

ASHISH M. NAGPURE
Advocate

Off Address :
1st Floor,
Namrata Apartments,
Plot No. 68, Atrey Layout,
Ring Road, Nagpur.
Mobile No. 9823630809

FORMAT- A

To, Maha RERA,
NAGPUR

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THOSE Piece and Parcel of land bearing Kh. Nos. 123/2 and 123/3, containing by admeasurement 16200 Sq.Mtrs. of Mouza – PIPLA, P.S.K. 38, situate at Village – PIPLA, within the limit of Grampanchayat Pipla in Tahsil - 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. ATHARVA INFRASTRUCTURES, (PAN - AARFA-8819J)**, A Partnership Firm, having its Office at Apartment No. 6, Shubham Tower, Ajni Chowk, Nagpur, acting through its Partners (1) **SHRI. CHANDRAKANT S/o BABURAO SURAMWAR**, Resident of 202, Plot No. 17, Pitru Vaibhav Apartment, Shivajinagar, Nagpur, Tahsil and District – NAGPUR AND (2) **SHRI. RAJU S/o BALAJI CHANNAWAR**, Resident of Flat No. G/01, Radha Krishna Apartment-3, Surendra Nagar, R.P.T.S. Road, Nagpur, Tahsil and District – NAGPUR and following documents i.e :-

1) Description of the property-

ALL THOSE Piece and Parcel of land bearing Kh. Nos. 123/2 and 123/3, containing by admeasurement 16200 Sq.Mtrs. of Mouza – PIPLA, P.S.K. 38, situate at Village – PIPLA, within the limit of Grampanchayat Pipla in Tahsil - NAGPUR (Rural) and District – NAGPUR.

2) The documents of Title of Plot – Sale Deeds.

3) property card (i.e. 7/12) issued by Patwari, Pipla, Nagpur, vide mutation entry No. 2950 and 2951 respectively.

4) Search report for 30 years from 1994 to 2023.

5) 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 : **ATHARVA INFRASTRUCTURES**

Qualifying comments/remarks if any

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

Encl : Annexure(Flow of Title).


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FLOW OF THE TITLE OF THE SAID LAND

(1) THAT ALL THAT Piece and Parcel of land bearing Kh. No. 123/2 of Mouza – PIPLA, P.S.K. 38, having an area of 0.81 Hector (8100.00 Sq.Mtr's), Rental Rs. 4.17 held in Occupancy Class-1, Rights, including all kinds of Trees, Shrubs, Passages, rights of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – PIPLA, in Tashil – Nagpur (Rural) and District – NAGPUR, Originally belonged to M/s. Rishabh Properties, having purchased the same by it from Shri. Yogiraj S/o Ramaji Bhende by a Sale Deed Dated 20-07-2007, which is duly Registered in the Office of the Sub-Registrar Nagpur-10 in Book No. 1 at Sr. No. 3322 on even date

(2) THAT the said M/s. Rishabh Properties lateron transferred the aforesaid property by way of sale to M/S. ATHARVA INFRASTRUCTURES, the Grantor hereinabovenamed by a Sale Deed Dated 31-01-2019, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-7 in Book No. 1 at Serial No. 808 on even date; AND

(3) THAT in the like manner ALL THAT Piece and Parcel of land bearing Kh. No. 123/3 of Mouza – PIPLA, P.S.K. 38, having an area of 0.81 Hector (8100.00 Sq.Mtrs), Rental Rs. 4.17 held in Occupancy Class-1, Rights, including all kinds of Trees, Shrubs, Passages, rights of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – PIPLA, in Tashil – Nagpur (Rural) and District – NAGPUR, Originally belonged to M/s. Rishabh Properties, having purchased the same by it from Smt. Panchfula W/o Wamanrao Mendhe and others, by a Sale Deed Dated 20-07-2007, which is duly Registered in the Office of the Sub-Registrar Nagpur-10 in Book No. 1 at Sr. No. 3753 on 14-08-2007.

