

Pravin Shende

Advocate & Notary
M. Com. LL.B
Advocate

Add :- Plot No. 1 "A"
Gorle Lay-out, Gopal Nagar,
IIIrd Bus Stop, Nagpur - 22
Ph. No. 2231410

FORM - A
(Circular No. 28/2021)

To
MAHA RERA,
6 & 7 Floor, Housefin Bhavan,
Plot No. C-21, E Block,
Bandra Kurla Complex,
Bandra (East)
Mumbai - 400051

MAHA RERA,
Administrative Building No. 1,
Civil Lines, Nagpur-440001

LEGAL TITEL REPORT

Subject:- Title Clearance Certificate with respect to **Plot No. 1** admeasuring 591.81 sqmtrs., **Kh. No. 7/2 & 7/3**, Mouza-Dighori, P. H. No. 34A, bearing C.T.S. No. 56, Sheet No. 364/10 & 369/19, the building known and styled as "**Jai Gurudeo Tower**" bearing Corporation House No. 2700/1, Ward No. 21, situated at Dighori, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur Tah. Nagpur, Dist. Nagpur. (Hereinafter referred as a Said Land)

I have investigated the title of the said lands on the request **M/S Jai Gurudeo Infrastructure** having its Principle Place of business situated at Office at Plot No 112 & 113, Padole Mangal Karyalaya Complex, Near Radhakrishna Temple, Hudkeshwar Road, Nagpur-440034 (Owner, Promoter, Developer) and following documents.

a) Description of Property

ALL THAT Pieces and Parcel of land bearing **Plot No. 1**, admeasurement 6600.00 sq.fts. (613.16 sqmtrs), as per sale deed and RL Letter 591.8170 sqmtrs. and as per property card **591.809 sqmtrs.** in the Layout of **Vinobanagar Samasya Niwaran Sanstha**, containing in the said plot of land being a portion of the entire land bearing P.H. No. 34-A, **Kh. No. 7/2 & 7/3 of MOUZA - DIGHORI**, bearing City Survey No. 56, Sheet No. 364/10 & 369/19 building known and styled as a "**Jai Gurudev Tower**", situated at Dighori, Nagpur, bearing Corporation House No. 2700/1, of

Pravin Shende

Ward No. 21, within the limits of the Nagpur Municipal Corporation and Nagpur Improvement Trust Nagpur in Tahsil and District -NAGPUR. And Bounded as under -

On the East - 120 Fts Road
On the West - Plot No 20 & 21
On the North - 30 Fts Road
On the South - Plot No 2

b) The Document of Allotment of Plots.

1. Document of Ownership of Present Owner:- That the present owner **M/S Jai Gurudeo Infrastructure** through its Partner 1) **Shri. Roshan Gangadharrao Nagpure** 2) **Shri. Sachin Roshanlal Banode**, 3) **Shri. Waman Marotrao Balpande**, 4) **Shri. Mukesh Bhaurao Dhande**, 5) **Smt. Pushpa Gangadhar Nagpure**, 6) **Shri. Harshkumar Vijay Ghodmare**, 7) **Shri. Prasad Waman Balpande** acquired the said property bearing Plot No. 1 admeasuring 591.809 sqmtrs., Mouza-Dighori, P. H. No. 34, by way of registered sale deed from 1) **Sau. Shobha Dnyaneshwar Sambare**, 2) **Smt. Pushpa Gangadhar Nagpure** 3) **Smt. Sudha Anandrao Gabhane**, 4) **Smt. Manda Madhukar Manapure**, 5) **Smt. Nirmala Alias Nilima Arvind Dhoble**, 6) **Smt. Vandana Vijayrao Bhende**, 7) **Smt. Mangala Sanjay Awchat**, All R/o Nagpur which is duly Registrar in the office of Sub Registrar Nagpur No. 8, Add. Book No. 1, Regd. No. 2655, dtd. 12/04/2023.

c) 7/12 Extract issue by the Component Authority Tahsildar Hingna Tah. Hingna, Dist. Nagpur.

d) Search Report for the 30 years from 1994 to 2024.

2) On perusal of the above mentioned documents and all other relevant documents relating to the said property I am of the opinion that the title of (following owners) is clear marketable and without any encumbrances.

