

R.S.KALE

ADVOCATE

Office – Plot no.5 'SaiNiwas' Opp. Saraswat Library, Choti Dhantoli Nagpur-12. M- 9822217900,
e-mail: rkale_1@yahoo.co.in

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

ALL THAT Piece and Parcel of land bearing Plot No. 20 out of the B. U, Kothari Brothers Layout, containing by admeasurement 658.44 Sq. Mtrs, (OR 7087.38 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 41 and 42 of MOUZA – KACHIMET, including all other easementary right appurtenant belonging thereto bearing Municipal Corporation House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3, situated at Amravati Road. Near Nagpur University Campus, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur and the same is bounded as under

ON THE NORTH:	BY 6.00 MTRS WIDE ROAD.
ON THE SOUTH:	BY 6.00 MTRS WIDE ROAD.
ON THE EAST:	BY PLOT NO.19.
ON THE WEST:	BY PLOT NO.21.

I have investigated the title of the said plot on the request of **M/s. ANGEL DWELLERS INFRATECH PRIVATE LIMITED**, A Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U45400MH2019PTC334313 having its Registered Office at Plot No. 62, Near LAD College, Opposite Mansi Girls Hostel, Shivaji Nagar, Nagpur (Income Tax Permanent Account No. AATCA0408Q) acting through its directors (1) SHRI. ABHISHEK S/O RAJENDRASINGH CHOUHAN, (2) SHRI. RAHUL S/O NANDKISHOR AGRAWAL and following documents i.e:-

1) Description of the property.

ALL THAT Piece and Parcel of land bearing Plot No. 20 out of the B. U, Kothari Brothers Layout, containing by admeasurement 658.44 Sq. Mtrs, (OR 7087.38 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 41 and 42 of MOUZA – KACHIMET, including all other easementary right appurtenant belonging thereto bearing Municipal Corporation House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3, situated at Amravati Road. Near Nagpur University Campus, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur.



R.S.KALE

ADVOCATE

Office – Plot no.5 'SaiNiwas' Opp. Saraswat Library, Choti Dhantoli Nagpur-12. M- 9822217900,
e-mail: rkale_1@yahoo.co.in

2) The documents of allotment of plot.

- i. Sale Deed dated 10-03-2023 for Plot No. 20 out of the B. U, Kothari Brothers Layout, containing by total admeasurement 658.44 Sq. Mtrs, (OR 7087.38 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 41 and 42 of MOUZA KACHIMET, bearing Nagpur Municipal Corporation House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3 executed by 1) Dr. Shri. Sanjay Gorakhnath Khemuka and (2) Mrs. Anita Sanjay Khemuka in favour of M/s. ANGEL DWELLERS INFRATECH PRIVATE LIMITED duly registered with the Office of the Sub-Registrar-4 at Sr. No.2142-2023.
- ii. Property Card Issued by City Survey Officer-Nagpur-3 Mutation Entry No.vide Ferfar No. 2945 on dated 04/04/2023 for Plot No. 20, City Survey No. 64, Sheet No. 161/21/3, bearing Municipal House No. 1758/G/20.
- iii. Nagpur Municipal Corporation House No. 1758/G/201 tax paid upto 2023- 2024by the current owner on 16-05-2023.

Search Report for 30 years from the years 1994 to 2023 receipt no. MH013048344202324E dated 27.12.2023 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

ALL THAT Piece and Parcel of land bearing Plot No. 20 out of the B. U, Kothari Brothers Layout, containing by admeasurement 658.44 Sq. Mtrs, (OR 7087.38 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 41 and 42 of MOUZA – KACHIMET, including all other easementary right appurtenant belonging thereto bearing Municipal Corporation House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3, situated at Amravati Road. Near Nagpur University Campus, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur.

in any court or before any authority.

That the title of

M/s. ANGEL DWELLERS INFRATECH PRIVATE LIMITED, acting through its directors (1) SHRI. ABHISHEK S/O RAJENDRASINGH CHOUHAN, (2) SHRI. RAHUL S/O NANDKISHOR AGRAWAL, for



R.S.KALE

ADVOCATE

Office – Plot no.5 'SaiNiwas' Opp. Saraswat Library, Choti Dhantoli Nagpur-12. M- 9822217900,
e-mail: rkale_1@yahoo.co.in

ALL THAT Piece and Parcel of land bearing Plot No. 20 out of the B. U, Kothari Brothers Layout, containing by admeasurement 658.44 Sq. Mtrs, (OR 7087.38 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 41 and 42 of MOUZA – KACHIMET, including all other easementary right appurtenant belonging thereto bearing Municipal Corporation House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3, situated at Amravati Road. Near Nagpur University Campus, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur.

is clear, marketable and without any encumbrances.

