

SNEHA D. KADBE
ADVOCATE

Address : 'Plot No 519 Jaripatka Road, Model Town Nagpur 440014. Mobile Number : 8956145045

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

To
Maharashtra Real Estate Regulatory Authority
Office At: Administrative Building, 1st Floor
Adjacent to Udyog Bhavan, Civil Lines,
Nagpur-440001

LEGAL TITLE REPORT

SUB : Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing **PLOT NO 29/1/IPART**, admeasuring area 0.15 HR as per 7/12 extract and 1489.85 Sq Mtrs As Per Release Letter and as per amendment letter of RL, being a entire land bearing Khasra 29/1/1 of **Mouza Ghogali (Gramin)**, PH. No. 38, **Occupancy Class 1**, Khate No 118, Situate at Besa Pipla, Nagpur, within the limits of the Besa-Pipla Nagar Panchayat in Tahsil Nagpur Rural And District Nagpur, (Hereinafter referred to as "THE SAID PROPERTY").

I have investigated the title of **PLOT NO 29/1/IPART** on the request of **Reinforce Infra**, Through Its partners 1) Shri Aniket Revnath Khirkekar 2) Shri Ramesh Matarmal Asudani And 3) Shri Ravindra Kisanlal Jaiswal with following details and documents i.e.:-

WHEREAS the **Reinforce Infra** Through Its partners 1) Shri Aniket Revnath Khirkekar and others abovenamed is the possessor and absolute owners of the ALL THAT Piece and Parcel of land bearing Plot No. 29/1/1 Part Land, admeasuring about 0.15 H.R. as per 7/12 Extract and 1489.85 Sq. Mtrs. as per Release Letter bearing Permit No. 581, dated 02.08.2023 and as per Amendment Letter of R. L. dated 24.01.2024, being a portion of the entire land bearing Kh. No. 29/1/1 of Mouza Ghogali (Gramin), P. H. No. 38, situate at Ghogali (Gramin), Nagpur, within the limits of the Besa-Pipla Nagar Panchayat, in Tahsil Nagpur Rural and District - NAGPUR,

WHEREAS, the total land bearing Khasra no.29/1 is as follow that, Shri Purushottam Mahadeo Thul and Others were owners of TOTAL LAND bearing Khasra No.29/1, admeasuring 2.42 H.R (5.979 Acres), (24,200 Sq.mtrs) in P.H.No.38, record no. 13, with Class I Bhumiswami Right of Mouza - Ghogli (Gra), Situated within the jurisdiction of gram Panchayat Besa, Tah. Nagpur (Gramin), District Nagpur.

WHEREAS since the provisions Urban Land (ceiling & Regulation) Act, 1976 became applicable to the aforesaid land, the above named land owners i.e. Shri Purushottam Mahadeo Thul and Others, jointly filed return/Statement under Section 6 (2) of the U.L.C. Act in the respect of the total land Admeasuring 2.42 Hectares 15.979 Acres) (24,200 Sq. mtrs.) jointly held by them, before

Sneha D. Kadbe
advocate

Additional Collector & Competent Authority, U.L.C., Nagpur on dated 01-07-2006, vide U.L.C. Case No. 278/2006.

WHEREAS the Additional Collector & Competent Authority, U.L.C., Nagpur, after completing due enquiry and verifying the documents filed by the land owners/declarant's, passed Order under Section 8 (4) of the Urban Land (ceiling & Regulation) Act, 1976 on dated 01-07-2006, and declared that from and out of total land admeasuring 24,200 Sq. Mtrs., each land owner/declarant is entitled to hold 1500 Sq.mtrs. Land, as Retainable land ie, the declarant's are jointly entitled to hold (1500 Sq. mtrs. x 9) 13500 Sq.mtrs land as Retainable land and 10,700 Sq.mtrs. land as Surplus vacant land.

WHEREAS later on the above named land owners/ declarant's i.e Shri Purushottam Mahadeo Thul applied for exemption under Section 20 (1) (a) of the Urban Land (ceiling & Regulation) Act, 1976 in accordance with the revised guide lines, issued by the State Government under Talegaon Dabhade pattern in respect of surplus/Vacant land held by them for providing Plots and/or construction of Tenements etc. for weaker sections of the society in accordance with the special dispensation issued by Government Resolution, Housing & Special Assistance Department, No, CSC/ULC/1091/(3977) D-XIII, dated 15-01-1992.