Owners of the land

ALL THAT Pieces and Parcel of land bearing Plot No. 1, admeasurement 6600.00 sq.ft.	M/S Jai Gurudeo Infrastructure through its Partner 1) Shri. Roshan
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(613.16 sqmtrs), as per sale deed and RL Letter 591.8170 sqmtrs. and as per property card 591.809 sqmtrs. in the Layout of Vinobanagar Samasya Niwaran Sanstha, containing in the said plot of land being a portion of the entire land bearing P.H. No. 34-A, Kh. No. 7/2 & 7/3 of MOUZA – DIGHORI, bearing City Survey No. 56, Sheet No. 364/10 & 369/19 building known and styled as a “Jai Gurudeo Tower”, situated at Dighori, Nagpur, bearing Corporation House No. 2700/1, of Ward No. 21, within the limits of the Nagpur Municipal Corporation and Nagpur Improvement Trust Nagpur in Tahsil and District –NAGPUR.	Gangadharrao Nagpure 2) Shri. Sachin Roshanlal Banode, 3) Shri. Waman Marotrao Balpande, 4) Shri. Mukesh Bhaurao Dhande, 5) Smt. Pushpa Gangadhar Nagpure, 6) Shri. Harshkumar Vijay Ghodmare, 7) Shri. Prasad Waman Balpande
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i) Qualifying comments/remarks if any: No comments.

In accordance with the available search for online portal the title of **M/S Jai Gurudeo Infrastructure on the said land is good valid, marketable, clear and sellable.**

3) The report reflecting the flow of the title of **M/S Jai Gurudeo Infrastructure** on the said land is enclosed herewith as annexure.

Encl: Annexure

Nagpur

Date: 25/06/2024



Pravin T. Shende
Advocate

3rd Bus-stop, Gopal Nagar,
Nagpur-440022

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Plot No 1A Corle Layout
3rd Bus Stop Gopal Nagar
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FORMAT – A
(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No

1. 7/12 Extract / Property Card, of Plot No. 1 issue by the City Survey Office No. 2 Nagpur as on date of Application for Registration.

The name of **M/S Jai Gurudev Infrastructure** is recorded in the said property card issue by the City Survey Office No. 2 Nagpur in respect of ALL THAT Pieces and Parcel of land bearing Plot No. 1, admeasurement 6600.00 sq.fts. (613.16 sqmtrs), as per sale deed and RL Letter 591.8170 sqmtrs. and as per property card 591.809 sqmtrs. in the Layout of **Vinobanagar Samasya Niwaran Sanstha**, containing in the said plot of land being a portion of the entire land bearing P.H. No. 34-A, Kh. No. 7/2 & 7/3 of MOUZA – DIGHORI, bearing City Survey No. 56, Sheet No. 364/10 & 369/19 building known and styled as a "**Jai Gurudeo Tower**", situated at Dighori, Nagpur, bearing Corporation House No. 2700/1, of Ward No. 21, within the limits of the Nagpur Municipal Corporation and Nagpur Improvement Trust Nagpur in Tahsil and District –NAGPUR.

2. Mutation Entry: Property Card of Plot No. 1 issue by the City Survey Office No. 2 Nagpur reveal that **M/S Jai Gurudeo Infrastructure** through its Partner 1) **Shri. Roshan Gangadharrao Nagpure** 2) **Shri. Sachin Roshanlal Banode**, 3) **Shri. Waman Marotrao Balpande**, 4) **Shri. Mukesh Bhaurao Dhande**, 5) **Smt. Pushpa Gangadhar Nagpure**, 6) **Shri. Harshkumar Vijay Ghodmare**, 7) **Shri. Prasad Waman Balpande** vide Mutation Entry dtd. 10/10/2023 Entry No. 31237 is recorded owner the said land Non-Agriculture admeasuring 591.24 sqmtrs.