(4) THAT the said M/s. Rishabh Properties lateron transferred the aforesaid property by way of sale to M/S. ATHARVA INFRASTRUCTURES, the Grantor hereinabovenamed by a Sale Deed Dated 17-06-2019, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-7 in Book No. 1 at Serial No. 5887 on even date. As a result therefore the said M/s. Atharva Infrastructures hereinabovenamed has absolute Owner of the aforesaid Kh. No. 123/2 and 123/3 with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

(5) THAT the said M/S. ATHARVA INFRASTRUCTURES lateron decided to develop the aforesaid land comprising Kh. Nos. 123/2 and 123/3 having an area of 16200 Sq.Mtrs., out of the aforesaid land, situate at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR; AND

(6) THAT the aforesaid entire land comprising Kh. No. 123/2 and 123/3 of Mouza – PIPLA is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide its Order dated 24-11-2022 passed in Revenue Case No. 57/N.A.P. - 34/2022-2023; AND

(7) THAT as per the said Order area of 1099.636 Sq.Mtrs. is to be covered under Road area of 1510.036 Sq.Mtrs. is to be covered under open space and area of 13539.826 Sq.Mtrs. is declare as Platable area.

(8) THAT the said M/s. Atharva Infrastructures has decided to develop the aforesaid Platable land bearing No. 123/2 and 123/3 containing by admeasurement 16,200 Sq. Mtrs. into Residential Estate.

(9) THAT accordingly the said M/s. Atharva Infrastructures has prepared a Plan of a Multistoreyed Building proposed to be constructed on the said land and to be known and styled as “ROYAL PRIDE” and the same is duly sanctioned and approved by the which is duly sanctioned and approved by the Planning Assistant his Building Permit No. Building Permit No. न. पं. बे-पि/बांध.पर/442/2023, Dated 03-07-2023.

(10) THAT the aforesaid Owner has submitted the said entire property to the provisions of the Maharashtra Apartment Ownership Act, 1970 which is duly Registered in the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 5298 on 18-07-2023.

(4) THAT the said M/s. Rishabh Properties lateron transferred the aforesaid property by way of sale to M/S. ATHARVA INFRASTRUCTURES, the Grantor hereinabovenamed by a Sale Deed Dated 17-06-2019, which is duly Registered in the Office of the Joint Sub-Registrar Nagpur-7 in Book No. 1 at Serial No. 5887 on even date. As a result therefore the said M/s. Atharva Infrastructures hereinabovenamed has absolute Owner of the aforesaid Kh. No. 123/2 and 123/3 with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

(5) THAT the said M/S. ATHARVA INFRASTRUCTURES lateron decided to develop the aforesaid land comprising Kh. Nos. 123/2 and 123/3 having an area of 16200 Sq.Mtrs., out of the aforesaid land, situate at Village – Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR; AND

(6) THAT the aforesaid entire land comprising Kh. No. 123/2 and 123/3 of Mouza – PIPLA is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide its Order dated 24-11-2022 passed in Revenue Case No. 57/N.A.P. - 34/2022-2023; AND

(7) THAT as per the said Order area of 1099.636 Sq.Mtrs. is to be covered under Road area of 1510.036 Sq.Mtrs. is to be covered under open space and area of 13539.826 Sq.Mtrs. is declare as Platable area.

(8) THAT the said M/s. Atharva Infrastructures has decided to develop the aforesaid Platable land bearing No. 123/2 and 123/3 containing by admeasurement 16,200 Sq. Mtrs. into Residential Estate.

(9) THAT accordingly the said M/s. Atharva Infrastructures has prepared a Plan of a Multistoreyed Building proposed to be constructed on the said land and to be known and styled as “ATHARVA NAGARI-VIII” and the same is duly sanctioned and approved by the which is duly sanctioned and approved by the Planning Assistant his Building Permit No. Building Permit No. न. पं. बे-पि/बांध.पर/442/2023, Dated 03-07-2023.

(10) THAT the aforesaid Owner has submitted the said entire property to the provisions of the Maharashtra Apartment Ownership Act, 1970 which is duly Registered in the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 5298 on 18-07-2023.

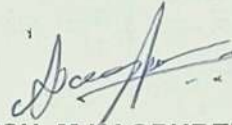
(11) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Joint Sub-Registrar, Nagpur by depositing a necessary fees by Challan Dated 25-07-2023 and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof hold good, valid and marketable title thereto.

(12) THAT naturally therefore any prospective buyer who desires to purchase the Undivided proportionate share and interest in the said Plot Nos. 3, 4 and 5 Togetherwith a Built-up space in a Multistoreyed Building proposed to be constructed thereon and to be known and styled as "ATHARVA NAGARI-VIII" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present Owner.

(13) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

NAGPUR :

DATED : 25-07-2023



(ASHISH. M NAGPURE)

Advocate

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Advocate