

Date :

(Circular No. 28/2021)
ANNEXURE TO "FORMAT - A"

FLOW OF THE TITLE OF THE SAID LAND

**TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

This is to certify that at the instance of Shri Anirudh Ramesh Rander Director SRI BHAGIRATH REALITY PVT. LTD. a Company incorporated under the provisions of the Companies Act, 1956 / 2013 having CIN U45100MH1951PTC010577 and having registered office at Sarvodaya Cloth Market, Gandhibagh, Nagpur - 440002, we have verified the titles of the entire sanctioned Building project known as ALTAIR to be constructed / erected on land being ALL THAT piece and parcel of Malik Makbuza land admeasuring 3318.49 Sq. Mtrs. (35719 Sq. Ft.) bearing City Survey Number 1751, Sheet No. 60 of MOUZA: SITABULDI, having Corporation House No. 214, Ward No. 6, (old House No. 231, Ward No. 40) situated at Temple Bazar Road, Civil Lines, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District Nagpur. Our Findings are as under:

01. That originally the said Malik Makbuza land bearing Old House No. 231, Ward No. 40, admeasuring about 0.82 Acres has been owned by Shri Janak S Ramdas, Shri Raghubir S Ramdas, Vijay S. Ramdas and Smt. Prabhavati S. Ramdas being their ancestral and inherited property.

02. That Shri Janak S Ramdas, Shri Raghubir S Ramdas, Vijay S. Ramdas and Smt. Prabhavati S. Ramdas and sold the aforementioned land to Madhya Pradesh Merchants Chamber Of Commerce Private Limited, a company incorporated under the Joint Stock Companies Act, by registered Sale Deed dated 09.05.1953 registered with Sub Registrar Nagpur at Book No. Add.1, Volume No. 196, at pages 79 to 85, Serial No. 398 dt. 09.05.1953.



03. That, pursuant to Companies (Incorporation) Rules 2014 the name of the company has been changes from Madhya Pradesh Merchants Chamber Of Commerce Private Limited to Sri Bhagirath Reality Private Limited with effect from 10.06.2022 and the new Certificate of Incorporation is also issued by Registrar of Companies RoC – Mumbai to that effect.

04. That, the said land being capable of development, the Owner Company Sri Bhagirath Reality Private Limited applied to Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur and got the Building Plans of proposed construction consisting of Residential Apartment of different sizes the Building Plans are duly approved and sanctioned by the Deputy Director of Town Planning, Nagpur Municipal Corporation, Nagpur vide Building Permit No. NMO/B/2023/APL/01683 dt. 23.06.2023.

06. That, the owner Sri Bhagirath Reality Private Limited, submitted the said proposed building and land to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dt. 04.10.2023 u/s 2 of the said Act registered with Sub Registrar Nagpur – 5 at Book No. 1 at Sr. No. 5871 dt. 04.10.2023 and is constructing a residential Apartment building consisting of Lower Ground, Upper Ground, Ground and 23 Upper Residential Floors and the said proposed Building is known as ALTAIR.

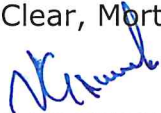
07. That earlier the said property was mortgaged with Bank of India, Kingsway Branch, Nagpur for the financial facilities granted to Shrigopal Rameshkumar Sales Private Limited and the land bearing City Survey No. 1751 of Mauza : Sitaburdi was finally released / reconveyed by executing the Modification dt. 04.09.2023 registered with Sub Registrar, Nagpur – 6 at Book No. 1 at Sr. No. 6379 dt. 04.09.2023.

08. 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 is/are duly stamped in accordance with the Bombay / Maharashtra Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.



08. 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 in respect of land bearing City Survey No. 1751 of Mauza : Sitaburdi and the proposed Building known as ALTAIR is owned by the Sri Bhagirath Reality Private Limited as stated here-in-above.

The Title of the aforesaid property is good, valid, marketable, Clear, Mortgagable and Salable.


(V.G DWIVEDI)
ADVOCATE
07.10.2023

