

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

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Ashwin R. Patil
ADVOCATE

FORMAT- A
(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur-440 001.,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THOSE Pieces and Parcels of vacant land bearing Plot Nos. 1, 2 and 3, out of the sanctioned layout known as "CHANAKYAPURAM", containing by admeasurements 325.98 Sq. Mtrs., 324.00 Sq. Mtrs. and 324.00 Sq. Mtrs. respectively thus total admeasuring 973.98 Sq. Mtrs. (i.e. 10483.92 Sq. Ft.), being a portion of the entire land bearing KHNo. 123/E & 123/F of Mouza – NARSALA, Patwari Halka No. 37 TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "SHIVA HEIGHTS", bearing Corporation House No. 123-F/CHIMOTE/1+2+3, situated at Village – Narsala, within the limits of the Nagpur Municipal Corporation Ward No. 77, Zone No. 5 in Tahsil – Nagpur (Rural) and District – NAGPUR (hereinafter referred as the said "plot").

I have investigated the title of the said layout on the request of M/s. Prestige Realtors Proprietor Miss. Anjali Vinayakrao Kadam (Name of owners/ promoters/ developers/company) and following documents i.e.

(1) Description of the property:

ALL THOSE Pieces and Parcels of vacant land bearing Plot Nos. 1, 2 and 3, out of the sanctioned layout known as "CHANAKYAPURAM", containing by admeasurements 325.98 Sq.


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Mtrs., 324.00 Sq. Mtrs. and 324.00 Sq. Mtrs. respectively thus total admeasuring 973.98 Sq. Mtrs. (i.e. 10483.92 Sq. Ft.), being a portion of the entire land bearing Khasra No. 123/F of Mouza - NARSALA, Patwari Halka No. 37 TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "SHIVA HEIGHTS", bearing Corporation House No. 123-F/CHIMOTE/1+2+3, situated at Village - Narsala, within the limits of the Nagpur Municipal Corporation Ward No. 77, Zone No. 5 in Tahsil - Nagpur (Rural) and District - NAGPUR, BOUNDARIES :- ON THE EAST - P.U. LAND; ON THE WEST - 15.00 MTRS. WIDE ROAD, ON THE NORTH - OTHER LAYOUT and ON THE SOUTH - PLOT NO. 4.

(2) The Document of allotment of plot :- Sale Deed Dated 21-04-2023 for Plot Nos. 1, 2 and 3 executed by M Mrs. Kavita Moreshwar Sor in favour of M/s. Prestige Realtors Proprietor Miss. Anjali Vinayakrao Kadam, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 3844/2023 on 21-04-2023.

(3) 7/12 extract yet to be mutated for Plot No. D.

(4) Search report for 30 years from 1992 to 2022

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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THOSE Pieces and Parcels of vacant land bearing Plot Nos. 1, 2 and 3, out of the sanctioned layout known as "CHANAKYAPURAM", containing by admeasurements 325.98 Sq. Mtrs., 324.00 Sq. Mtrs. and 324.00 Sq. Mtrs. respectively thus total admeasuring 973.98 Sq. Mtrs. (i.e. 10483.92 Sq. Ft.), being a portion of the entire land bearing KH No 123/E & 123/F of Mouza - NARSALA, Patwari Halka No. 37 TOGETHERWITH a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "SHIVA HEIGHTS", bearing Corporation House No. 123-F/CHIMOTE/1+2+3, situated at Village - Narsala, within the limits of the Nagpur Municipal Corporation Ward No. 77, Zone No. 5 in Tahsil - Nagpur (Rural) and District - NAGPUR	M/s. Prestige Realtors Proprietor Miss. Anjali Vinayakrao Kadam
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(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of **M/s. Prestige Realtors Proprietor Miss. Anjali Vinayakrao Kadam** on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the **M/s. Prestige Realtors Proprietor Miss. Anjali Vinayakrao Kadam** (Owners/Promoters/ developers/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.

