Hector of land out of Kh. No. 94/2 of Mouza – Somalwada, situate at Somalwada, Nagpur in Tahsil and District – Nagpur by way of sale to Samrat Navshakti Janvikas Sanstha limited, Nagpur by a Sale Deed Dated 13/02/1991, which is duly registered in the Office of the Sub-Registrar No. 1, Nagpur in Addl. Book No. 1, Volume No. 1943 on Pages 116 to 121 at Sr. No. 2023(1091) on even date.

(iv) THAT the aforesaid Smt. Tanabai W/o Barkuji Chaple and four others lateron in their turn jointly transferred/sold 0.40 Hectors (i.e. 4000 Sq. Mtrs.) of land out of Kh. No. 94/2 of Mouza – Somalwada, P.S.K. 44, situate at Somalwada, Nagpur in Tahsil and District – Nagpur by way of sale to Samrat Navshakti Janvikas Sanstha Limited, Nagpur by a Sale Deed Dated 13/02/1991, which is duly Registered in the Office of the Sub-Registrar No. 1, Nagpur in Book No. 1 at Sr. No. 2024 on even date.

(v) THAT the aforesaid Smt. Tanabai W/o Barkuji Chaple and four others further jointly transferred/sold 0.40 Hectors (i.e. 4000 Sq. Mtrs.) of land out of Kh. No. 94/2 of Mouza – Somalwada, P.S.K. 44, situate at Somalwada, Nagpur in Tahsil and District – Nagpur by way of sale to Samrat Navshakti Janvikas Sanstha Limited, Nagpur by a Sale Deed Dated 16/04/1991, which is duly Registered in the Office of the Sub-Registrar No. 1, Nagpur in Book No. 1 at Sr. No. 5424 on even date. As a result therefore the said Society became the Owner of 1.21 Hectors of land out of Kh. No. 94/2 of Mouza – Somalwada with heritable and transferable rights therein and the same was also accordingly mutated in its sole name in all relevant records as also in the Property Card of City Survey.

(vi) THAT the aforesaid entire land having an area of 1.21 Hectors out of the entire land bearing Kh. No. 94/2 is converted for Non Agricultural (Residential) Use by the Sub-Divisional Officer, Nagpur vide its Order Dated 26/02/1993 passed in Revenue Case No. 196/NAP-36/1991-1992 of Mouza – SOMALWADA.

(vii) THAT the aforesaid Samrat Navshakti Janvikas Sanstha Limited, Nagpur lateron prepared a Layout of the aforesaid land by carving out various Plots of different sizes therein for the allotment to its Share Holder Members.

(viii) THAT the said Samrat Navshakti Janvikas Sanstha Limited, Nagpur lateron in its turn transferred/sold Plot No. 68 (Sixty Eight) out of its aforesaid layout by way of sale to Mrs. Madhura W/o Mukul Pandit by a Sale Deed Dated 25/10/2005, which is duly Registered in the Office of the Sub Registrar No. 9, Nagpur in Book No. 1 at Sr. No. 3275/2005 on even date.

(ix) THAT in the like manner the said Samrat Navshakti Janvikas Sanstha Limited, Nagpur lateron in its turn transferred/sold Plot No. 69 (Sixty Nine) out of its aforesaid layout by way of sale to Shri. Mukul S/o Manohar Pandit by a Sale Deed Dated 25/10/2005, which is duly Registered in the Office of the Sub Registrar No. 9, Nagpur in Book No. 1 at Sr. No. 3274/2005 on even date.

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(x) THAT the aforesaid Plot Nos. 68 and 69 are covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur.

