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Ashwin R. Patil
ADVOCATE

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

a) ALL THAT Piece and Parcel of land bearing Plot No. 37 admeasuring 3486.30 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 of Mouza - CHICHBHUVAN, P. S. K. 43 including all easementary rights appurtenant and belonging thereto, bearing City Survey No. 486 and Sheet No. 783 of Mouza - CHINCHBHUWAN, admeasuring 3486.30 situated at Chinchbhuvan, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR and said Survey is bounded as under,

ON THE EAST : KH NO 314/2
ON THE WEST : ROAD
ON THE NORTH : ROAD
ON THE SOUTH : AMALGAMATED PLOT NO 38

I have investigated the title of the said plots on the request of Atharva Infraventures, a Partnership Firm, having its Office at Apartment No. C-606, Leela Gardens, New Sneh Nagar, Wardha Road, Nagpur and acting through its Partners (1) Shri Raju S/O Balaji Channawar (2) Shri. Vijay Slo Pandurang Poreddiwar, (3) Shri. Pratik S/O Chandrakant Suramwar, And (4) Mrs. Shivani W/O Ankit Potuwar, and following documents i.e:-

1) Description of the property.

ALL THAT Piece and Parcel of land bearing Plot No. 37 admeasuring 3486.30 Sq. Mtrs. being a portion of the entire land bearing Kh. Nos. 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 of Mouza - CHICHBHUVAN, P. S. K. 43 including all easementary rights appurtenant and belonging thereto, bearing City Survey No. 486 and Sheet No. 783 of Mouza - CHINCHBHUWAN, situate at Chinchbhuvan, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR

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2) The documents of allotment of plot.

i. Sale Deed dated 08/07/2021 for Plot No. 37 bearing Khasra No. 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 situated at Mouza - CHICHBHUVAN, Tahsil Nagpur , District Nagpur executed by JAGDAMBA INFRASTRUCTURE PVT LTD through Director Shri Rasesh babubhai Kanakia in favour of Atharva Infrastructure, a Partnership Firm, duly registered with the Office of the Sub-Registrar-4 at Sr. No.5059/2021

ii. Property Card Issued by City Survey Officer-Nagpur-4 Mutation Entry No. (1) vide Ferfar No. 7267 on dated 02/01/2022 for Plot No. 37 bearing Kh. Nos 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2

3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion there is no litigation is pending in respect of Plot No. 37 bearing. Kh. Nos 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 situated at Mouza - CHICHBHUVAN, Tahsil Nagpur, District Nagpur in any court or before any authority.

That the title of

i. Atharva Infraventures, a Partnership Firm, having its Office at Apartment No. C-606, Leela Gardens, New Sneh Nagar, Wardha Road, Nagpur for Plot No. 37, bearing Kh. Nos 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 situated at Mouza - Chichbhuvan, Tahsil Nagpur, District Nagpur.

is clear,Marketable and without any encumbrances.

Owners of the Land

Atharva Infraventures, a Partnership Firm, having its Office at Apartment No. C-606, Leela Gardens, New Sneh Nagar, Wardha Road, Nagpur for Plot No. 37 bearing Kh. Nos 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 situated at Mouza - CHICHBHUVAN, Tahsil Nagpur , District Nagpur.
is clear,Marketable and without any encumbrances.

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The report reflecting the flow of the title of

Atharva Infraventures, a Partnership Firm, having its Office at Apartment No. C-606, Leela Gardens, New Sneh Nagar, Wardha Road, Nagpur for Plot No. 37 bearing Kh. Nos 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2, admeasuring 3486.30 situated at Mouza - CHICHBHUVAN, Tahsil Nagpur , District Nagpur.

is enclosed herewith as annexure.

REMARKS : NOT APPLICABLE

ENCL : ANNEXURE

Date : 04/12/2023

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

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 Extract / PR Card as on date of application for Registration.

2) Mutation Entry No. 7267 dated 02/01/2022 for Plot No. 37 bearing Khasra No. Kh. Nos 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2

NARRATION ON FLOW OF TITLE:

Whereas all Those lands bearing Kh. Nos 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 of Mouza - CHICHBHUWAN, having an area of 0.38 Hectors, 1.13 Hectors, 1.63 Hectors, 0,40 Hectors, 0.29 Hectors and 0.16 Hectors respectively thus totaling 3.99 Hectors, Rental Rs. 0.80/- Rs. 2.50/- Rs 4.00/-, Re 1.00/-, Rs. 0.65/- and Rs. 0.35/- respectively all held in Bhogwatdar Class-1 Rights, all situate at Chinchbhuwan, P.S.K 43 in Tahsil and District - NAGPUR, Originally belonged to Shri. Keshao S/o Madhaorao Bobde, Shri. Jagdish So Madhaorao Bobde, Shri, Ishwar S/o Madhaorao Bobde, Shri Ramchandra Sio Ramaji Bobde and Shri Maroti S/o Ramaji Bobde, being their separate property, AND

Whereas the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976 the said Shri Ramchandra Sio Ramaji Boode and others had filed their Statements/Returns Under Section 6(1) of the said Act before the Additional Collector and Competent Authority U.L.C. Nagpur and on completion of his enquiry, the said authority declared 32,400 Sq. Mtrs of land out of the aforesaid Kh. Nos. 310/1. 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 of Mouza-Chichbhuwan as a surplus vacant land within the meaning of the said Act, AND

