

S. S. Dwivedi B.A., L.L.B.
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V. G. Dwivedi B.com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 08-07-2023

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 ALL THAT piece and parcel of Non Agricultural Land bearing Survey Kh. No. 55/Ka, admeasuring about 21800.00 Sq. Mtrs., (2.18 Hectares), with Bhumiswami Occupant Class - I rights, situated at Mauza : YERLA, Patwari Halka No. 3, Tahsil : NAGPUR (RURAL), District : NAGPUR (here-in-after referred as the said "SSD GREENS - 1 ")

I/We have investigated the title of the said land on the request of SSD GREENS, (PAN : ABQAS6857H} an Association of Persons AOP having registered Office at Shree SSD Heights, House No. 16, Besides Rajwada Palace, Ganjipeth, Nagpur - 440018. and following documents i.e. :-

01. Description of the property.
ALL THAT piece and parcel of Non Agricultural Land bearing Survey Kh. No. 55/Ka, admeasuring about 21800.00 Sq. Mtrs., (2.18 Hectares), with Bhumiswami Occupant Class - I rights, situated at Mauza : YERLA, Patwari Halka No. 3, Tahsil : NAGPUR (RURAL), District : NAGPUR.



02. Title documents for allotment of plot.

(i) Sale Deed dt. 31.05.2007 executed by Smt. Rajnidevi Mahendrakumar Mishra in respect of land admeasuring about 2.18 He.Aar. of Kh. No. 55/Ka, in favour of Mrs. Mamta Aseem Bordia and Mrs. Sarita Mahesh Kandhari registered with Sub Registrar Nagpur - 7 at Book No. 1 at Sr. No. 3358 dt. 31.05.2007.

(ii) Sale Deed dt. 10.12.2008 executed by Mrs. Mamta Aseem Bordia and Mrs. Sarita Mahesh Kandhari in respect of land admeasuring about 2.18 He.Aar. of Kh. No. 55/Ka, in favour of Shrimati Chunkidevi Education Society registered with Sub Registrar Nagpur - 7 at Book No. 1 at Sr. No. 8138 dt. 10.12.2008.

(iii) Sale Deed dt. 31.12.2014 executed by Shrimati Chunkidevi Education Society in respect of land admeasuring about 2.18 He.Aar. of Kh. No. 55/Ka, in favour of (i) Shri Shrichand Hundomal Daswani (ii) Shri Manish Shrichand Daswani, (iii) Shri Jagdish Shrichand Daswani and (iv) Shri Jaiprakash Nandlal Tekchandani registered with Sub Registrar Nagpur - 7 at Book No. 1 at Sr. No. 1503 dt. 12.02.2015.

03. 7/12 issued by Patwari bearing Halka No. 3, vide Ferfar No. 837 dt. 11.04.2015.

04. Search report for more than 30 years from 1984 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 SSD GREENS, (PAN : ABQAS6857H} an Association of Persons AOP having registered Office at Shree SSD Heights, House No. 16, Besides Rajwada Palace, Ganjipeth, Nagpur - 440018 is clear, marketable and without any encumbrances.

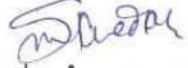


Owner of the land	
Kh. Survey No. 55/Ka, Mauza : }	M/S
YERLA, Tahsil : NAGPUR (RURAL)}	SSD
P. H. NO. 3, District : NAGPUR }	GREENS

Qualifying comments/ remarks if any

The Title of SSD GREENS is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of SSD GREENS, on the said land of Kh. No. 55/Ka of Mauza : YERLA, Tahsil : NAGPUR (RURAL) and District : NAGPUR is enclosed herewith as annexure.



Encl : Annexure
Date: 08.07.2023



Adv. Sandeep Khedkar
Advocate

Date : 08-07-2023

FORMAT -A
(Circular No : 28/2021)

FLOW OF TITLE OF THE SAID LAND

- 1) 7/12 Extract/ PR Card as on the date of registration.
- 2) Mutation Entry No. 837 dated 11.04.2015

NARRATION OF THE FLOW OF TITLE

01. That, originally the said land was owned by Shri Mahendrakumar Gargishankar Mishra and transferred in the name of wife Smt. Rajnidevi Mahendrakumar Mishra by way of intestate succession and her name was mutated in revenue records as the owner of the said property.

