

Other Receipt

264/0

Friday, 11 August 2023 3:57 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन1-0-2023

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: आशिष मेहाडीया

वर्णन शोध अर्ज क्र. 6059/2023, मौजा चिखली दे. खसरा नंबर

392,393,395,399,402,411,412,413,414,415,417,418, प्लॉट नंबर 384,385,386, सीटीएस नंबर 395, सन 1994 ते 2023 एकूण 30 वर्ष

पावती क्र.: 15926 दिनांक: 10/08/2023

SEARCHFEE

रु. 2250.00

एकूण:

रु. 2250.00

R222 NGP1

1); देयकाचा प्रकार: eChallan रक्कम: रु.75/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006447770202324E दिनांक: 10/08/2023

बँकेचे नाव व पत्ता:

2); देयकाचा प्रकार: eChallan रक्कम: रु.2175/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006444470202324E दिनांक: 10/08/2023

बँकेचे नाव व पत्ता:

निरुद्धाचम निवेदन, ता. 10/08/2023
निरुद्धाचम निवेदन, ता. 10/08/2023

Mehadia & Co.

Advocates

'SUPREET' Near old Police Chowki, Sadar, Nagpur 440 001
Bar Council of Mah. & Goa Roll No.Mah/1423/1994
(Tele: 2532729 Mobile 9422906789)
Email : mehadiaashish@gmail.com

FORMAT A
(Circular No: 28/2021)

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

Sub : Title certificate

I have investigated the title of the land on the request of M/s Karria food and Snacks Pvt. Ltd. and following documents i.e.:-

1) Description of the Property : All that Piece and Parcel of Land bearing Amalgamated Plot No.384 admeasuring about 1,440.00 Sq.Mts, (15,500.00 Sq.Ft.) & Plot No.385 admeasuring about 1,080.00 Sq.Mts, (11,625.00 Sq.Ft.) & Plot No.386 admeasuring about 2,125.420.00 Sq.Mts, (22,878.00 Sq.Ft.) totally admeasuring 4,645.42 Sq. Mts. (50,003.30 Sq.Ft.), out of land bearing Kh.No.63, 67, 61, 68, 70, 71, 72, 74, 75, 102/2 & 103/1-2, City Survey No. 395 (comprising of City Survey No.392, 393, 395, 399, 402, 411, 412, 413, 414, 415, 417 & 418) of Sheet No.62, 69 (comprising of 50, 59, 61, 62, 69, 70, 71, 72, 73, 76, 77, 78, 79, 80, 712 & 718) of Mouza Chikhali (Deo), Nagpur situated in Ward No.22 within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & District Nagpur and bounded as under :

ON THE EAST	: Plot No.383
ON THE WEST	: Road
ON THE NORTH	: Road
ON THE SOUTH	: Road

2) The documents of ownership of the said plot :

- i.) Registered Lease Deed Dt.27.10.2022 registered at Sr.No.7139-2022 on 28.10.2022 in respect of Plot No.384 in favor of M/s Karria Food and Snacks Pvt. Ltd.
- ii.) Registered Lease Deed Dt.27.10.2022 registered at Sr.No.7140-2022 on 28.10.2022 in respect of Plot No.385 M/s Karria Food and Snacks Pvt. Ltd.
- iii.) Registered Lease Deed Dt.27.10.2022 registered at Sr.No.7141-2022 on 28.10.2022 in respect of Plot No.386 M/s Karria Food and Snacks Pvt. Ltd.
- iv.) Memorandum of Understanding in favor of M/s Sandeep Dwellers Pvt. Ltd.

3) Aakhiv Patrika Mutation Entry No.17585 Dt.29.04.2023 in respect of Plot No.384 in favor of M/s Karria Food and Snacks Pvt. Ltd.

- 4) Aakhiv Patrika Mutation Entry No.17583 Dt.29.04.2023 in respect of Plot No.385 in favor of M/s Karria Food and Snacks Pvt. Ltd.
- 5) Aakhiv Patrika Mutation Entry No.17584 Dt.29.04.2023 in respect of Plot No.386 in favor of M/s Karria Food and Snacks Pvt. Ltd.
- 6) Letter of Amalgamation of Plot Nos.384, 385 & 386 Dt.01.08.2023 issued by Nagpur Improvement Trust, Nagpur.

7) Search report for 30 years from the year 1993 till 10.08.2023.

1. 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 M/s Karria Food and Snacks Pvt. Ltd., Nagpur is clear, marketable and without any encumbrances and M/s Sandeep Dwellers Pvt. Ltd. is having all rights in its favor.