Dated : 17-05-2023


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ANNEXURE**FLOW OF THE TITLE OF THE SAID LAND**

1) 7/12 extract of KH No 123/E & 123/F issued by Competent Authority as on date of application for registration

The name of M/s. Prestige Realtors Proprietor Miss. Anjali Vinayakrao Kadam is recorded in the property Card City Survey No. 47 issued by City Survey Office No. 3, Nagpur in respect of the property comprising of ALL THOSE Pieces and Parcels of vacant land bearing Plot Nos. 1, 2 and 3, out of the sanctioned layout known as "CHANAKYAPURAM", containing by admeasurements 325.98 Sq. Mtrs., 324.00 Sq. Mtrs. and 324.00 Sq. Mtrs. respectively thus total admeasuring 973.98 Sq. Mtrs. (i.e. 10483.92 Sq. Ft.), being a portion of the entire land bearing Khasra No. 123/F of Mouza – NARSALA, Patwari Halka No. 37 and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 123-F/CHIMOTE/1+2+3, situated at Village – Narsala, within the limits of the Nagpur Municipal Corporation Ward No. 77, Zone No. 5 in Tahsil – Nagpur (Rural) and District – NAGPUR.

2) Mutation Entry -

The 7/12 extract of KH No 123/E & 123/F yet to be mutated by Competent Authority reveal that vide Mutation the name of M/s. Prestige Realtors Proprietor Miss. Anjali Vinayakrao Kadam.

3) Search report for 30 years from 1992 to 2022 taken from Sub Registrar Office at Nagpur (Rural).

THAT, the land owner seized and possessed of or otherwise well and sufficiently entitle to the piece and parcel of land situated lying and being at Village Mouza - NARSALA in Taluka – Nagpur (Rural) and District - NAGPUR, in the registration District - NAGPUR and sub district of


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Nagpur total admeasurement 32400 Sq. Mt. OR 3.24 Hectare R. thereabout bearing Khasra No. 123-E and 123-F.

THAT, the said property is standing in the name of Shri Vinayak Narayanrao Chimote and Shri Madhav Narayanrao Chimote as their separate share admeasuring about 1.62 Hectare R. i.e. 16200 Sq. Mtrs. each bearing Khasra No. 123-E & 123-F.

THAT, the said property is standing in the name of Shri Vinayak Narayanrao Chimote and Shri Madhav Narayanrao Chimote owned the abovesaid property by virtue of the partition amongst sons and daughter of late Shri Narayanrao Chimote executed during his life time and by virtue of partition they have been put in possession of land admeasuring 4 Acres each out of Khasra No. 123E and 123F respectively and their names have been duly mutated in government record i.e. 7/12 extracts and they were paying government revenue regularly and separately.

THAT, the said Shri Vinayakrao Narayanrao Chimote and Shri Madhavrao Narayanrao Chimote in pursuance of the notice of the Urban Land Ceiling have jointly filed return in the office of the U.L.C. Authority, Nagpur in respect of Khasra No. 123-E having an area of 1.62 Hectare R. and Khasra No. 123-F having an area of 1.62 Hectare R. thus the total entire land is 3.24 Hectare R. (i.e. 32400 Sq. Mtrs.). The Hon'ble U.L.C. Competent Authority Additional Collector U.L.C. Nagpur was pleased to pass the preliminary order under section 8/4 of the Urban Land Ceiling Act 1976 on 14/8/2002 and as per the order the Hon'ble authority was pleased to release the Retainable land admeasuring 9000 Sq. Mtrs. each share of 1500 Sq. Mtrs. (total six shares) and declare surplus land admeasuring area 23,400 Sq. Mtrs. Thus the total entire retainable + surplus land area 32400 Sq. Mtrs. i.e. 3.24 Hectare R. out of the said Khasra No. 123E & 123F.

