

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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67-2324-0588

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.

LEGALTITLE REPORT

Sub:- Title clearance certificate with respect to building Known as "**S-13 DEV HEIGHTS**", to be erected on ALL THOSE pieces and parcels of lands bearing Plot Nos. S-13/A and S-13/B out of the sanctioned layout of The Scientific Co-operative Housing Society Limited, Nagpur containing by admeasurement 371.61 Sq. Mtrs. (OR 4000 Sq. Ft.) and 371.61 Sq. Mtrs. (OR 4000 Sq. Ft.) respectively, being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9, bearing Corporation House Nos. 358, 348/A, 348/B, 348/C, 348/D, 348/E and 348/F, City Survey No. 164 and Sheet No. 84/34 of MOUZA – AJNI, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR (hereinafter referred as the said Project "**S-13 DEV HEIGHTS**").

1} I/We have investigated the title of the said land on the request of **M/s. DEV ASSOCIATES (PAN AUBPJ1502D)**, A Proprietorship Firm, having its Office at Plot No. 53, Madhav Nagar, Nagpur (hereinafter referred to as "Promoter/ Developer") and following documents i.e.,:-



01. Description of the property.

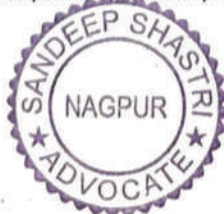
ALL THOSE pieces and parcels of lands bearing Plot Nos. S-13/A and S-13/B out of the sanctioned layout of The Scientific Co-operative Housing Society Limited, Nagpur containing by admeasurement 371.61 Sq. Mtrs. (OR 4000 Sq. Ft.) and 371.61 Sq. Mtrs. (OR 4000 Sq. Ft.) respectively, being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9, bearing Corporation House Nos. 358, 348/A, 348/B, 348/C, 348/D, 348/E and 348/F, City Survey No. 164 and Sheet No. 84/34 of MOUZA – AJNI, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

02. The Documents for allotment / acquiring of plot/land.

- (i) Agreement for Re-development Dated 11-04-2022 for Plot No. S-13/A.
- (ii) General Power of Attorney Dated 11-04-2022 for Plot No. S-13/A.
- (iii) Agreement for Re-development Dated 11-04-2022 for Plot No. S-13/B.
- (iv) General Power of Attorney Dated 11-04-2022 for Plot No. S-13/B.
- (v) Sanctioned Building Plan Dated 02-05-2023.
- (vi) Property Card issued by City Survey Department, Nagpur vide Mutation / Ferfar Entry Nos. (i) 523 dated 10-10-2006, (ii) 17304 dated 18-07-2018, (iii) 14162 dated 09-10-2015, (iv) 17269 dated 16-07-2018, (v) 15543 dated 04-01-2017, (vi) 15542 dated 04-01-2017, (vii) 14128 A dated 30-09-2015.
- (vii) Corporation Tax Receipt.

03. Search report for 30 years from 1994 till 2023.

2} 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 (1) Mrs. Nirmal W/o Ramkrishna Parande, (2) Mrs. Mangala W/o Prakashrao Khardenavis, (3) Mrs. Aruna W/o Anil Saraf, (4) Mrs. Seema W/o Vishwanath Deshpande, (5) Mrs. Madhavi W/o Chandrakant Ballal, (6) Mrs. Snehalata W/o Dattatraya Pattalwar, (7-a) Smt. Suhasini Wd/o Late Shri. Ashok Baone, (7-b) Shri. Gaurav S/o Late Shri. Ashok Baone, (7-c) Shri. Chaitanya S/o Late Shri. Ashok Baone, (8) Mrs. Dipti W/o Adityaram Bapat, (9) Shri. Ajit S/o Diwakar Baone, (10) Shri. Ajit S/o Basant Bhakay, (11) Mrs. Ishita Raju W/o Chintal Appal Raju, (12) Shri. Pramod S/o Late Shri. Harish Sutarve, is clear, marketable and without any encumbrances. The aforesaid M/S. DEV ASSOCIATES has acquired the right of development of the said property.