3. Search Report for the year 1994 to 2024 taken from Sub-Registrar Nagpur (Gramin) No. 10 & 7

- i) All THAT PIECES and Parcel of land bearing Kh No 7/2 and 7/3 admeasuring 3 acres 33 dismals was originally owned by Shankarao Savarkar.
- ii) THAT Shankarao Savarkar sold the said property to the Vinobanagar Samasya Niwaran Sanstha, vide Sale Deed bearing No. 8469/1989 dated 3/7/1989. Accordingly, the above organization became the owner and occupier of the said property. vide its Regd. No. 112/85.
- iii) THAT The aforesaid organization had planned to develop the said agricultural land and sell the plot to interested buyers by putting up residential properties therein.
- iv) THAT the Vinobanagar Samasya Niwaran Sanstha through its Secretary Shri. Marotrao Nilkanthrao Korke R/o Somwari Qtrs., Nagpur sold the said property Plot No. 1,20 and 21 to the Shri. Suryabhan Baliram Padole & Shri. Krishna Suryabhan Padole, R/o Nagpur which is duly registered in the office of Sub-Registrar No. 1, in Additional Book No. 1, Vol. No. 1947, Pages 148 to 149, Regd. No. 11140, Sr. No. 11171, dtd. 15/09/1989.
- v) THAT out of this Shri. Suryabhan Baliram Padole expired on dtd. 30/12/2001 and his wife Smt. Indubai Suryabhan Padole was also expired on 11/10/2014 and leaving behind 1) Sau. Shobha Dnyaneshwar Sambare 2) Smt. Pushpa Gangadhr Rao Nagpure 3) Smt. Sudha Anandrao Gabhane, 4) Sau. Manda Madhukar Manapure, 5) Sau. Nilima Alias Nirmala Arvind Dhoble, 6) Sau. Manda Vijayrao Bhende, 7) Sau. Mangala Sanjayji Awchat, and 8) Shri Krishna Suryabhanji Padole All R/o Nagpur. Accordingly, Shri Krishna Suryabhanji Padole and 7 Others were jointly and severally entitled to legal ownership rights and rights by right of legal heirs and their names were entered as heirs in all Government records.,
- vi) THAT 1) Sau. Shobha Dnyaneshwar Sambare 2) Smt. Pushpa Gangadhr Rao Nagpure 3) Smt. Sudha Anandrao Gabhane, 4) Sau. Manda Madhukar Manapure, 5) Sau. Nilima Alias Nirmala Arvind Dhoble, 6) Sau. Vandana Vijayrao Bhende, 7) Sau. Mangala Sanjay Awchat relinquished their rights of Shri. Krishna Suryabhanji Padole which is duly registered in the office of Sub-Registrar No. 6, in Additional Book No. 1, Regd. No. 5443, dtd. 18/10/2014. Accordingly Shri. Krishna Suryabhanji Padole. Accordingly Shri Krishna Suryabhanji Padole became the sole owner and occupier of Plot No 1, 20 and 21.



vii) THAT, the above said layout was declared under the 572/1900 layouts to be regularized by the Nagpur Improvement Trust, Nagpur as per the scheme announced by them. Taking the advantage of the scheme, Shri. Krishna Suryabhan Padole applied before Nagpur Improvement Trust had submitted the application for regularization of plot in the Name of Shri. Krishna Suryabhan Padole with the Nagpur Improvement Trust, Nagpur in his response to his application, the **Nagpur Improvement Trust had sanctioned the regularization of the said Plot No. 1** and issued the demand for the payment of Rs. 28,979/- development charges, paid by the previous owner dtd. 12/03/2018 which the owner had fully paid and the same is regularized as per the Permit No. 689 Case No. 201803052 dtd. 26/03/2018. **The area of the above said plot is now admeasuring 613.16 sqmtrs., as per sale deed, (admeasuring 591.8170 sq mtrs as per RL Letter and admeasuring 591.809 sq mtrs as per property card. and sanctioned layout plan by the Nagpur Improvement Trust, Nagpur.**

viii) THAT, out of Plot No 1, 20 and 21, Shri. Krishna Suryabhan Padole executed Gift Deed of Plot No. 1 [Plot No 1 admeasuring 613.16 sqmtrs., as per sale deed, (admeasuring 591.8170 sq mtrs as per RL Letter and admeasuring 591.809 sq mtrs as per property card] **in favour** 1) Sau. Shobha Dnyaneshwar Sambare 2) Smt. Pushpa Gangadhr Rao Nagpure 3) Smt. Sudha Anandrao Gabhane, 4) Sau. Manda Madhukar Manapure, 5) Sau. Nilima Alias Nirmala Arvind Dhoble, 6) Sau. Vandana Vijayrao Bhende, 7) Sau. Mangala Sanjay Awchat, All residents of Nagpur which is duly registered in the office of Sub-Registrar No 4 in Additional Book No. 1, Regd. No. 6050, dtd 30/08/2019; And Accordingly 1 to 7 became the legal owner and occupier of the above plot no 1 and accordingly their name has been duly muted in government records vide ferfar number 27414;

ix) THAT, name of Smt Vandana Vijayrao Bhende was mistakenly mentioned as Smt Vandana Vijayrao Shende instead of Vandana Vijayrao Bhende. After verification of documents, Order has been passed by the Collector of the Nagpur Vide Order No. Revenue/Desk/Copy/2015 dated 5/10/2016 as per order dated 20/11/2020 amended erstwhile Ferfar No. 27414 and name of Smt Vandana Vijayrao Bhende, has been duly correctly mentioned in revenue records vide Ferfar No 30560 dated 14/03/2023;