Owners of the land

- i. Plot No. 384 – Nagpur Improvement Trust, A Statutory Authority, constituted under the Nagpur Improvement Trust Act, 1936
- ii. Plot No. 385 – Nagpur Improvement Trust, A Statutory Authority, constituted under the Nagpur Improvement Trust Act, 1936
- iii. Plot No. 386 – Nagpur Improvement Trust, A Statutory Authority, constituted under the Nagpur Improvement Trust Act, 1936

Lessee of the Land

- i. Plot No. 384 – M/s Karria food and Snacks Pvt. Ltd.
- ii. Plot No. 385 – M/s Karria food and Snacks Pvt. Ltd.
- iii. Plot No. 386 – M/s Karria food and Snacks Pvt. Ltd.

ALL THAT PIECE AND PARCEL OF LAND bearing Amalgamated Plot No.384 admeasuring about 1,440.00 Sq.Mts, (15,500.00 Sq.Ft.) & Plot No.385 admeasuring about 1,080.00 Sq.Mts, (11,625.00 Sq.Ft.) & Plot No.386 admeasuring about 2,125.420.00 Sq.Mts, (22,878.00 Sq.Ft.) totally admeasuring 4,645.42 Sq. Mts. (50,003.30 Sq.Ft.), out of land bearing Kh.No.63, 67, 61, 68, 70, 71, 72, 74, 75, 102/2 & 103/1-2, City Survey No. 395 (comprising of City Survey No.392, 393, 395, 399, 402, 411, 412, 413, 414, 415, 417 & 418) of Sheet No.62, 69 (comprising of 50, 59, 61, 62, 69, 70, 71, 72, 73, 76, 77, 78, 79, 80, 712 & 718) of Mouza Chikhali (Deo), Nagpur situated in Ward No.22 within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation (hereinafter referred as the said plot).

2. The report reflecting the flow of the title of the promoter on the said land is enclosed herewith as annexure.

Encl : Documents listed in Clause are Annexed.

Ashish Mehadia
Advocate

Date: 26.08.2023

Mehadia & Co.

Advocates

‘SUPREET’ Near old Police Chowki, Sadar, Nagpur 440 001
Bar Council of Mah. & Goa Roll No.Mah/1423/1994
(Tele: 2532729 Mobile 9422906789)
Email : mehadiaashish@gmail.com

FORMAT A
(Circular No: 28/2021)

To,
MahaRERA
Nagpur

LEGAL TITLE REPORT

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) That the Property in question is owned and possessed by Nagpur Improvement Trust, Nagpur, constituted under the Nagpur Improvement Trust Act, 1936, a statutory planning authority of Nagpur.
- 2) That Nagpur Improvement Trust (Owner of the Land) executed Indenture of Lease in favour of M/s Karria Food and Snacks Pvt. Ltd. (Lessee) for the Plot Nos. 384, 385 and 386 for lease term commencing from 04.10.2022 to 03.10.2052 vide –

For Plot No. 384 -

- i.) Registered Lease Deed Dt.27.10.2022 registered at Sr.No.7139-2022 on 28.10.2022 in respect of Plot No.384
- ii.) Aakhiv Patrika Mutation Entry No.17585 Dt.29.04.2023 in respect of Plot No.384 in favor of M/s Karria Food and Snacks Pvt. Ltd.

For Plot No. 385 -

- iii.) Registered Lease Deed Dt.27.10.2022 registered at Sr.No.7140-2022 on 28.10.2022 in respect of Plot No.385
- iv.) Aakhiv Patrika Mutation Entry No.17583 Dt.29.04.2023 in respect of Plot No.385 in favor of M/s Karria Food and Snacks Pvt. Ltd.

For Plot No. 386 -

- v.) Registered Lease Deed Dt.27.10.2022 registered at Sr.No.7141-2022 on 28.10.2022 in respect of Plot No.386
- vi.) Aakhiv Patrika Mutation Entry No.17584 Dt.29.04.2023 in respect of Plot No.386 in favor of M/s Karria Food and Snacks Pvt. Ltd.

M/s Karria Food and Snacks Pvt. Ltd. has signed and executed Memorandum of Understanding in favor of M/s Sandeep Dwellers Pvt. Ltd.

Letter of Amalgamation of Plot Nos.384, 385 & 386 Dt.01.08.2023 issued by Nagpur Improvement Trust, Nagpur.

- 3) I, have taken search for 30 years from 1993 to 10.08.2023 vide Receipt No.7998 in the office of Sub-Registrar - 1, Nagpur. However, most of the Index II registers in the offices of Sub-Registrars were not consistently available for inspection, as some are either torn into pieces and mutilated and some of the registers were sent for binding or not available for inspection. From the available registers and records, I could not lay my hands on any adverse entry whereby affecting the title of the present owner and thus the present owner is having clear and marketable title.
- 4) Any other relevant title – No.
- 5) Litigations if any – No.

Ashish Mehadia
Advocate

ASHISH S. MEHADIA
ADVOCATE

Date: 26.08.2023