02. That, said Smt. Rajnidevi Mahendrakumar Mishra sold the Kh. No. 55-K, to Mrs. Mamta Aseem Bordia and Mrs. Sarita Mahesh Kandhari by Sale Deed dt. 31.05.2007 registered with Sub Registrar Nagpur - 7 in Book No. 1, registered at Sr. No. 3358 dt. 31.05.2007 and the names of Mrs. Mamta Aseem Bordia and Mrs. Sarita Mahesh Kandhari were mutated in revenue records as the co-owners of the said land vide Ferfar No. 566 dt. 17.08.2007.

03. That, Mrs. Mamta Aseem Bordia and Mrs. Sarita Mahesh Kandhari sold the said land to Shrimati Chunkidevi Education Society, a body incorporated under the provisions of the Societies Registration Act, 1860 bearing registration No. Mahasarakshtra 591/07, Nagpur having its registered office at Nagpur, being an education institution by Sale Deed dt. 10.12.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 8138 dt. 10.12.2008



04. That said Shrimati Chunkidevi Education Society, got the conversion of user of the said land from agricultural into non agricultural user i.e. education purposes from the Collector, Nagpur in Rev. Case No. 475/NAP-34/2008-2009 dt. 29.09.2009 and the same was recorded in revenue records vide Ferfar No. 885 dt. 06.12.2013.

05. That after completion of necessary formalities said Shrimati Chunkidevi Education Society, sold / transferred the said land to (i) Shri Shrichand Hundomal Daswani (ii) Shri Manish Shrichand Daswani, (iii) Shri Jagdish Shrichand Daswani and (iv) Shri Jaiprakash Nandlal Tekchandani, jointly by a single Sale Deed dt. 31.12.2014 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 1503 dt. 12.02.2015 and the names of (i) Shri Shrichand Hundomal Daswani (ii) Shri Manish Shrichand Daswani, (iii) Shri Jagdish Shrichand Daswani and (iv) Shri Jaiprakash Nandlal Tekchandani, were mutated in revenue records as the co-owners of the said land vide Ferfar No. 837 dt. 11.03.2015,

06. That the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.

07. That, the present LAND OWNERS / CO-PROMOTERS decided to develop the said plot through PROMOTER A.O.P. known as SSD GREENS,

08. That, the members of A.O.P. LAND OWNERS for themselves and for others intends to develop a residential lay out on said land in accordance with the Plan sanctioned by competent authorities.

09. That Nagpur Metropolitan Region Development Authority has tentatively sanctioned the residential Lay Out carved on the said land of Kh. No. 55/Ka, admeasuring about 2.18 Hectares i.e. 21800.00 Sq. Mtrs. vide Letter bearing No. का.अभि./नामप्रविप्रा/८२०२ दि. १७.०३.२०२३ and the owners have obtained the change of user of the said lands into non agricultural user i.e.



Residential purposes since the said land is under the residential zone under the sanctioned Development Plan of Nagpur Region sanctioned by the Govt. on 05.01.2018 by virtue of the Order/Sanad granted u/s 42-A of the Maharashtra Land Revenue Code, 1966 by the Tahsildar Nagpur in Revenue Case रा. मा. क्र. - १६४/एनएपी-३४/२०२२-२०२३ दि. ३१ मे २०२३ and net plotable area sanctioned is 9940.365 Sq. Mtrs. (Amenity Space - 1870.818 Sq. Mtrs.).

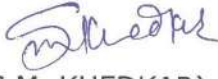
10. We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property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

11. We have taken the search in respect of the aforesaid property from the records of Patwari Registrar of Rights, from the concerned Sub Registrar Office, Nagpur online through website of IGR <https://igrmaharashtra.gov.in/>. 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 entire property / Lay Out known as "SSD GREENS- 1" situated on Kh. No. 55/Ka of Mauza : YERLA, Tahsil : NAGPUR (RURAL) District : NAGPUR is now owned by SSD GREENS, as stated here-in-above.

4. Any other relevant Title : No.

5. Any other Litigation : No.

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


(S.M. KHEDKAR)
ADVOCATE

