

ASHISH M. NAGPURE

Advocate

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FORMAT- A

To, Maha RERA,
NAGPUR

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 21
situate at Village – Ghogli in Tashil – Nagpur (Rural) and District – NAGPUR,
(hereinafter referred as the said plot).

I have investigated the title of the said Plot on the request of **M/S. SAHARA BUILDERS** and following documents i.e. :-

1) Description of the property-

ALL THAT Piece and Parcel of land bearing **Plot No. 21**, containing by total admeasurement **651.17 Sq. Mtrs.** being a portion of the entire land bearing Kh. No. 34/1 of Mouza – **GHOGLI**, P.S.K. 38, in Tahsil – Nagpur(Rural) and District – NAGPUR, Pin Code - 440037 being developed by M/s Sahara Builders bounded as under:-

ON THE EAST	-	KH. NO.33
ON THE WEST	-	12.00 MTRS. WIDE ROAD.
ON THE NORTH	-	9.00 MTRS. WIDE ROAD.
ON THE SOUTH	-	PLOT NO. 20.

2) The documents of allotment of plot – Sale Deeds, Agreement of Development, Power of Attorney, Deed of Declaration.

3) property card issued by City Survey Office No.-3 , Nagpur

4) Search report for 30 years from 1995 to 2024.

2/ - 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 (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances.

Owners of the land : of **M/S. SAHARA BUILDERS**

Qualifying comments/remarks – N.A.

The Report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Date: 11-06-2024


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FLOW OF THE TITLE OF THE SAID LAND

THAT ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 34/1 of Mouza – GHOGLI, having an area of 0.87 Hectors, Rental Rs. 4.85/-, held in Bhogwatdar Class-1, P.S.K. 38, situate at Village – GHOGLI in Tahsil – NAGPUR (RURAL) and District – NAGPUR, Originally belonged to 1) Shri. Ganesh S/o Purushottam Rahate and 2) Shri. Dilip S/o Purushottam Rahate, being their separate property.

THAT the said 1) Shri. Ganesh S/o Purushottam Rahate and 2) Shri. Dilip S/o Purushottam Rahate lateron transferred the said Kh. No. 34/1 having an area of 0.46 Hectors (Comprising Eastern Portion) out of the aforesaid Kh. No. 0.87 Hectors, situate at Village Ghogli in Tahsil Nagpur (Rural) and District – NAGPUR to 1) M/s. Sahara Builders, 2) i) Shri. Lalit S/o Mahadeorao Tarekar and ii) Shri. Rajesh Dyandeo Tidke, by a Sale Deed Dated 03-02-2009, which is duly Registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 889 on even date.

THAT the said 1) Shri. Ganesh S/o Purushottam Rahate and 2) Shri. Dilip S/o Purushottam Rahate lateron transferred the said Kh. No. 34/1 having an area of 0.41 Hectors (Comprising Western Portion) out of the aforesaid Kh. No. 0.87 Hectors, situate at Village Ghogli in Tahsil Nagpur (Rural) and District – NAGPUR to 1) M/s. Sahara Builders, 2) i) Shri. Lalit S/o Mahadeorao Tarekar and ii) Shri. Rajesh Dyandeo Tidke, by a Sale Deed Dated 16-09-2008, which is duly Registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 5970 on even date.

THAT the said 1) Shri. Lalit S/o Mahadeorao Tarekar and 2) Shri. Rajesh Dyandeo Tidke their 50 Percent share lateron transferred the aforesaid Kh. No. 34/1 of Mouza – GHOGLI, having an area of 0.43 Hectors out of the aforesaid Kh. No. 0.87 Hectors, situate at Village Ghogli in Tahsil Nagpur (Rural) and District – NAGPUR to M/s. Sahara Builders, by a Sale Deed Dated 30-12-2020, which is duly Registered in the Office of the Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 1593 on 21-01-2021. As a result therefore the said M/s. Sahara Builders, have now become the exclusive, absolute and full Owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

WHEREAS the said M/s. Sahara Builders, has decided to develop the aforesaid land into a Layout by carving out various Residential Plots of different sizes therein and known and styled as “TULIP”; AND

WHEREAS the aforesaid entire land comprising Kh. No. 34/1 of Mouza – GHOGLI is converted for Non-Agricultural use vide Order Dated 23-06-2022 passed by the Collector, Nagpur, in Revenue Case No. 279/NAP-34/2021-2022 of Mouza – GHOGLI; AND

WHEREA the Layout Plan of the said Kh. No. 34/1 of Mouza – GHOGLI is also duly sanctioned by the Executive Engineer, Metropolitan Region Development Authority vide its Letter No. E.E./NMRDA/Nagpur/DPC/RL/1027 Dated 28-09-2022.

WHEREAS the Vendor has get the said Project registered under the provisions of the Act with the Real Estate Regulatory Authority vide its Registration No. P50500048526; AND

WHEREAS the said **Plot No. 21** is Release by the Assistant Engineer-I(South), Nagpur Metropolitan Region Development Authority, vide its Release Letter No. A.E.-1 (NMRDA)/South/620, Dated 09-08-2023; AND

WHEREAS the said Vendor has decided to develop the aforesaid Plot No. 21, containing by admeasurement 651.17 Sq. Mtrs. into Residential Estate; AND

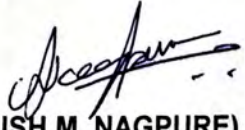
WHEREAS accordingly the Vendor has prepared a Plan of a Multistoreyed Building proposed to be constructed on the said land and to be known and styled as "TULIP" and the same is duly sanctioned and approved by the Administrator Nagar Panchayat Besa-Pipla, Tahsil and District - NAGPUR, vide his Building Permit No. BPNM/B/2024/APL/00118, Dated 18-04-2024; AND

THAT M/s. Sahara Builders has submitted the said building in The Maharashtra Apartment Ownership Act, 1970. The provisions of The Maharashtra Apartment Ownership Act, 1970 as well as the terms and conditions contained in the said Deed of Declaration and the Bye-laws appended thereto shall always remain binding upon the Purchaser and her/his/their successors in title and the said Deed of Declaration is duly Registered in the Office of the Sub-Registrar, Nagpur (RURAL)-10 in Book No. 1 at Sr. No. 5019 on 05-06-2024.

THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Joint Sub-Registrar, Nagpur vide Receipt No. 1113482492 Dated 11-06-2024 by paying amount by Challan Dated 11-06-2024 vide GRN No. MH003350936202425E and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof holds good, valid and marketable title thereto.

- 1) P.R. Card as on date of application for registration – N.A.
- 2) Mutation Entry No. 2878, Dated 29-01-2023
- 3) Search report for 30 years from 1994 to 2024 Taken from Sub-Registrar's office at Nagpur
- 4) Any other relevant title – N.A.
- 5) Litigations if any – N.A.

Date: 11-06-2024


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