THAT, the competent authority Additional Collector U.L.C, Nagpur was pleased to pass final order under scheme of BHOOKAND VIKAS YOJANA Under section 20 (1) A, of the Urban Land Ceiling Act 1976 by order dated 17/8/2002 bearing case No. ATP/ULC/TD/255/2002/1553. Thereafter revised plan was submitted before the competent authority and competent authority Additional Collector was pleased to sanctioned the revised map dated 04.01.2003 and as per the revised sanctioned map the land situated under Khasra No. 123E & 123F were released in favor of the landowners in the following manner :-

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TOTAL AREA UNDER SCHEME	: 32,400 Sq.Mtrs.
RETEINABLE AREA	: 9,000 Sq.Mtrs.
REMAINING AREA (SURPLUS)	: 23,400 Sq.Mtrs.
AREA UNDER PLOT	: 13,913.617 Sq.Mtrs.
AREA UNDER OPEN SPACE	: 2340 Sq.Mtrs.
AREA UNDER P/U	: 2340 Sq. Mtrs.
AREA UNDER ROAD	: 4806.383 Sq. Mtrs.

THAT, as per the order dated 17.08.2002 passed by the Hon'ble competent authority Additional Collector U.L.C. Nagpur all the six persons as shown in the sanction map are now equally owner of the said property bearing Khasra No. 123E & 123F and more better understanding Vinaykrao and his branch and Shri Madhavrao and his branch are the owners of the land admeasuring about 16200 Sq. Mt. each situated in Khasra No. 123E and 123F respectively.

THAT, the layout carved on the aforesaid land bearing Khasra No. 123E and 123F is duly sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur vide his Letter No. Mozua-Narsala/S.No. 123E & 123F/SaSanNag/1445 Dated 10-06-2003.

THAT, the aforesaid entire land comprising Khasra No. 123E & 123F is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order No. Prastut/Collector/Kavi-455/2003 Dated 22.04.2003 passed in Revenue Case No. 78/NAP-34/2002-2003 of Mouza - Narsala.

THAT, the land owners want to develop part portion admeasuring 12,826.20 Sq. Mtrs. out of the total land through M/s. Vishnugupt Construction Co. Pvt. Ltd. acting through its authorised Director Shri Moreshwar Chintamanrao Sor out of the Khasra No. 123-F which was earlier standing in the name of Shri Madhav Narayanrao Chimote land admeasuring 12826.20 Sq. Mtrs. (containing Plots No. 1 to 41 and 44 to 57) area under Road 2225.17 Sq. Mtrs. and area under P.U. 1170 Sq. Mtrs. and Open Space 1770 Sq. Mtrs. i.e. 12826.20 Sq. Mtrs. in Khasra No. 123E and 123F at Mouza - NARSALA, Grampanchayat Narsala P.H. No. 37, in Tahsil - Nagpur (Rural) and District - Nagpur (hereinafter called the said property).

THAT, the land owners have retained with them four plots bearing Plot No. 42, 43, 58 & 59 admeasuring four plots area 373.80 Sq. Mt. in Khasra No. 123 F and delineated on the plan.


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THAT, the land owners are desirous of developing the said property i.e. 12,826.20 Sq. Mtrs. which is consisting of area under plots are 8261.03 Sq. Mtrs. containing Plot No. 1 to 41 and 44 to 57 except the four plots No. 42, 43, 58 & 59 area under road 2225.17 Sq. Mtrs. and area under P.U. 1170 Sq. Mtrs. & Open Space 1170 Sq. Mtrs.

THAT, the said M/s. Vishnugupt Construction Co. Pvt. Ltd. acting through its authorised Director Shri Moreshwar Chintamanrao Sor have approached to the land owners and requested to develop the said property as per the plan sanctioned by the town planning and other concerned authorities and to put the building/buildings/tenements thereon at their costs and expenses, which the land owners have agreed to do on certain terms and conditions mutually agreed as per registered agreement of development.

THAT, the land owners alongwith Smt. Pushpa Soni and Sau. Savita Reshimwale have jointly obtained an entire surplus land area 23,400 Sq. Mtrs. as per T.D. Scheme in respect of Khasra No. 123E & 123F. That the owners have obtained a T.D. order from the Additional Collector, U.L.C. Nagpur each land owner is in possession of surplus land area 3900 Sq. Mtrs. The above four land owners are in our possession of surplus land area 15,600 Sq. Mtrs. The land owners No. 1 to 4 have decided to develop the surplus land area 12,826.20 Sq. Mtrs. in their possession in respect of Khasra No. 123F to M/s. Vishnugupt Construction Co. Pvt. Ltd. acting through its authorised Director Shri Moreshwar Chintamanrao Sor and the other two land owners Smt. Pushpa Soni & Sau. Savita Reshimwale in their possession of surplus land area in Khasra No. 123 E.

