

OM HARIRAMANI
ADVOCATE
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ADVOCATE

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FORMAT – A

(Circular No. 28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT western side portion bearing Plot No. 2 having area 3676.639 Sq. Mtrs. out of Khasra No. 100/2, 100/7 admeasuring 0.81 hectares (8100 Sq. m.), City Survey No. 272, Sheet No. 71, of Mouza – Gorewada, Tahsil and District Nagpur (hereinafter referred as the said property).

- 1) I have investigated the title of the said property on the request of developer/builder **M/S. Pankaj Construction**, through its partners, **SMT. RUPALI W/O. GAURAV DHALL (After Marriage) @ RUPALI D/O. LATE ROSHAN DHAWAN (Before marriage)** and **Smt. Shruti W/o. Pankaj Dhawan**, and following documents i.e. –

- i. **Description of the property:** ALL THAT western side portion bearing Plot No. 2 having area 3676.639 Sq.mtrs out of Khasra No. 100/2, 100/7 admeasuring 0.81 hectares (8100 Sq. m.), City Survey No. 272, Sheet No. 71, of Mouza – Gorewada, Tahsil and District Nagpur

- 2) **The document of allotment of property:** Agreement for development with land owners namely 1.SMT. KAVITA W/O. PAWAN KOLARKAR (AFTER MARRIAGE) @ KAVITA D/O. SHRIKANT THORAT (BEFORE MARRIAGE), 2.SMT. SUCHITA W/O. ATUL KOTANGALE (AFTER MARRIAGE), @ SUCHITA D/O. SHRIKANT THORAT (BEFORE MARRIAGE), 3. SMT. DARSHANA W/O. NITISH GULHANE (AFTER MARRIAGE) @ DARSHANA D/O. SHRIKANT THORAT (BEFORE MARRIAGE) 4. SHRI CHETAN S/O. SHRIKANT THORAT 5. SHRI RAJESH S/O. SHRIKANT THORAT with **M/S. Pankaj Construction**, through its partners, **SMT. RUPALI W/O. GAURAV DHALL (After Marriage) @ RUPALI D/O. LATE ROSHAN DHAWAN (Before marriage)** and **Smt. Shruti W/o. Pankaj Dhawan**, authorizing it to develop the said land admeasuring 0.81 hectares, in to a residential estate by constructing a thereon multi-storied building

consisting residential apartments etc., and to sell the same in favour of prospective buyer/s, vide Sub – Registrar, Nagpur – 1, bearing serial/registration No. 3878/2021 dated 28/06/2021. The partition deed, vide partition deed dtd. 12/10/2022 which is duly registered in the Sub – Registrar, Nagpur – 1, bearing serial/registration No. 8696/2022 dated 12/10/2022.

- ii. City Survey Officer No. 3 dated 22/12/2022 bearing mutation entry No. 5975 dated 22/12/2022.
 - iii. Search report from 2013 to 2023.
- 3) 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. Pankaj Construction** is as per detailed title verification report annexed herewith

i. **Owners of the land:**

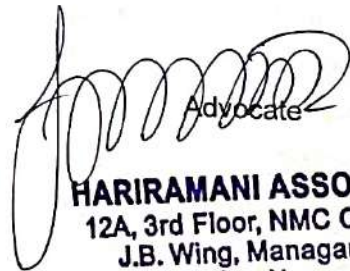
1. **SMT. KAVITA W/O. PAWAN KOLARKAR (AFTER MARRIAGE) @ KAVITA D/O. SHRIKANT THORAT (BEFORE MARRIAGE),**
2. **SMT. SUCHITA W/O. ATUL KOTANGALE (AFTER MARRIAGE), @ SUCHITA D/O. SHRIKANT THORAT (BEFORE MARRIAGE),**
3. **SMT. DARSHANA W/O. NITISH GULHANE (AFTER MARRIAGE) @ DARSHANA D/O. SHRIKANT THORAT (BEFORE MARRIAGE)**
4. **SHRI CHETAN S/O. SHRIKANT THORAT**
5. **SHRI RAJESH S/O. SHRIKANT THORAT**

Qualifying comments/remarks if any: **M/S. Pankaj Construction** is entitled to float a flat scheme and further to transfer the flats/apartments of proposed project to any person or persons with rights relating to undivided variable proportionate share and interest in the said piece of land by way of sale or otherwise and receive settled consideration amount from the prospective buyers subject to clearance and NOC as may be required.