- x) THAT, the 1) Sau. Shobha Dnyaneshwar Sambare 2) Smt. Pushpa Gangadharrao Nagpure 3) Smt. Sudha Anandrao Gabhane, 4) Sau. Manda Madhukar Manapure, 5) Sau. Nilima Alias Nirmala Arvind Dhoble, 6) Sau. Vandana Vijayrao Bhende, 7) Sau. Mangala Sanjay Awchat, **sold the said property Plot No. 1 to the M/S Jai Gurudeo Infrastructure** through its Partner 1) Shri. Roshan Gangadharrao Nagpure 2) Shri. Sachin Roshanlal Banode, 3) Shri. Waman Marotrao Balpande, 4) Shri. Mukesh Bhaurao Dhande, 5) Smt. Pushpa Gangadhar Nagpure, 6) Shri. Harshkumar Vijay Ghodmare, 7) Shri. Prasad Waman Balpande **which is duly Registrar in the office of Sub Registrar Nagpur No 8. Add. Book No. 1. Regd No 2655, dtd 12/04/2023 ;**
- xi) THAT, **M/S Jai Gurudeo Infrastructure** through its Partner 1) Shri. Roshan Gangadharrao Nagpure 2) Shri. Sachin Roshanlal Banode, 3) Shri. Waman Marotrao Balpande, 4) Shri. Mukesh Bhaurao Dhande, 5) Smt. Pushpa Gangadhar Nagpure, 6) Shri. Harshkumar Vijay Ghodmare, 7) Shri. Prasad Waman Balpande **became the absolute and legal owner of the said Plot No 1**, admeasuring 613.16 sqmtrs., as per sale deed, 591.8170 sq mtrs (and as per RL Letter and 591.809 sq mtrs as per property card). bearing P.H. No. 34-A, Kh. No. 7/2 & 7/3, bearing City Survey No. 56, Sheet No. 364/10 & 369/19 situated at Mouza - Dighori, Nagpur, bearing Corporation House No. 2700/1, of Ward No. 21, in Tahsil and District Nagpur;
- xii) THAT, name of **M/S Jai Gurudeo Infrastructure** through its **Partners** 1) Shri. Roshan Gangadharrao Nagpure 2) Shri. Sachin Roshanlal Banode, 3) Shri. Waman Marotrao Balpande, 4) Shri. Mukesh Bhaurao Dhande, 5) Smt. Pushpa Gangadhar Nagpure, 6) Shri. Harshkumar Vijay Ghodmare, 7) Shri. Prasad Waman Balpande **have duly mutated their name on the relevant document vide Ferfar No 31237 dated 10/10/2023**

4 Any other relevant title:

- a. That the said property as per the Maharashtra Gunthewari Developments (Regulation, Upgradation and control) Act 2001. That the previous owner applied before the Nagpur Improvement Trust for the development of said Plot No. 1, Mouza-Dighori and deposited Rs. 28979/- amount of demand in the office of Nagpur Improvement Trust, Nagpur then after Nagpur Improvement Trust issued R. L. Letter in

favour of Shri. Krishna Suryabhan Padole (Previous Owner) vide its Permit No. 689 Case No. 201803052 dtd. 26/03/2018. The plot area regularized admeasuring 591.81 sqmtrs.

- b. That the Component Authority Nagpur Improvement Trust, issue building permit and commencement certificate in faovur of M/S Jai Gurudeo Infrastructure vide its Permit No. BE/(S) Case No. 125562/ Tracking No. 2022071565/2039 dtd. 08/08/2023
- c. That the copies of documents are genuine and that there are no oral transaction.
- d. **That title of plot owner M/S JAI GURUDEV INFRSTRUCTURE is free from all kind of encumbrances, charges, liens and mortgages or any other claim effecting and said property is legal clear and marketable, as on the date of this report.**

5 Litigation if any N.A.- NIL

Nagpur

Date: 25/06/2024



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