THAT, the said land owners have entered into an registered Agreement of Development dated 17.06.2003 with the developer namely M/s. Vishnugupt Construction Co. Pvt. Ltd. acting through its authorised Director Shri Moreshwar Chintamanrao Sor and the land owners have agreed to develop the said property i.e. admeasuring surplus land 12,826.20 Sq. Mtrs. of Khasra No. 123F, more particularly described in the schedule hereunder written.

THAT, (1) Shri Madhavrao Narayanrao Chimote, (2) Shri Vinayakrao Narayanrao Chimote, (3) Shri Devendra Vinayak Chimote & (4) Shri Shailesh Vinayak Chimote and M/s. Vishnugupt Construction Co. Pvt. Ltd. acting through its authorised Director Shri Moreshwar Chintamanrao Sor have entered into an agreement of development & sale for 12826.20 Sq. Mtrs.


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surplus land in Khasra No. 123F and the developer prepared a layout and full rights to sale the Residential Plots/bungalows to the prospective purchaser and the developer have full right to receive the amount of plot from the prospective purchaser.

THAT, the said (1) Shri Madhavrao Narayanrao Chimote, (2) Shri Vinayakrao Narayanrao Chimote, (3) Shri Devendra Vinayak Chimote & (4) Shri Shailesh Vinayak Chimote have executed and registered a General Power of Attorney in favour of Shri Moreshwar Chintamanrao Sor, Director of M/s. Vishnugupt Construction Co. Pvt. Ltd., in respect of surplus land area 12826.20 Sq. Mt. in Khasra No. 123/F for development and sale purpose. The Power of Attorney duly registered in the office of the Sub Registrar, Nagpur-Rural at Serial No. 4849 on dated 17.06.2003.

THAT, the aforesaid (1) Shri Madhavrao Narayanrao Chimote, (2) Shri Vinayakrao Narayanrao Chimote, (3) Shri Devendra Vinayak Chimote & (4) Shri Shailesh Vinayak Chimote acting through their duly constituted Attorney Shri Moreshwar Chintamanrao Sor alongwith M/s. Vishnugupt Construction Co. Pvt. Ltd. acting through its authorised Director Shri Moreshwar Chintamanrao Sor jointly lateron transferred/sold the Plot of lands out of their aforesaid layout comprising ALL THOSE Pieces and Parcels of land bearing Plot Nos. 1, 2 and 3, out of the sanctioned layout known as "CHANAKYAPURAM", containing by admeasurements 325.98 Sq. Mtrs., 324.00 Sq. Mtrs. and 324.00 Sq. Mtrs. respectively thus total admeasuring 973.98 Sq. Mtrs. (i.e. 10483.92 Sq. Ft.), being a portion of the entire land bearing Khasra No. 123/F of Mouza - NARSALA, Patwari Halka No. 37 and including all other easementary rights appurtenant and belonging thereto, situated at Village - Narsala, within the limits of the Grampanchayat Narasala in Tahsil - Nagpur (Rural) and District - NAGPUR, by way of sale to Mrs. Kavita Moreshwar Sor, by a Sale Deed Dated 30.05.2007, which is duly Registered in the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Registered Serial No. 3323/2007 on 30.05.2007.

THAT, out of the aforesaid sanctioned layout, the said Plot Nos. 1, 2 & 3 are Release by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur, vide his Release Letter No. मनपाना/नरवि/2229 Dated 11.03.2022. As per the said Release Letter the area of the said Plot Nos. 1, 2 & 3 is shown and declared as 325.98 Sq. Mtrs., 324.00 Sq. Mtrs. and 324.00 Sq. Mtrs. respectively.

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THAT, Mrs. Kavita Moreshwar Sor has purchased Transferable Development Rights (TDR) of 130.00 Sq. Mtrs. out of T.D.R. Certificate No. 006 dated 05.02.2021 for to utilized the same on the aforesaid Plot of lands from M/s Miraco Prestressing (Pvt.) Ltd. acting through its Executive Director Mr. Atul Vishnupant Dharmadhikari, by a Transfer Deed Dated 14.02.2022, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1422/2022 on 14.02.2022.

