

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

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To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

All that piece and parcel of land bearing at PLOT NO. 1 & 2, KH.NO. 42/A/6/1, 42/A/6/2, PH.NO. 38, KHATE NO. 1018 & 951, WARD NO. 2, MOUZA -BELTARODI, GRAMPANCHAYAT BESA, TAH. NAGPUR (GRAMIN) & DIST. NAGPUR-440037, total adm : **2547.05 Sq.Mtrs**, with the boundaries as under:

ON THE EAST : **9.00 MT WIDE ROAD**

ON THE WEST : **24.00 MT WIDE ROAD**

ON THE NORTH : **KH NO. 42/A-5**

ON THE SOUTH : **KH NO. 42/A PART**

I have investigated the title of the said plot on the request of **RAJ LAXMI INFRA** through its Partner **Shree Laxmi Venture Private Limited** acting through its Director and Authorized Signatory **Shri. Rajesh Homraj Rokade**, having office at Flat No. S-01, Yashoda Apartment, Opp. Traffic Park, Dharampeth, Shankar Nagar, Nagpur-440010, and following documents i.e:-

1) Description of the property.

All that piece and parcel of land bearing PLOT NO. 1 & 2, KH.NO. 42/A/6/1, 42/A/6/2, PH.NO. 38, KHATE NO. 1018 & 951, WARD NO. 2, MOUZA -BELTARODI, GRAMPANCHAYAT BESA, TAH. NAGPUR (GRAMIN) & DIST. NAGPUR-440037, total adm : **2547.05 Sq.Mtrs**.


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2) The documents of allotment of plot.

- 1) Reg. Sale-Deed dated 17/01/2000 in favour of Shri. Vijay Ramkisan Zanwar registered at Sub-Registrar Nagpur-1 in Book No.1 at Sr. No. 476.
 - 2) Reg. Sale-Deed dated 21/12/2001 in favour of Shri. Vijay Ramkisan Zanwar registered at Sub-Registrar Nagpur-1 in Book No.1 at Sr. No. 4844.
 - 3) NA Order by the Collector, Nagpur vide Order Dated 20-10-2003 passed in Revenue Case No. 42/NAP-34/2003-2004.
 - 4) Reg. Sale-Deed dated 30/03/2005 in favour of Shri. Ramnarayan Hiralal Upadhyay and Shri. Anand Sunil Damani registered at Sub-Registrar Nagpur-1 in Book No.1 at Sr. No. 2295.
 - 5) Reg. Sale-Deed dated 31/12/2005 in favour of Mrs. Rekha Vijay Zanwar and Shri. Vijay Ramkisan Zanwar registered at Sub-Registrar Nagpur-7 in Book No.1 at Sr. No. 1957 on 29/04/2006.
 - 6) Reg. Deed of Partition dated 11/06/2007 registered at Sub-Registrar Nagpur-10 at Sr.No.2570.
 - 7) Reg. Sale-Deed dated 22/09/2020 in favour of Shri. Bhajanlal Bhimandas Kewalramani, Smt. Vandana Bhajanlal Kewalramani, Shri. Yogeshkumar Bhimandas Kewalramani and Smt. Bindiya Yogeshkumar Kewalramani registered at Sub-Registrar Nagpur-10 in Book No. 1 at Serial No. 7029.
 - 8) Reg. Sale-Deed dated 22/09/2020 in favour of Shri. Bhajanlal Bhimandas Kewalramani, Smt. Vandana Bhajanlal Kewalramani, Shri. Yogeshkumar Bhimandas Kewalramani and Smt. Bindiya Yogeshkumar Kewalramani registered at Sub-Registrar Nagpur-10 in Book No. 1 at Serial No. 7030.
 - 9) Amalgamation Letter dated 30/05/2024 Vide Approval no. BPNM/SA/2024/APL/00009
- 3) 7/12 Extract issued by Competent Authority Mutation Entry No. (1) vide Ferfar No. 3104 dated 04/03/2021, Mutation Entry No. (1) vide Ferfar No.3105 dated 04/03/2021.
- 4) Search Report for 30 years from the years 1994 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 Shri. Bhajanlal Bhimandas Kewalramani, Smt. Vandana Bhajanlal Kewalramani, Shri. Yogeshkumar Bhimandas Kewalramani and Smt. Bindiya Yogeshkumar Kewalramani, is clear, Marketable and without any encumbrances.