- 4) The report reflecting the flow of the title of **M/S. Pankaj Construction**, on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 08/05/2023


Advocate - -
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(Circular No:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) Agreement for development with land owners namely 1.SMT. KAVITA W/O. PAWAN KOLARKAR (AFTER MARRIAGE) @ KAVITA D/O. SHRIKANT THORAT (BEFORE MARRIAGE), 2.SMT. SUCHITA W/O. ATUL KOTANGALE (AFTER MARRIAGE), @ SUCHITA D/O. SHRIKANT THORAT (BEFORE MARRIAGE), 3. SMT. DARSHANA W/O. NITISH GULHANE (AFTER MARRIAGE) @ DARSHANA D/O. SHRIKANT THORAT (BEFORE MARRIAGE) 4. SHRI CHETAN S/O. SHRIKANT THORAT 5. SHRI RAJESH S/O. SHRIKANT THORAT with **M/S. Pankaj Construction**, through its partners, **SMT. RUPALI W/O. GAURAV DHALL (After Marriage) @ RUPALI D/O. LATE ROSHAN DHAWAN (Before marriage) and Smt. Shruti W/o. Pankaj Dhawan**, authorizing it to develop the said land admeasuring 0.81 hectares, in to a residential estate by constructing a thereon multi-storied building consisting residential apartments etc., and to sell the same in favour of prospective buyer/s, vide Sub – Registrar, Nagpur – 1, bearing serial/registration No. 3878/2021 dated 28/06/2021. The partition deed, vide partition deed dtd. 12/10/2022 which is duly registered in the Sub – Registrar, Nagpur – 1, bearing serial/registration No. 8696/2022 dated 12/10/2022.
- 2) City Survey property card
- 2) Mutation Entry No. 5975 dated 22/12/2022 in city survey property card .
- 3) Release letter No. 265 dated 28/10/2022.
- 4) Search and title verification report from 2008 Taken from Sub-Registrar Office at Nagpur.
- 5) Any other relevant title.
- 5) Litigations if any. None.

Date: 08/05/2023


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Date: 08/05/2023

TITLE VERIFICATION REPORT

Having been engaged by **SMT. RUPALI W/O. GAURAV DHALL (After Marriage) @ RUPALI D/O. LATE ROSHAN DHAWAN (Before marriage) and Smt. Shruti W/o. Pankaj Dhawan**, partner of **M/S. Pankaj Construction**, R/o. Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440 013, I, the undersigned have verified and inspected the available record of the office of the Sub-Registrar, Nagpur, in respect of ALL THAT western side portion bearing Plot No. 2 having area 3676.639 Sq.mtrs out of Khasra No. 100/2, 100/7 admeasuring 0.81 hectares (8100 Sq. m.), City Survey No. 272, Sheet No. 71, of Mouza – Gorewada, Tahsil and District Nagpur, more particularly described in the schedule written hereunder, vide search case receipt No. 1112902991 paid vide GRN MH001662203202324E dated 06/05/2023. I have also verified various deed and documents produced before me and on the basis of the Title Verification and the records placed before me, I submit this Title verification report as under –

1. OWNERSHIP TITLE

The entire land ALL THAT piece and parcel of land bearing Khasra No. Khasra No. 100/2, 100/7 admeasuring 0.81 hectares (8100 Sq. m.), City Survey No. 272, Sheet No. 71, of Mouza – Gorewada, Tahsil and District Nagpur belonged to following owners-

1. **SMT. KAVITA W/O. PAWAN KOLARKAR (AFTER MARRIAGE) @ KAVITA D/O. SHRIKANT THORAT (BEFORE MARRIAGE),**
2. **SMT. SUCHITA W/O. ATUL KOTANGALE (AFTER MARRIAGE), @ SUCHITA D/O. SHRIKANT THORAT (BEFORE MARRIAGE),**
3. **SMT. DARSHANA W/O. NITISH GULHANE (AFTER MARRIAGE) @ DARSHANA D/O. SHRIKANT THORAT (BEFORE MARRIAGE)**
4. **SHRI CHETAN S/O. SHRIKANT THORAT**
5. **SHRI RAJESH S/O. SHRIKANT THORAT**

(Hereinafter jointly referred to as the said owners)

2. HISTORY AND CHAIN OF TRANSFERS

It is observed that originally, the said ALL THAT piece and parcel of land bearing Khasra No. Khasra No. 100/2, 100/7 admeasuring 0.81 hectares, City Survey No. 272, Sheet No. 71, of Mouza – Gorewada, Tahsil and District Nagpur, was purchased by Smt. Jayashree Shrikant Thorat and her two sons namely, Shri Chetan Shrikant Thorat & Shri Rajesh Shrikant Thorat from Smt. Anju Rameshchandra Mishra as per sale deed duly registered in the office of the Sub-Registrar, Nagpur, at serial/registration No. 1374 dated 27/03/1984.