Owners of the land :

ALL THOSE pieces and parcels of lands bearing Plot Nos. S-13/A and S-13/B out of the sanctioned layout of The Scientific Co-operative Housing Society Limited, Nagpur containing by admeasurement 371.61 Sq. Mtrs. (OR 4000 Sq. Ft.) and 371.61 Sq. Mtrs. (OR 4000 Sq. Ft.) respectively, being a portion of the entire land bearing Kh. Nos. 4/1, 4/2, 7/2, 25 and 26/1-4 of Mouza – AJNI, P.S.K. 9, bearing Corporation House Nos. 358, 348/A, 348/B, 348/C, 348/D, 348/E and 348/F, City Survey No. 164 and Sheet No. 84/34 of MOUZA – AJNI, situated at Laxmi Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.	Owners :- (1) Mrs. Nirmal W/o Ramkrishna Parande, (2) Mrs. Mangala W/o Prakashrao Khardenavis, (3) Mrs. Aruna W/o Anil Saraf, (4) Mrs. Seema W/o Vishwanath Deshpande, (5) Mrs. Madhavi W/o Chandrakant Ballal, (6) Mrs. Snehalata W/o Dattatraya Pattalwar, (7-a) Smt. Suhasini Wd/o Late Shri. Ashok Baone, (7-b) Shri. Gaurav S/o Late Shri. Ashok Baone, (7-c) Shri. Chaitanya S/o Late Shri. Ashok Baone, (8) Mrs. Dipti W/o Adityaram Bapat, (9) Shri. Ajit S/o Diwakar Baone, (10) Shri. Ajit S/o Basant Bhakay, (11) Mrs. Ishita Raju W/o Chintal Appal Raju, (12) Shri. Pramod S/o Late Shri. Harish Sutarve Developer :- M/S. DEV ASSOCIATES
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Qualifying comments/ remarks if any

The Title of (1) Mrs. Nirmal W/o Ramkrishna Parande, (2) Mrs. Mangala W/o Prakashrao Khardenavis, (3) Mrs. Aruna W/o Anil Saraf, (4) Mrs. Seema W/o Vishwanath Deshpande, (5) Mrs. Madhavi W/o Chandrakant Ballal, (6) Mrs. Snehalata W/o Dattatraya Pattalwar, (7-a) Smt. Suhasini Wd/o Late Shri. Ashok Baone, (7-b) Shri. Gaurav S/o Late Shri. Ashok Baone, (7-c) Shri. Chaitanya S/o Late Shri. Ashok Baone, (8) Mrs. Dipti W/o Adityaram Bapat, (9) Shri. Ajit S/o Diwakar Baone, (10) Shri. Ajit S/o Basant Bhakay, (11) Mrs. Ishita Raju W/o Chintal Appal Raju, (12) Shri. Pramod S/o Late Shri. Harish Sutarve on the said plot of lands is good, valid marketable, clear and salable. The aforesaid M/S. DEV ASSOCIATES has acquired the right of development of the said property.

3} The report reflecting the flow of the title of (1) Mrs. Nirmal W/o Ramkrishna Parande, (2) Mrs. Mangala W/o Prakashrao Khardenavis, (3) Mrs. Aruna W/o Anil Saraf, (4) Mrs. Seema W/o Vishwanath Deshpande, (5) Mrs. Madhavi W/o Chandrakant Ballal,



(6) Mrs. Snehalata W/o Dattatraya Pattalwar, (7-a) Smt. Suhasini Wd/o Late Shri. Ashok Baone, (7-b) Shri. Gaurav S/o Late Shri. Ashok Baone, (7-c) Shri. Chaitanya S/o Late Shri. Ashok Baone, (8) Mrs. Dipti W/o Adityaram Bapat, (9) Shri. Ajit S/o Diwakar Baone, (10) Shri. Ajit S/o Basant Bhakay, (11) Mrs. Ishita Raju W/o Chintal Appal Raju, (12) Shri. Pramod S/o Late Shri. Harish Sutarve, and right of development of M/S. DEV ASSOCIATES on the said plot of lands is enclosed herewith as Annexure.

Encl : Annexure
Date: 09-06-2023




(SANDEEP SHASTRI)
Advocate