Owners of the Land

M/s. ANGEL DWELLERS INFRATECH PRIVATE LIMITED, acting through its directors (1) SHRI. ABHISHEK S/O RAJENDRASINGH CHOUHAN, (2) SHRI. RAHUL S/O NANDKISHOR AGRAWAL, for

ALL THAT Piece and Parcel of land bearing Plot No. 20 out of the B. U, Kothari Brothers Layout, containing by admeasurement 658.44 Sq. Mtrs, (OR 7087.38 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 41 and 42 of MOUZA – KACHIMET, including all other easementary right appurtenant belonging thereto bearing Municipal Corporation House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3, situated at Amravati Road. Near Nagpur University Campus, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur.

The report reflecting the flow of the title of

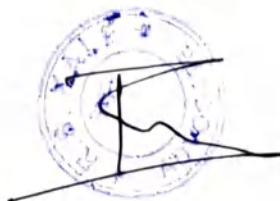
M/s. ANGEL DWELLERS INFRATECH PRIVATE LIMITED, acting through its directors (1) SHRI. ABHISHEK S/O RAJENDRASINGH CHOUHAN, (2) SHRI. RAHUL S/O NANDKISHOR AGRAWAL, for

ALL THAT Piece and Parcel of land bearing Plot No. 20 out of the B. U, Kothari Brothers Layout, containing by admeasurement 658.44 Sq. Mtrs, (OR 7087.38 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 41 and 42 of MOUZA – KACHIMET, including all other easementary right appurtenant belonging thereto bearing Municipal Corporation House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3, situated at Amravati Road. Near Nagpur University Campus, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur.

is enclosed herewith as annexure.

REMARKS: NOT APPLICABLE
ENCL : ANNEXURE

Date : 27.12.2023



R.S.KALE

ADVOCATE

Office – Plot no.5 'SaiNiwas' Opp. Saraswat Library, Choti Dhantoli Nagpur-12. M- 9822217900,
e-mail: rkale_1@yahoo.co.in

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

FLOW OF THE TITLE OF THE SAID LAND.

- 1) PR Card as on date of application for Registration. Issued by City Survey Officer-Nagpur-3 Mutation Entry vide Ferfar No. 2945 on dated 04/04/2023 for Plot No. 20, City Survey No. 64, Sheet No. 161/21/3, bearing Municipal House No. 1758/G/20.

NARRATION ON FLOW OF TITLE:

For Plot No. 20 by admeasurement 658.44 Sq. Mtrs, (OR 7087.38 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 41 and 42 of MOUZA – KACHIMET, House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3, Tahsil and District – NAGPUR

THAT, ALL THAT Piece and Parcel of land bearing Plot No. 20 out of the B U, Kothari Brothers Layout, containing by total admeasurement 666.88 Sq. Mtrs, being a portion of the entire land bearing Kh. Nos. 41 and 42 of MOUZA - KACHIMET, including all other easementary right appurtenant belonging thereto bearing Municipal Corporation House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3, situated at Amravati Road. Near Nagpur University Campus, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR, Originally belonged to Shri. Rajiv Madhukar Patrikar, having purchased the same by him from Smt. Shantabai Narhar Puranik, by a sale Deed Dated 21-04-1980, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur-3 in Addl. Book No. 1, at Sr. No. 2025 on even date; AND

THAT, the Deed of Correction to the said Sale Deed dated 21-04-1980, correcting the boundaries of the said Plot on 04-01-2008, which is duly registered in the Office of Sub-Registrar Nagpur-2, at Sr. No. 66 on even date; AND

THAT the aforesaid Plot No. 20 is covered under the scheme of 572 layouts of the Nagpur Improvement Trust, Nagpur, AND