THAT, in the like manner Mrs. Kavita Moreshwar Sor has purchased Transferable Development Rights (TDR) of 72.00 Sq. Mtrs. out of T.D.R. Certificate No. 076 dated 16.10.2019 for to utilized the same on the aforesaid Plot of lands from M/s Goldbricks Infrastructure Pvt. Ltd. acting through its Director Mr. Rajesh Satyanarayan Sarogi, by a Transfer Deed Dated 14.02.2022, which is duly registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 1425/2022 on 14.02.2022.

THAT, Mrs. Kavita Moreshwar Sor lateron transferred/sold ALL THOSE Pieces and Parcels of vacant land bearing Plot Nos. 1, 2 and 3, out of the sanctioned layout known as "CHANAKYAPURAM", containing by admeasurements 325.98 Sq. Mtrs., 324.00 Sq. Mtrs. and 324.00 Sq. Mtrs. respectively thus total admeasuring 973.98 Sq. Mtrs. (i.e. 10483.92 Sq. Ft.), being a portion of the entire land bearing Khasra No. 123/F of Mouza - NARSALA, Patwari Halka No. 37 and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 123-F/CHIMOTE/1+2+3, situated at Village - Narsala, within the limits of the Nagpur Municipal Corporation Ward No. 77, Zone No. 5 in Tahsil - Nagpur (Rural) and District - NAGPUR by way of sale to M/s. Prestige Realtors acting through its Proprietor Miss. Anjali Vinayakrao Kadam, by a Sale Deed Dated 21-04-2023 which is duly registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Registered Serial No. Registered Serial No. 3844/2023 on 21-04-2023.

THAT, accordingly prepared a Plan of Multistoreyed Building proposed to be constructed on the said Plot Nos. 1, 2 & 3 and to be known and styled as "SHIVA HEIGHTS" the same is also duly sanctioned by the Deputy Director, Town Planning, Nagpur Municipal Corporation, Nagpur, vide its Building Permit No. 124211 and Permit No. NMO/B/2022/APL/00867 Dated 03.11.2022.


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That for the purpose of verification of tile the following documents relating to said property are provided to us :-

- (i) Non-Agricultural Order Dated 22-04-2003 Khasra No. 123E & 123F
- (ii) Sale Deed Dated 30.05.2007 for Plot Nos. 1, 2 and 3 of Mrs. Kavita Moreshwar Sor, Registered Serial No. 3323/2007 on 30.05.2007.
- (iii) Release Letter Dated 11-03-2022 for Plot Nos. 1, 2 & 3 are Release by the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur.
- (iv) Transfer Deed Dated 14.02.2022 of Mrs. Kavita Moreshwar Sor has purchased Transferable Development Rights (TDR) of 130.00 Sq. Mtrs. out of T.D.R. Certificate No. 006 at Sr. No. 1422/2022 on 14.02.2022.
- (v) Transfer Deed Dated 14.02.2022 of Mrs. Kavita Moreshwar Sor has purchased Transferable Development Rights (TDR) of 72.00 Sq. Mtrs. out of T.D.R. Certificate No. 076, at Sr. No. 1425/2022 on 14.02.2022.
- (vi) Sale Deed Dated 21-04-2023 for Plot Nos. 1, 2 and 3 of M/s. Prestige Realtors acting through its Proprietor Miss. Anjali Vinayakrao Kadam, Registered Serial No. 3844/2023
- (vii) Building Permit and Sanctioned Map dated 03-11-2022 for Plot Nos. 1, 2 & 3

THAT all the aforesaid documents produced before by M/s. Prestige Realtors Proprietor Miss. Anjali Vinayakrao Kadam to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that it has not executed any unregistered Deed or document. Whereby it's ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Southern Portion of the Plot Nos. 1, 2 & 3 of Mouza NARSALA in Tahsil and District Nagpur for the period of 30 (Thirty) Years (i.e. 1992 to 2022).

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.

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Dated : 17-05.2023



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