(xi) THAT the aforesaid Plot Nos. 68 and 69 are Regularized by the Nagpur Improvement Trust, Nagpur and accordingly two separate Regularization Letters in respect of the aforesaid Plot Nos. 68 and 69 are also issued by the Building Engineer (WEST) Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)1900(UA)/7060/484 Dated 20/12/2007 in Case No. 20030412121 and Layout No. 1900/Som/1701 in favour of Mrs. Madhura Mukul Pandit for Plot No. 68 and another Permit No. BE(W)1900(UA)/7043/485 Dated 20/12/2007 in Case No. 20030412122 and Layout No. 1900/Som/1701 in favour of Shri. Mukul Manohar Pandit for Plot No. 69. As per the said Regularization Letters both Dated 20/12/2007, the area of the said Plot No. 68 is shown and declared as 132.4380 Sq. Mtrs. instead of 139.3540 Sq. Mtrs. and the area of Plot No. 69 is shown and declared as 132.43 Sq. Mtrs. instead of 139.3546 Sq. Mtrs. Thus the area of the said Plot Nos. 68 and 69 is at present 132.4380 Sq. Mtrs. and 132.4300 Sq. Mtrs respectively.

(xii) THAT the aforesaid Mrs. Madhura Mukul Pandit lateron in her turn transferred/sold the said Plot No. 68 containing by admeasurement 132.4380 Sq. Mtrs., situate at Somalwada, Nagpur in Tahsil and District – Nagpur by way of sale to (i) Dr. Girish S/o Omprakash Agrawal and (ii) Dr. (Mrs.) Preeti W/o Dr. Girish Agrawal jointly by a Sale Deed Dated 17/04/2008, which is duly registered in the Office of the Sub Registrar No. 8, Nagpur in Book No. 1 at Sr. No. 2725/2008 on even date. In the like manner the aforesaid Dr. Mukul Manohar Pandit also transferred/sold his Plot No. 69 containing by admeasurement 132.4300 Sq. Mtrs., situate at Somalwada, Nagpur in Tahsil and District – Nagpur by way of sale to (i) Dr. Girish Omprakash Agrawal and (ii) Dr. (Mrs.) Preeti Girish Agrawal jointly by a Sale Deed Dated 17/04/2008, which is duly Registered in the Office of the Sub-Registrar No. 8, Nagpur in Book No. 1 at Sr. No. 2726/2008 on even date.

(xiii) THAT the aforesaid Dr. Girish Omprakash Agrawal and Dr. (Mrs.) Preeti Girish Agrawal lateron in their turn through their Attorney Holder Shri. Rishi S/o Harishankar Agrawal jointly transferred/sold their respective Plots of land bearing Plot Nos. 68 and 69 jointly containing by total admeasurement 284.868 Sq. Mtrs., situate at Somalwada, Nagpur in Tahsil and District – Nagpur by way of sale to (i) Shri. Sharad S/o Janrao Jichkar and (ii) Shri. Sanjay S/o Champatrao Khorgade, jointly by a Sale Deed Dated 03/09/2018, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 1 in Book No. 1 at Sr. No. 4659 on even date.

(xiv) THAT on resurvey and measurement of the aforesaid Plots of land the area of the said Plot Nos. 68 and 69 mentioned in the Regularization Letters are reduced. And accordingly two separate Correction Letters to that effect are also issued by the Assistant Director, Town Planning, Nagpur Municipal Corporation and thereby corrected the Plot area. As per the Correction Letter No. NMC/NARAVI/102 Dated 12/11/2020 the area of Plot No. 68 is now corrected as 128.020 Sq. Mtrs. instead of previous area of 132.438 Sq. Mtrs. In the like manner as per the Correction Letter Dated NMC/NARAVI/103 Dated

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12/11/2020 the area of Plot No. 69 is now corrected as 128.020 Sq. Mtrs. instead of previous area of 132.438 Sq. Mtrs. and thus the area of the said Plot Nos. 68 and 69 is at present 128.020 Sq. Mtrs. each.

(xv) THAT in the aforesaid circumstances due to changes made in the dimensions of Plot Nos. 68 and 69 by the Town Planning Department Nagpur Municipal Corporation, the aforesaid Samrat Navshakti Janvikas Sanstha Limited, Nagpur lateron executed a Corrected Deed on 21/01/2019 to the Principal Sale Deed Dated 25/10/2005 and subsequent Sale Deeds Dated 17/4/2008 and 03/09/2018 and thereby corrected the Plot area as 128.024 Sq. Mtrs. each and the same is also duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 5 in Book No. 1 at Sr. No. 458 on even date.