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Owners of the Land

All that piece and parcel of land bearing PLOT NO. 1 & 2, KH.NO. 42/A/6/1, 42/A/6/2, PH.NO. 38, KHATE NO. 1018 & 951, WARD NO. 2, MOUZA -BELTARODI, GRAMPANCHAYAT BESA, TAH. NAGPUR (GRAMIN) & DIST. NAGPUR-440037, total adm : 2547.05 Sq.Mtrs	Shri.Bhajanlal S/o Bhimandas Kewalramani, Shri. Bindiya w/o Yogesh Kewalramani, Shri. Vandana w/o Bhajanlal Kewalramani, and Shri. Yogeshkumar S/o Bhimandas Kewalramani all residents of Block 9B, Behind Mahatma Gandhi School, Jaripatka-440014.
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(i) Qualifying comments / remarks if any(No Comment)

3/- The report reflecting the flow of the title of

Shri.Bhajanlal S/o Bhimandas Kewalramani, Shri. Bindiya w/o Yogesh Kewalramani, Shri. Vandana w/o Bhajanlal Kewalramani, and Shri. Yogeshkumar S/o Bhimandas Kewalramani all residents of Block 9B, Behind Mahatma Gandhi School, Jaripatka-440014,for

All that piece and parcel of land bearing PLOT NO. 1 & 2, KH.NO. 42/A/6/1, 42/A/6/2, PH.NO. 38, KHATE NO. 1018 & 951, WARD NO. 2, MOUZA -BELTARODI, GRAMPANCHAYAT BESA, TAH. NAGPUR (GRAMIN) & DIST. NAGPUR-440037, total adm : **2547.05 Sq.Mtrs**, is enclosed herewith as annexure.

REMARKS : M/s RAJ LAXMI INFRA (Developer) and Shri.Bhajanlal S/o Bhimandas Kewalramani, Shri. Bindiya w/o Yogesh Kewalramani, Shri. Vandana w/o Bhajanlal Kewalramani, and Shri. Yogeshkumar S/o Bhimandas Kewalramani (Landowners) came into Agreement Of Development for the project namely "AARAMBH" on the said land.

ENCL : ANNEXURE

Date : 13/01/2025


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

FLOW OF THE TITLE OF THE SAID LAND.

1. 7/12 Extract / PR Card as on date of application for Registration.
2. Mutation Entry No. (3) vide Ferfar No. 3104 dated 04-03-2021

Mutation Entry No. (3) vide Ferfar No. 3104 dated 04-03-2021

3. NARRATION FLOW OF TITLE

ALL THAT piece and parcel of land bearing PLOT NO. 1 & 2, KH.NO. 42/A/6/1, 42/A/6/2, PH.NO. 38, KHATE NO. 1018 & 951, WARD NO. 2, MOUZA -BELTARODI, GRAMPANCHAYAT BESA, TAH. NAGPUR (GRAMIN) & DIST. NAGPUR-440037, total adm : **2547.05 Sq.Mtrs**

WHEREAS ALL THAT Piece and parcel of Agricultural land containing by admeasurement 0.80 Hectare out of the land bearing Khasra No. 42/A/1 of MOUZA - BELTARODI, P.S.K 38 having an area of 1.51 Hectare, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage. Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Beltarodi, within the limits of Grampanchayat Besa in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to Shri. Vijay Ramkisan Zanwar, having purchased the same by him from Shri. Narayan Ramchandra Banait, by a Sale Deed Dated 17-01-2000, which is duly registered at the office of Sub-Registrar, Nagpur -1 in Book No. 1 at Sr. No. 476 on even date; AND

WHEREAS ALL THAT Piece and parcel of Agricultural land containing by admeasurement 0.30 Hectare out of the land bearing Khasra No. 42/A/1 of MOUZA - BELTARODI, P.S.K 38 having an area of 1.51 Hectare, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs,


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Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Beltarodi, within the limits of Grampanchayat Besa in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to Shri. Vijay Ramkisan Zanwar, having purchased the same by him from Shri. Narayan Ramchandra Banait, by a Sale Deed Dated 21-12-2001, which is duly registered at the office of Sub-Registrar, Nagpur -1 in Book No. 1 at Sr. No. 4844 on even date; AND

WHEREAS, Shri. Vijay Ramkisan Zanwar got the aforesaid land having an area of 0.80 Hectares out of Kh. No. 42/A/6 (Old No. 42/A/1) of MOUZA - BELTARODI is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 20-10-2003 passed in Revenue Case No. 42/NAP-34/2003-2004; AND

WHEREAS the aforesaid Shri. Vijay Ramkisan Zanwar lateron sold the ALL THAT Piece and parcel of Agricultural land containing by admeasurement 0.30 Hectare out of the land bearing Khasra No. 42/A/1 of MOUZA BELTARODI, to Shri. Ramnarayan Hiralal Upadhyay and Shri Anand Sunil Damani, by a Sale Deed Dated 30-03-2005, which is duly registered at the office of Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 2295 on even date. The said land was separately identified as Kh. No. 42/A/5 having an area of 0.30 Hectare; AND

