Res. : 54 Sawarkar Nagar,
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Ashwin R. Patil
ADVOCATE

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold Plot bearing No. 239, admeasuring about 1562.80 Sq. Mtrs. (As per Sanction Map dated 12/04/2022), in Civil Station Expansion Scheme of Nagpur Improvement Trust, Mauza : GADGA, bearing City Survey No. 965, Sheet No. 24, bearing Municipal House No. 518, Ward No. 70, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur, with the boundaries as under :

ON THE EAST : PLOT NO 274

ON THE WEST : WEST HIGH COURT ROAD

ON THE NORTH : PLOT NO 238

ON THE SOUTH : ROAD

I have investigated the title of the said plot on the request of **M/S GOLECHHA HOUSING AND INFRASTRUCTURE PRIVATE LIMITED,** {PAN : ABYPG4185F}, having CIN : U74110MH1999PTC120458 and having registered Office at 2, Arihant Apartments, M-61, Laxminagar, Nagpur - 440010. and following documents i.e:-

1) **Description of the property.**

ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold Plot bearing No. 239, admeasuring about 1562.80 Sq. Mtrs. (As per Sanction Map dated 12/04/2022), in Civil Station Expansion Scheme of Nagpur Improvement Trust, Mauza : GADGA, bearing City Survey No. 965, Sheet No. 24, bearing Municipal House No. 518, Ward No. 70, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur

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2) The documents of allotment of plot.

a) Sale Deed dated 20.11.2010 registered with Sub Registrar, Nagpur – 4 at Book No. 1 at Sr. No. 5641 dated 20.11.2010 executed by (i) Shri Mohan Jagannath Trivedi, (ii) Shri Bhaskar Jagannath Trivedi and (iii) Shri Naresh Jagannath Trivedi in favour of Golechha Housing And Infrastructure Private Limited in respect of 75% proportionate share and interest in the said plot of land.

b) Agreement of Development and Sale dated 07.10.2013 registered with Sub Registrar, Nagpur – 1 at Book No. 1 at Sr. No. 6961 dated 07.10.2013 executed by Shri Ashok Jagannath Trivedi in favour of Golechha Housing And Infrastructure Private Limited in respect of 25% proportionate share and interest in the said plot of land.

c) Indenture of Lease Renewal dated 10.10.2018 registered with Sub Registrar, Nagpur – 6 at Book No. 1 at Sr. No. 4715 dated 12.10.2018 for a period of thirty years and term ending on 31.03.2037 executed by Nagpur Improvement Trust, Nagpur in favour of Golechha Housing And Infrastructure Private Limited and Shri Ashok Jagannath Trivedi.

d) Agreement of Development and Sale dated 07.10.2013 registered with Sub Registrar, Nagpur – 1 at Book No. 1 at Sr. No. 6961 dated 07.10.2013 executed by Shri Ashok Jagannath Trivedi in favour of Golechha Housing And Infrastructure Private Limited in respect of 25% proportionate share and interest in the said plot of land.

e) Property Card issued by the City Survey Office, Nagpur – 3, vide Ferfar No. 3256 dated 23.08.2012, 6348 dated 20.05.2022.

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 have verified the relevant records of Sub- Registrar , Nagpur and inspected the relevant deeds, documents produced before me. There appeared to be no Lien, charge, interest or any registered encumbrance over this property as referred above.

I am of the opinion there is no litigation is pending in respect of

ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold Plot bearing No. 239, admeasuring about 1562.80 Sq. Mtrs. (As per Sanction Map dated 12/04/2022), in Civil Station Expansion Scheme of Nagpur Improvement Trust, Mauza : GADGA, bearing City Survey No. 965, Sheet No. 24, bearing Municipal House No. 518, Ward No. 70, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur

in any court or before any authority.

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That the title of

M/S GOLECHHA HOUSING AND INFRASTRUCTURE PRIVATE LIMITED (75% Undivided Share) and SHRI ASHOK JAGANNATH TRIVEDI (25% Undivided Share), for

ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold Plot bearing No. 239, admeasuring about 1562.80 Sq. Mtrs. (As per Sanction Map dated 12/04/2022), in Civil Station Expansion Scheme of Nagpur Improvement Trust, Mauza : GADGA, bearing City Survey No. 965, Sheet No. 24, bearing Municipal House No. 518, Ward No. 70,

is clear, Marketable and without any encumbrances.

Owners of the Land

M/S GOLECHHA HOUSING AND INFRASTRUCTURE PRIVATE LIMITED (75% Undivided Share) and SHRI ASHOK JAGANNATH TRIVEDI (25% Undivided Share), for

ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold Plot bearing No. 239, admeasuring about 1562.80 Sq. Mtrs. (As per Sanction Map dated 12/04/2022), in Civil Station Expansion Scheme of Nagpur Improvement Trust, Mauza : GADGA, bearing City Survey No. 965, Sheet No. 24, bearing Municipal House No. 518, Ward No. 70, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur

The report reflecting the flow of the title of

M/S GOLECHHA HOUSING AND INFRASTRUCTURE PRIVATE LIMITED (75% Undivided Share) and SHRI ASHOK JAGANNATH TRIVEDI (25% Undivided Share), for

ALL THAT piece and parcel of Nagpur Improvement Trust Leasehold Plot bearing No. 239, admeasuring about 1562.80 Sq. Mtrs. (As per Sanction Map dated 12/04/2022), in Civil Station Expansion Scheme of Nagpur Improvement Trust, Mauza : GADGA, bearing City Survey No. 965, Sheet No. 24, bearing Municipal House No. 518, Ward No. 70, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur

is enclosed herewith as annexure.