(xvi) THAT in the like manner ALL THOSE Pieces and Parcel of land bearing Plot Nos. 75 (SEVENTY FIVE) and 76 (SEVENTY SIX) out of the layout of the SAMRAT NAVSHAKTI JANVIKAS SANSTHA NAGPUR, each containing by admeasurement 1500 Sq. Ft. (OR 139.35 Sq. Mtrs.) and thus total area of 3000 Sq. Ft. (OR 278.70 Sq. Mtrs.), being a portion of the entire land bearing Khasra No. 94/2 of Mouza – SOMALWADA, P.S.K. 44, including all easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 3543/B/75 and 3543/B/76, City Survey No. 588 and Sheet No. 731/104 of Mouza – Somalwada, both situate in Samrat Navshakti Society's Layout, Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation ward No. 15 in Tahsil and District – NAGPUR, belonged to Mrs. Nanda W/o Sharad Jichkar, being her separate and self acquired property, having purchased the same by her from the Samrat Navshkati Janvikas Sanstha Limited, Nagpur by a Sale Deed Dated 10/07/2006, which is duly registered in the Office of the Head Quarter Sub Registrar, Nagpur-1 in Book No. 1 at Sr. No. 3966 on even date.

(xvii) THAT the aforesaid Plot Nos. 75 and 76 are covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur.

(xviii) THAT the aforesaid Plot Nos. 75 and 76 are Regularized by the Nagpur Municipal Corporation, Nagpur and accordingly two separate Regularization Letters in respect of the aforesaid Plot Nos. 75 and 76 are also issued by the Assistant Director, Town Planning, Nagpur Municipal Corporation, Nagpur vide his Permit NMC/ADTP/RL/319 Dated 12/11/2020 in Case No. 2019081417 and Layout No. 1900/Som/1701 in favour of Mrs. Nanda Sharad Jichkar for Plot No. 75 and another Permit No. NMC/ADTP/RL/320 Dated 12/11/2020 in Case No. 2019081418 and Layout No. 1900/Som/1701 in favour of Mrs. Nanda Sharad Jichkar for Plot No. 76. As per the said Regularization Letters both Dated 12/11/2020, the area of the said Plot No. 75 is shown and declared as 128.02 Sq. Mtrs. and the area of Plot No. 76 is shown and declared as 128.02 Sq. Mtrs. Thus the area of the said Plot Nos. 75 and 76 is at present 128.02 Sq. Mtrs. and 128.02 Sq. Mtrs respectively.

(xix) THAT in the aforesaid circumstances due to changes made in the dimensions of Plot Nos. 75 and 76 by the Town Planning Department Nagpur Municipal Corporation, the aforesaid Samrat Navshakti Janvikas Sanstha Limited, Nagpur lateron executed a

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Corrected Deed on 21/01/2019 to the Principal Sale Deed Dated 25/10/2005 and thereby corrected the Plot area as 128.024 Sq. Mtrs. each and the same is also duly Registered in the Office of the Joint Sub Registrar, Nagpur City No. 5 in Book No. 1 at Sr. No. 1283 on 26/02/2019.

(xx) THAT Shri. Sharad J. Jichkar, Shri. Sanjay C. Khorgade & Mrs. Nanda S. Jichkar lateron applied to the Nagpur Improvement Trust for Amalgamation of the aforesaid Plot Nos. 68, 69, 75 & 76 into Single Plot. Considering their request and on receipt of necessary charges from them the Nagpur Improvement Trust lateron Amalgamated the said Plot Nos. 68, 69, 75 & 76 into Single Plot and accordingly Amalgamation Release Letter in this behalf is also issued by the Building Engineer (WEST), Nagpur Improvement Trust vide its Permit No. BE(W)/6861, Dated 11/05/2022. As per the said Letter Dated 11/05/2022, the area of the said Amalgamated Plot No. 68,69,75,76 is shown and declared as 512.0980 Sq. Mtrs. and thus the area of the said Amalgamated Plot is at present 512.0980 Sq. Mtrs. (OR 5512.222 Sq. Ft.