WHEREAS the said Shri. Ramnarayan Hiralal Upadhyay and Shri Anand Sunil Damani having held and owned the properties with the limits of the Nagpur Urban/Rural Agglomeration and the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976, they had filed a Statement/Return Under Section 6(2) of the said Act before the Deputy Collector and Competent Authority, U.L.C., NAGPUR which was registered as ULC Case No. 116/2005 and on completion of his enquiry in respect of the aforesaid case the Competent Authority vide his Order Dated 10-05-2005 declared 3000.00 Sq. Mtrs. of land as Retainable i.e. non- actionable land; AND

WHEREAS the aforesaid to Shri. Ramnarayan Hiralal Upadhyay and Shri Anand Sunil Damani lateron jointly transferred ALL THAT Piece and parcel of Retainable land having an area of 0.30 Hectare out of Kh. No. 42/A/6 (Old No. 42/A/5) of MOUZA - BELTARODI, P.S.K. 38, held in Occupancy Class-1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village Beltarodi, within the limits of Grampanchayat Besa in Tahsil - Nagpur (Rural) and District NAGPUR, by way of Sale to Mrs. Rekha Vijay Zanwar and Mr. Vijay Ramkisan Zanwar jointly, by a Sale Deed Dated 31-12-2005, which is duly registered at the office of Sub-Registrar, Nagpur (Rural)-7 in Book No. 1 at Sr. No. 1957 on 29-04-2006 and the same is also accordingly mutated in their names in the Revenue Records; AND

WHEREAS the aforesaid Mr. Vijay Ramkisan Zanwar and others prepared a Plan of the layout for the said Kh. No. 42/A/6 (Old No. 42/A/5) consisting of 2 (TWO) separate Plots therein and the same is duly sanctioned and approved by the Assistant Director, Town Planning, Nagpur vide Permit No. Sasanag/1831 Dated 03-04-2007; AND


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WHEREAS the aforesaid Shri. Vijay Ramkisan Zanwar and Mrs. Rekha Vijay Zanwar executed a Partition Deed on 19-05-2007 and divided their property between them and the said property i.e. Plot No. 1 out of the sanctioned layout admeasuring Length North-South $(40.50 + 41.50)/2$ Mtrs. and Breadth East-West $(31.25 + 34.75)/2$ Mtrs. thus, total area of 1353 Sq. Mtrs. being a portion of the entire land bearing Khasra No. 42/A/6 of Mouza Beltarodi came to share of Shri. Vijay Ramkisan Zanwar and Plot No. 2 out of the sanctioned layout admeasuring Length North-South $(40.50 + 39.50)/2$ Mtrs. and Breadth East-West 33.75 Mtrs. thus, total area of 1350 Sq. Mtrs. being a portion of the entire land bearing Khasra No. 42/A/6 of Mouza - Beltarodi came to share of Mrs. Rakha Vijay Zanwar absolutely forever with heritable and transferable rights therein and the same Partition Deed is duly Registered at the Office of the Sub- Registrar, Nagpur-10 in Book No. 1 at Sr. No. 2570 on 11-06-2007; AND

WHEREAS the aforesaid Mrs. Rekha Vijay Zanwar lateron in her turn transferred ALL THAT Piece and parcel of land bearing Plot No. 2 out of sanctioned layout Length North-South $(40.50 + 39.50)/2$ Mtrs. and Breadth East-West 33.75 Mtrs. thus, total area of 1350 Sq. Mtrs. being a portion of the entire land bearing Khasra No. 42/A/6 of MOUZA BELTARODI, P.S.K. 38, including all other easementary rights appurtenant belonging thereto, situated at Village - Beltarodi, within the limits of Nagar Panchayat Besa-Pipla in Tahsil - Nagpur (Rural) and District - NAGPUR by way of Sale to Shri. Bhajanlal Bhimandas Kewalramani, Smt. Vandana Bhajanlal Kewalramani, Shri. Yogeshkumar Bhimandas Kewalramani and Smt. Bindiya Yogeshkumar Kewalramani, the Owners named hereinabove by a Sale Deed Dated 22-09-2020, which is duly registered at the office of Joint Sub-Registrar, Nagpur (Rural)-10 in Book No. 1 at Sr. No. 7029 on even date; AND