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REMARKS :

That M/S GOLECHHA HOUSING AND INFRASTRUCTURE PRIVATE LIMITED have agreed to develop the remaining 25.00% proportionate share and interest in the plot of land of SHRI ASHOK JAGANNATH TRIVEDI and have executed Agreement of Development and Sale dated 07.10.2013 registered with Sub Registrar, Nagpur – 1 at Book No. 1 at Sr. No. 6961 dated 07.10.2013.

ENCL : ANNEXURE

Date : 23/03/2024

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Ashwin R. Patil
ADVOCATE

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. (1) vide

Ferfar No. 3256 dated 23.08.2012, 6348 dated 20.05.2022.

NARRATION ON FLOW OF TITLE:

That the property in question has been owned by the Nagpur Improvement Trust, Nagpur a statutory body duly incorporated under the provisions of the Nagpur Improvement Trust Act, 1936. The Nagpur Improvement Trust obtained the title on the said Khasara under the Law of Acquisition in pursuance to the Award passed by the Land Acquisition Officer after making the publication of acquisition in the Gazettes and news papers and on payment of compensation payable to the land owners. After acquisition of the said land, N.I.T., Nagpur developed the said land and made lay out on the said land consisting of various residential plots, open spaces, Public Utility area etc.

That the said plot of land bearing NIT Plot No. 239, admeasuring about 1595.65 Sq. Mtrs. was allotted by Nagpur Improvement Trust, Nagpur to Shri Shankarrao Baliramji Telpade for a term commencing from 01.04.1947 and ending on 31.03.1977 and Nagpur Improvement Trust, Nagpur executed Lease of the said Plot by Indenture of lease dated 22.02.1950

That said Shri Shankarrao Baliramji Telpade sold / transferred the said plot of land in favour of Shri Jagannath Shivram Trivedi by Sale Deed dated 23.12.1955 registered with Sub Registrar, Nagpur at Book No. 1 at Sr. No. 2359 dated 23.12.1955.

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That the owner Shri Jagannath Shivram Trivedi expired on 18.08.1995 and on his death the said property was inherited by legal heirs (i) Smt. Jamanabai Jagannath Trivedi, (ii) Shri Mohan Jagannath Trivedi, (iii) Shri Ashok Jagannath Trivedi, (iv) Shri Naresh Jagannath Trivedi, (v) Smt. Meera Sukhlal Trivedi and (vi) Shri Bhaskar Jagannath Trivedi and their names were mutated in revenue records, City Survey Records vide Ferfar No. 1852 dated 23.07.2008

That the Nagpur Improvement Trust, Nagpur renewed the lease of the said plot of land in favour of (i) Smt. Jamanabai Jagannath Trivedi, (ii) Shri Mohan Jagannath Trivedi, (iii) Shri Ashok Jagannath Trivedi, (iv) Shri Naresh Jagannath Trivedi, (v) Smt. Meera Sukhlal Trivedi and (vi) Shri Bhaskar Jagannath Trivedi by Indenture of Lease dated 01.08.1997 for a further term commencing from 01.04.1977 and ending on 31.03.2007 registered with Sub Registrar, Nagpur – 8 at Book No. Add.-1, Volume No. 760 at pages 71 to 71 at Sr. No. 2449 dated 12.08.1997.

That the co-owners (i) Smt. Jamanabai Jagannath Trivedi and (ii) Smt. Meera Sukhlal Trivedi relinquished their share in the said property in favour of (i) Shri Mohan Jagannath Trivedi, (ii) Shri Ashok Jagannath Trivedi, (iii) Shri Naresh Jagannath Trivedi and (iv) Shri Bhaskar Jagannath Trivedi by Deed of Release / Relinquishment dated 01.08.1997 registered with Sub Registrar, Nagpur – 8 at Book No. Add.-1, Volume No. 741 at pages 105 to 108 at Sr. No. 1986 dated 01.08.1997.

That, Golechha Housing And Infrastructure Private Limited, agreed to purchase the said Plot No. 239 (i) Shri Mohan Jagannath Trivedi, (ii) Shri Bhaskar Jagannath Trivedi (iii) Shri Naresh Jagannath Trivedi and (iv) Shri Ashok Jagannath Trivedi by Agreement To Sell dated 30.12.2006 registered with Sub Registrar, Nagpur – 3 at Book No. 1 at Sr. No. 4448 dated 30.12.2006.

That, Golechha Housing And Infrastructure Private Limited, purchased the 75.00% proportionate share and interest in the said plot of land from (i) Shri Mohan Jagannath Trivedi, (ii) Shri Bhaskar Jagannath Trivedi and (iii) Shri Naresh Jagannath Trivedi by Sale Deed dated 20.11.2010 registered with Sub Registrar, Nagpur – 4 at Book No. 1 at Sr. No. 5641 dated 20.11.2010

That, Golechha Housing And Infrastructure (P) Limited, agreed to develop the remaining 25.00% proportionate share and interest in the said plot of land from Shri Ashok Jagannath Trivedi under the Agreement of Development and Sale dated 07.10.2013 registered with Sub Registrar, Nagpur – 1 at Book No. 1 at Sr. No. 6961 dated 07.10.2013.

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur

Date : 23/03/2024

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