(xxi) THAT thereafter, Shri. Sharad J. Jichkar, Shri. Sanjay C. Khorgade & Mrs. Nanda S. Jichkar have jointly sold/transferred the said property comprising ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 68,69,75,76 out of the layout of the SAMRAT NAVSHAKTI JANVIKAS SANSTHA NAGPUR, containing by admeasurement 512.0980 Sq. Mtrs. (OR 5512.222 Sq. Ft.), being a portion of the entire land bearing Khasra No. 94/2 of Mouza – SOMALWADA, P.S.K. 44, including all easementary rights appurtenant and belonging thereto, bearing Corporation House Nos. 3543/B/68+69, 3543/B/75 and 3543/B/76, City Survey No. 588 and Sheet No. 731/104 of Mouza – Somalwada, both situate in Samrat Navshakti Society's Layout, Somalwada, Nagpur, within the limits of the Nagpur Municipal Corporation ward No. 15 in Tahsil and District – NAGPUR to M/s. Arihant Infra Projects, Acting through its Authorised Partners – Shri. Sudhir Sharad Kachore & Shri. Nishant Satyendra Nahata, by a Sale Deed Dated 6/07/2022, which is duly registered in the office of the Joint Sub Registrar Nagpur City – 4, in Book No. 1, at Sr. No. 6571 on 7/07/2022.

(xxii) THAT as a result therefore, M/s. Arihant Infra Projects, Acting through its Authorised Partners – Shri. Sudhir Sharad Kachore & Shri. Nishant Satyendra Nahata, have now become an exclusive, absolute and full Owner of the aforesaid Plot No. 68,69,75,76, containing by total admeasurements 512.0980 Sq. Mtrs. with heritable and transferable rights therein and accordingly its name is mutated in all relevant records as also in the Property Card of City Survey vide Ferfar No. 51132, Dated 25/08/2022.

(xxiii) THAT, the Owner hereinabovenamed later on decided to develop the aforesaid entire property comprising Plot No. 68,69,75,76 containing by admeasurement 512.0980 Sq. Mtrs., situate in Samrat Navshakti Society's Layout, Somalwada, Nagpurs, within the limits of the Nagpur Municipal Corporation Ward No. 15 in Tahsil and District - NAGPUR into a **"RESIDENTIAL ESTATE"** by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein.

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(xxiv) THAT, accordingly, the said Owner/Developer i.e. M/s. Arihant Infra Projects has prepared a plan of the Multistoried building proposed to be constructed on the said Plot of land and to be known and styled as **"SAI CHHAYA 2"** and the same is duly sanctioned by the Building Engineer (W), Nagpur Improvement Trust, Nagpur, vide his Building Permit No. B.E.(WEST)/Case No. GUN-2009/Tracking No. 2022101068/1235, Dated 5/04/2023.

(xxv) THAT, thereafter, Owner has submitted the entire property to the Maharashtra Apartment Ownership Act, 1970 for the purpose of giving clear title over the Apartment chosen by the prospective Purchaser in the said building, accordingly the Owner has executed a **DEED OF DECLARATION** Under Section 2 of the Maharashtra Apartment Ownership Act, 1970, which is duly registered in the office of the Joint Sub Registrar Nagpur-4, in Book No. 1, at Sr. No. 3995 on 3/05/2023.

(xxvi) THAT, with the result I am of the opinion that the aforesaid property is not mortgage with any Bank/Financial Institution as well as the present Owner M/s. Arihant Infra Projects holds a good, valid and marketable title in respect of the said property and the present Developer i.e. M/s. Arihant Infra Projects have full right and authority to develop the said plot of land and sell out the Apartments proposed to be constructed thereon.

(xxvii) THAT, I have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Plot No. 68,69,75,76, Khasra No. 94/2 of Mouza – SOMALWADA for the period of 30 Years by depositing necessary Search Fees online with the department of Registration vide GRN No. MH002590764202324E, Dated 25/05/2023, the receipt of the same is enclosed herewith.

(xxviii) 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. – NA.

PLACE : NAGPUR
DATED : 1/06/2023

Ritesh C. Mahendra
ADVOCATE