During life time of Smt. Jayashree Shrikant Thorat, the owners i.e. Smt. Jayashree Shrikant Thorat and her two sons namely SHRI CHETAN S/O. SHRIKANT THORAT and SHRI RAJESH S/O. SHRIKANT THORAT, in the year 1999, in view of understanding between them, they had sub-divided the said land/property among themselves as Plot No. 1 & Plot No. 2 and they retained their respective sub-divided part/portion out of the said land/property, the Plot No. 1 was allotted to and retained by Smt. Jayashree Shrikant Thorat while Plot No. 2 was allotted to and retained by her sons i.e. SHRI CHETAN S/O. SHRIKANT THORAT and SHRI RAJESH S/O. SHRIKANT THORAT and they had been possessing, enjoying their respective part/portion of the said land/property as exclusive owners thereof, however, after demise of Smt. Jayashree Shrikant Thorat, as well as her husband Shri Shrikant Thorat, the share and interest of Smt. Jayashree Shrikant Thorat in the said property, devolved upon her legal heirs i.e. the 1.SMT. KAVITA W/O. PAWAN KOLARKAR (AFTER MARRIAGE) @ KAVITA D/O. SHRIKANT THORAT (BEFORE MARRIAGE), 2. SMT. SUCHITA W/O. ATUL KOTANGALE (AFTER MARRIAGE), @ SUCHITA D/O. SHRIKANT THORAT (BEFORE MARRIAGE), 3. SMT. DARSHANA W/O. NITISH GULHANE (AFTER MARRIAGE) @ DARSHANA D/O. SHRIKANT THORAT (BEFORE MARRIAGE) & SHRI CHETAN S/O. SHRIKANT THORAT and SHRI RAJESH S/O. SHRIKANT THORAT, by way of intestate succession.

3. AGREEMENT FOR DEVELOPMENT

It is seen that all the legal heirs of Late Smt. Jayashree Shrikant Thorat namely 1.SMT. KAVITA W/O. PAWAN KOLARKAR (AFTER MARRIAGE) @ KAVITA D/O. SHRIKANT THORAT (BEFORE MARRIAGE), 2. SMT. SUCHITA W/O. ATUL KOTANGALE (AFTER MARRIAGE), @ SUCHITA D/O. SHRIKANT THORAT (BEFORE MARRIAGE), 3. SMT. DARSHANA W/O. NITISH GULHANE (AFTER MARRIAGE) @ DARSHANA D/O. SHRIKANT THORAT (BEFORE MARRIAGE) 4. SHRI CHETAN S/O. SHRIKANT THORAT 5. SHRI RAJESH S/O. SHRIKANT THORAT aforesaid owner, has entered in an agreement for development with M/S. Pankaj

Construction, through its partners, **SMT. RUPALI W/O. GAURAV DHALL (After Marriage) @ RUPALI D/O. LATE ROSHAN DHAWAN (Before marriage) and Smt. Shruti W/o. Pankaj Dhawan**, authorizing it to develop the said land admeasuring 0.81 hectares, in to a residential estate by constructing a thereon multi-storied building consisting residential apartments etc., and to sell the same in favour of prospective buyer/s, vide Sub – Registrar, Nagpur – 1, bearing serial/registration No. 3878/2021 dated 28/06/2021.

- 3.1 In terms of said Agreement, the said owner/s have also executed an Irrevocable General Power of Attorney in favour of **M/S. Pankaj Construction**, through its partners, **SMT. RUPALI W/O. GAURAV DHALL (After Marriage) @ RUPALI D/O. LATE ROSHAN DHAWAN (Before marriage) and Smt. Shruti W/o. Pankaj Dhawan**, authorizing to deal with the said property including transfer of the share of developer/builder by way of sale or otherwise on the basis of undivided share in land with apartments in terms of that agreement in favour of prospective buyer/s and to receive the consideration amount from the prospective buyer/s and to execute deed and document, vide Irrevocable General Power Of Attorney in the Sub – Registrar, Nagpur – 1, bearing serial/registration No. 3879/2021 dated 28/06/2021.

- 3.2 It is seen that in terms of development agreement, the constructed /built up area of the proposed apartment scheme is to be shared between the land owners and the developer.

4. **PARTITION OF THE LAND**

It is observed that the land owners, in view of family understanding, partition the said entire land and consequent thereto, the western side portion as Plot No. 2 having area 3676.639 Sq.Mtrs, came to be allotted and given to 1. SHRI CHETAN S/O. SHRIKANT THORAT, 2. SHRI RAJESH S/O. SHRIKANT THORAT as per partition deed exclusively, vide partition deed dtd. 12/10/2022 which is duly registered in the Sub – Registrar, Nagpur – 1, bearing serial/registration No. 8696/2022 dated 12/10/2022.