WHEREAS the sald Shri Ramchandra S/o Ramaji Bobde and others lateron applied to the Government of Maharashtra for exemption to the aforesaid surplus vacant land under Talegaon Dabhade Scheme, AND

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WHEREAS considering their application the Government of Maharashtra through Competent Authority, (U.L.C.) Nagpur vide his Order Dated 31-1-2001 passed In Case No. ATP/ULC/TD(201)/1336/2001 exempted 24229.43 Sq. Mrs. of land out of the said surplus vacant land Under Section 20(1)(a) of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and/or Construction of Tenements thereon in accordance with the Special Dispensation issued by the Government Resolution, Housing and Special Assistance Department Mantralaya, Mumbai in Resolution No. CSC-ULC-1091/5(3977)/D-XIII Dated 15-1-1992 upon the several terms and conditions contained therein; AND

WHEREAS the aforesaid land comprising bearing Kh. Nos. 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 of Mouza - Chichbhuwan is converted for Non-Agricultural Use by the Additional Collector, Nagpur vide his Order Dated 23-8-2001 passed in Revenue Case No. 130/NAP-34/2000-2001; AND

WHEREAS the Additional Collector and Competent Authority ULC Nagpur lateron passed 3 Corrigendums Dated 20-2-2002, 28-5-2003 and 10-11-2003 to his Original Order Dated 31-1-2001. As per the said Original Order and Corrigendums a Piece of land containing by admeasurement 12582.86 Sq. Mtrs. has been declared and shown as Plotable area out of total surplus land and 4354.01 Sq. Mtrs. of land as a retainable land; AND

WHEREAS by an Agreement Dated 2-7-2000 the said Shri Ramchandra Slo Ramaji Bobde and others had jointly entrusted the entire work of Development of the said property comprising Kh. Nos. 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 of Mouza - Chichbhuwan to M/s. Shri Sai Ganesh Construction Company, A Partnership Firm having its Office at Nagpur and acting through its Authorised Partner Shri. Kamlesh S/o Chandrashekhar Dadhe, upon the several terms and conditions contained therein. In pursuance of the said Agreement the said Shri. Ramchandra S/o Ramaji Bobde and others had also executed a General Power of Attorney regarding the development of the said property in favour of Shri. Kamlesh S/o Chandrashekhar Dadhe; AND

WHEREAS the said Shri. Sai Ganesh Construction Company lateron dropped the idea of development of the said property and by an Agreement Dated 22-11-2002 it had assigned all its rights of development accrued in its favour by the aforesaid Agreement Dated 2-7-2000 in favour of M/s Jeevan Builders and Developers, A Proprietary Concern having its Office at Nagpur and acting through its Sole Proprietar Shri Omprakash Slo Jagumal Sacchani, upon the several terms and conditions contained therein. The said Agreement Dated 22-11-2002 is duly consented by Shri Ramchandra S/o Ramaji Bobde and others, AND

WHEREAS the said M/s. Jeevan Builders and Developers lateron prepared a Layout of the said entire land by carving out various Plots of different sizes therein and the same is duly sanctioned and approved by the Assistant Director, Town Planning. Nagpur vide his Order Dated 10-8-2015 passed in Case No. NMC/NRV/Final Order/06 in terms of Agreement Dated 7-8-2015, AND

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WHEREAS the said Shri Ramchandra S/o Ramaji Bobde and others alongwith M/s. Jeevan Builders and Developers and M/s Shri Sai Ganesh Construction Company lateron jointly transferred the said Kh. Nos 310/1, 310/2, 310/3, 310/4, 310/5/1 and 310/5/2 of Mouza-Chichbhuwan having a total area of 39900 Sq Mtrs by way of Sale to Jagdamba Infrastructure Private Limited, A Company duly Incorporated under the Companies Act, 1956 having its Registered Office at Nagpur acting through its Director Shri Sanjay S/o Laxmanrao Kondawar by a Sale Deed Dated 9-7-2004, which is duly Registered in the Office of the Sub-Registrar, Nagpur-9 in Book No. 1 at Sr. No. 1986 on even date, AND

WHEREAS in the mean time the shares of Jagdamba Infrastructure Private Limited have been taken over/purchased by Kanakia Spaces Realty Private Limited, Shri Himanshu S/o Babubhal Kanakia and Shri Rasesh S/o Babubhai Kanakia with effect from 13-6-2019 in terms of Share Purchase Agreement of even date, AND

WHEREAS the Assistant Director, Town Planning Department, Nagpur Municipal Corporation vide his Letter No NMC/NRV/1270 Dated 4-10-2016 has Released a piece of land out of the said sanctioned layout bearing Retainable Plot No. 37. As per the said Release Letter Dated 4-10-2016, the area of the said Retainable Plot No. 37 is shown and declared as 3486.30 Sq. Mtrs., AND

Whereas M/s Jagdamba Infrastructure Private Limited transferred the above plot no. 37 to M/s Atharva Infraventures by executing a Sale Deed registered with Sub Registrar, Nagpur-4 at Serial No. 5059/2021.

4. Any other relevant Title : No

5. Any Other Litigation : No

PLACE : Nagpur

Dated : 04/12/2023

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