R.S.KALE

ADVOCATE

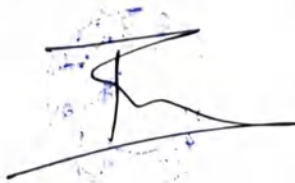
Office – Plot no.5 'SaiNiwas' Opp. Saraswat Library, Choti Dhantoli Nagpur-12. M- 9822217900,
e-mail: rkale_1@yahoo.co.in

THAT for Regularization and Development of the said Plot No 20 from the Nagpur Improvement Trust, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the said Shri Rajiv Madhukar Patrikar, had applied to the Nagpur Improvement Trust, Nagpur for the same they also paid/deposited the Development Charges for Regularisation and Development of the said Plots of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it, AND

THAT, considering the application of Shri. Rajiv Madhukar Patrikar, and also on receipt of the Development charges as demanded by it from him the Nagpur Improvement Trust, Nagpur lateron regularized Plot No. 20 and accordingly the Regularization Letter to that effect is also issued by the Building Engineer (WEST), Nagpur Improvement Trust, Nagpur vide his Permit No. BE(W)572/457/7355/954 dated 11-03-2008 in Case No. 200303091245 and Layout No. 572/Kac/457 in favour of the said Shri Rajiv Madhukar Patrikar. As per the said Regularization Letter, the area of the said Plot No. 20 is shown and declared as 658.44 Sq. Mtrs

THAT, the aforesaid Shri. Rajiv Madhukar Patrikar lateron in his turn transferred/sold the aforesaid property ALL THAT Piece and Parcel of land bearing Plot No. 20 out of the B. U, Kothari Brothers Layout, containing by total admeasurement 658.44 Sq. Mtrs, (OR 7087.38 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 41 and 42 of MOUZA - KACHIMET, bearing Municipal Corporation House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3, situated at Amravati Road. Near Nagpur University Campus, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District NAGPUR, in favour of (1) Dr. Shri. Sanjay Gorakhnath Khemuka and (2) Mrs. Anita Sanjay Khemuka by a Sale Deed dated 24-06-2011, which is duly registered at the Office of Sub- Registrar, Nagpur-4, in Book No. 1, at Sr. No. 3619.; AND

THAT, by Sale Deed dated 10-03-2023 for Plot No. 20 out of the B. U, Kothari Brothers Layout, containing by total admeasurement 658.44 Sq. Mtrs, (OR 7087.38 Sq. Ft.) being a portion of the entire land bearing Kh. Nos. 41 and 42 of MOUZA KACHIMET, bearing Nagpur Municipal Corporation House No. 1758/G/20, City Survey No. 64, Sheet No. 161/21/3 1) Dr. Shri. Sanjay Gorakhnath Khemuka and (2) Mrs. Anita Sanjay Khemuka sold the Plot No.20 to M/s. ANGEL DWELLERS INFRATECH



R.S.KALE

ADVOCATE

Office – Plot no.5 'SaiNiwas' Opp. Saraswat Library, Choti Dhantoli Nagpur-12. M- 9822217900,
e-mail: rkale_1@yahoo.co.in

PRIVATE LIMITED duly registered with the Office of the Sub-Registrar-4 at Sr. No.2142-2023. As result therefore the Title Owners have become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein. AND

THAT, Property Card is Issued by City Survey Officer-Nagpur-3 Mutation Entry No.videFerfar No. 2945 on dated 04/04/2023 for Plot No. 20, City Survey No. 64, Sheet No. 161/21/3 in the name of current property owner the Title Owner M/s. ANGEL DWELLERS INFRATECH PRIVATE LIMITED through its director (1) SHRI. ABHISHEK S/O RAJENDRASINGH CHOUHAN, (2) SHRI. RAHUL S/O NANDKISHOR AGRAWAL

That the Title Owners Title Owner M/s. ANGEL DWELLERS INFRATECH PRIVATE LIMITED through its director (1) SHRI. ABHISHEK S/O RAJENDRASINGH CHOUHAN, (2) SHRI. RAHUL S/O NANDKISHOR AGRAWAL have mutated their names on the record of Nagpur Municipal Corporation House No. 1758/G/201 and tax has be paid upto 2023- 2024 by the current owner on 16-05-2023.

4. Any other relevant Title: No

5. Any Other Litigation: No

PLACE : NAGPUR

Dated : 27.12.2023



R. S. KALE
ADVOCATE



Department ID : Mobile No. : 9822217900
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 खदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न केल्याच्या दस्त्यांसाठी लागू नाही.