WHEREAS the aforesaid Shri. Vijay Ramkisan Zanwar lateron in his turn transferred ALL THAT Piece and parcel of land bearing Plot No. 1 out of sanctioned layout admeasuring Length North-South $(40.50 + 41.50)/2$ Mtrs. and Breadth East-West $(31.25 + 34.75)/2$ Mtrs. thus, total area of 1353 Sq. Mtrs., being a portion of the entire land bearing Khasra No. 42/A/6 of MOUZA - BELTARODI, P.S.K. 38, including all other easementary rights appurtenant belonging thereto, situated at Village - Beltarodi, within the limits of Nagar Panchayat Besa-Pipla in Tahsil - Nagpur (Rural) and District - NAGPUR by way of Sale to Shri. Bhajanlal Bhimandas Kewalramani, Smt. Vandana Bhajanlal Kewalramani, Shri. Yogeshkumar Bhimandas Kewalramani and Smt. Bindiya Yogeshkumar Kewalramani, the Owners named hereinabove, by a Sale Deed Dated 22-09-2020, which is duly registered at the office of Joint Sub-Registrar, Nagpur (Rural)-10 in Book No. 1 at Sr. No. 7030 on even date. As a result, therefore, the Owners have now become the Joint/Co-owners of the aforesaid Plot Nos. 1 and 2 (as per Identified Plot Nos. 42/A/6/1 & 42/A/6/2) with heritable and transferable rights therein and the same is also accordingly mutated in their names in all relevant records; AND

WHEREAS the aforesaid Plot Nos. 1 and 2 are covered under the jurisdiction of the Besa-Pipla Nagar Panchayat, Nagpur; AND


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WHEREAS for Regularisation and Development of the said Plot Nos. 1 and 2 from the Besa-Pipla Nagar Panchayat, Nagpur under the Provisions of Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001, the Owners had applied to the Besa-Pipla Nagar Panchayat, 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 Besa-Pipla Nagar Panchayat, Nagpur as demanded by it; AND

WHEREAS consideration the application of the Owners and also on receipt of the Development charges as demanded by it from them, the Besa-Pipla Nagar Panchayat, Nagpur lateron regularized the said Plot Nos. 1 and 2 and accordingly a Regularization Letter to that effect is also issued by the Administrator, Besa-Pipla Nagar Panchayat, Nagpur vide his Permit No. 701 Dated 18-08-2023 for Plot No. 1 and Permit No. 702 Dated 18-08-2023 for Plot No. 2. As per both the regularization Letters Dated 18-08-2023, the areas of the said Plot Nos. 1 and 2 are shown and declared as 1226.6970 Sq. Mtrs. and 1320.3630 Sq. Mtrs. respectively; AND

WHEREAS the said Owners namely, Shri. Bhajanlal Bhimandas Kewalramani, Smt. Vandana Bhajanlal Kewalramani, Shri. Yogeshkumar Bhimandas Kewalramani and Smt. Bindiya Yogeshkumar Kewalramani got the said Plot Nos. 1 & 2 amalgamated from the Besa-Pipla Nagar Panchayat, Nagpur vide the Approval No. BPNM/SA/2024/APL/00009 Dated 30/05/2024 bearing Proposal Number 58918 and Proposal Code BPNM-24-31994; AND

WHEREAS for cogent reasons and good causes the Shri. Bhajanlal Bhimandas Kewalramani, Smt. Vandana Bhajanlal Kewalramani, Shri. Yogeshkumar Bhimandas Kewalramani and Smt. Bindiya Yogeshkumar Kewalramani have now jointly decided to develop the aforesaid property into a COMMERCIAL-CUM-RESIDENTIAL ESTATE by constructing a Multistoried building thereon consisting of various Commercial Units and self-contained separate Apartments therein; AND

WHEREAS having no experience about the building construction activities, the Owners have now jointly decided to entrust the entire work of Development of the said property to any well experienced builder of the City; AND

WHEREAS the Shri. Bhajanlal Bhimandas Kewalramani, Smt. Vandana Bhajanlal Kewalramani, Shri. Yogeshkumar Bhimandas Kewalramani and Smt. Bindiya Yogeshkumar Kewalramani being thus desirous of developing the said property and the **Raj Laxmi Infra** having expressed its desire and willingness to undertake the proposed work of Development the Shri. Bhajanlal Bhimandas Kewalramani, Smt. Vandana Bhajanlal Kewalramani, Shri. Yogeshkumar Bhimandas Kewalramani and Smt. Bindiya Yogeshkumar Kewalramani after detailed negotiations have now jointly agreed to develop & sell the aforesaid property


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The Title is Clear, marketable and free from all encumbrances.

4. Any other relevant Title : No

5. Any Other Litigation : NIL

Nagpur

Date : 13/01/2025


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