5. **REGULARISATION /SANCTION OF PLOT**

It is observed that the said plot No. 02 has been regularized, sanctioned and released upon payment of Development charges/Regularization expenses by Nagpur Improvement Trust under the provision of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 as per permit/release letter No. 265 dated 28/10/2022

6. **MUTATION IN RECORD OF RIGHTS**

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- 6.1 It appears that the present owner has mutated/recorded its name against the said plot No. 02 in the records of city survey as per property card No. 272 issued by City Survey Officer No. 3 dated 22/12/2022 bearing mutation entry No. 5975 dated 22/12/2022.

7. **SANCTION OF BUILDING PLAN**

It appears from the record that a building plan has also been sanctioned and approved by the Nagpur Improvement Trust, vide Building Plan/Permit No. B.E.(WEST)/Case No. Gun-2004/Tracking Case No. 20221021101/309 dated 03/05/2023 for construction of multistoried building on the said plot.

8. **DEVELOPMENT OF PROJECT**

It is observed that the developer, **M/S. PANKAJ CONSTRUCTION**, is planning for development of the entire land in to a real estate project comprising of buildings, flats, apartments and other structures. The proposed project is known and styled as **"GOKUL GREEN'S"** and the multi-storied building to be constructed on the said plot No. 02 is known and styled as WING **"PEARL"**

9. **APPLICATION OF MAHARASHTRA OWNERSHIP OF APARTMENT**

It is also noted that the said proposed multi-storied building known and styled as WING **"PEARL"** in entire complex/condominium **"GOKUL GREEN'S"** is to be submitted under the provisions of Maharashtra Apartment Ownership Act, 1970 by executing a Declaration Deed.

10. **APPLICATION OF MAHARASHTRA REAL ESTATE REGULATORY ACT.**

It is appears that the owner is desirous on developing the said property in to multi-storied building/s and the proposed project is to be known and styled as WING **"PEARL"** which shall be subject to the provisions of Maharashtra Real Estate Regulatory Act and necessary formalities shall have to be complied with.

11. **RIGHTS AND ENTITLEMENT OF PARTIES**

- 11.1 In view of the said agreement for development, **M/S. Pankaj Construction** is entitled to float a flat scheme and further to transfer the flats/apartments of proposed project to any person or persons with rights relating to undivided variable proportionate share and interest in the said piece of land by way of sale or otherwise and receive settled consideration amount from the prospective buyers. It is observed that the development agreement is pertaining to the entire land admeasuring 0.81 hectares, however after registration of development agreement , partition deed between the land owners has been registered and the entire land has been partitioned, consequent thereto the plot No. 02 area

having area 3676.639 Sq.mtrs has been allotted to in favour of 1. SHRI CHETAN S/O SHRIKANT THORAT, 2. SHRI RAJESH S/O. SHRIKANT THORAT , accordingly it has been mutated recorded in the all relevant records as owners thereof, therefore , the agreements , sale deeds and all other relevant deeds pertaining to that plot No. 02, shall be executed in the name of 1. SHRI CHETAN S/O. SHRIKANT THORAT, 2. SHRI RAJESH S/O. SHRIKANT THORAT only as land owners.

12. **LEGAL OPINION AND FINDINGS**

- 12.1 I have gone through the true copies documents produced before me. It is also informed to me that various flats/apartments are to be sold out to individual buyer/s by the said Developer.
- 12.2 On the basis of verification of relevant record and the documents produced before me & the statements of party, it is opined that the said present owner/s are owner/s of the said property and have rights to float flat scheme and to sell various apartments to individual desiring buyers subject to necessary permissions etc., of local authorities and other, if required.
- 12.3 There is no registration of any encumbrance over the above said plot in record of rights as such it appeared to be free from encumbrances, or any registered charge on the basis of documents produced before me.
- 12.4 The prospective buyer/s of the apartments will get clear, marketable and good title by execution & registration of valid and lawful conveyance deeds subject to such permissions of local authorities as may be required.
- 12.5 In terms of Agreement for sale and General Power of Attorney referred above, the said **M/S. Pankaj Construction** and is lawfully authorized and empowered to float the scheme and further to sell the apartments etc. with rights relating to undivided share in said land to any person or persons and further to receive consideration amount from prospective purchasers. The prospective purchasers will get good and marketable title subject to all clearances and NOC's and compliance of necessary formalities as may be required as per law.

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SCHEDULE OF PROPERTY -

ALL THAT western side portion bearing Plot No. 2 having area 3676.639 Sq.mtrs out of Khasra No. Khasra No. 100/2, 100/7 admeasuring 0.81 hectares (8100 Sq. m.), City Survey No. 272, Sheet No. 71, of Mouza - Gorewada, Tahsil and District Nagpur, bounded as under -

TO THE EAST	:	PLOT NO. 1
TO THE WEST	:	OTHER LAYOUT
TO THE NORTH	:	KHASRA No. 100 (PART)
TO THE SOUTH	:	ROAD

Hence, this Report.

NAGPUR.

Date: 08/05/2023


OM HARIRAMANI
(ADVOCATE)

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