WHEREAS, in exercise of the powers conferred upon it, the Government of Maharashtra, acting through the Additional Collector & Competent Authority, U.L.C. Nagpur and Ex-Officio under Secretary to the Government in Housing and Special Assistance Department, mantralaya, Mumbai exempted the surplus / Vacant land under section 20 (1) (a) of the Urban Land (ceiling & Regulation) Act, 1976 under Talegaon Dabhade pattern from the provisions of chapter III of the said Act for the purpose of providing Plots, Core Houses, Apartments, Tenements etc. For weaker sections of the society vide it's Order No. A.T.P/U.L.C./T.D. (888)/2006/1660, dated 31-07-2006.

WHEREAS the tentative Layout plan of the proposed Residential layout to be developed on the said land bearing Kharsa No. 29/1 Of Mouza- Ghogali, Tahsil & District, Nagpur (Gramin) is sanctioned by the Additional Collector & Competent Authority, (U.L.C.) Nagpur and assistant Town Planner (U.L.C.), Nagpur in pursuance of A.T.P./U.L.C./T.D. (888)/2006/1660, dated 31-07-2006.

WHEREAS the said land has been converted for Non Agriculture use, by order of Hon'ble Collector Nagpur, vide its order dated 13/02/2007, in revenue case no.691/NAP/34/2006-2007.

WHEREAS later on SHRI BABULAL ROSHANLAL, PATNI, Proprietor M/ PATNI KHAL ESTATE herein purchased the entire said property comprising Retainable & Surplus land from 1) Shri Purushottam S/o Mahadeo Thul, 2) Shri Ashok S/o Mahadeo Thul 3) Uttam s/o Mahadeo Thul, and 4) Smt. Panchulabai W/ Ramesh Fusate, all Residence of Manewada, Nagpur, they being the Vendors / Sellers and 1) Master Sachin S/o Ashok Thul, 2) Master Ashish S/o Ashok Thul, 3) Miss Kiran D/o Purushottam Thul, 4) Miss Amrapali D/o Purushottam Thul, and 5) miss Pallavi D/o Purushottam Thul, all residents of Manewada, Nagpur, they being the Confirming Party/Consenters by virtue of a

[Signature]
Shri D. Kadbe
Advocate

Sale Deed which is duly registered at Serial No. 5529/2006 on dated 17-11-2006, in the office of Sub-Registrar No. 10, Nagpur (Gramin).

WHEREAS the Non Agriculture Order has been cancelled by order of Hon'ble Collector Nagpur on 17/03/2010, in case no.37/601. However after cancellation of Non- Agriculture Order, the tentative Layout plan Stands Cancelled.

WHEREAS the SHRI BABULAL ROSHANLAL PATNI, proprietor M/S PATNI REAL ESTATE through power of attorney holder/s herein has sold maximum portion of land as per different Sale-Deeds, and the remaining portion of land admeasuring 0.32 H.R., was marked and known as Khasra No.29/1/1, having separate 7/12, in the name of SHRI BABULAL ROSHANLAL PATNI, proprietor M/S PATNI REAL ESTATE.

WHEREAS the said M/S PATNI REAL ESTATE, through partner Shri Babulal Roahanlal Patni, through P.O.A. Shri Atul Dilip Thakral later on sold out All that piece and parcel of land admeasuring 0.15 H.R., having land revenue 1.77, being portion of land bearing Khasra No. 29/1/1, Total Admeasuring 0.32 H.R., having total land revenue 3.78 with class I Bhumiswami Rights, Situated at Mouza - Ghogli (Gra), P. H. No. 38, Tah. Nagpur (Gramin), District Nagpur, by way of Sale to M/s Shri Hari Realities through its Partners, vide Sale-Deed Dated: 24/03/2021, duly registered in the office of Sub Registrar Nagpur (Gramin) 10, at Serial No.5814 of even date. A Correction deed dated 20.07.2021 which is duly registered in the office of Sub-Registrar, Nagpur Rural- 10 at Sr. No. 11264 in respect of correction of boundaries.

WHEREAS the M/s Shri Hari Realities through its Partners later on sold out All that piece and parcel of land admeasuring 0.15 H.R., having land revenue 1.77, being portion of land bearing Khasra No. 29/1/1, Total Admeasuring 0.32 H.R., having total land revenue 3.78, with Class I Bhumiswami Rights, Situated at Mouza Ghogli (Gra), P. H. No. 38, Tah. Nagpur (Gramin), District Nagpur, by way of Sale to Shri Ravindra Kisanlal Jaiswal, Shri Rajat Ravindra Jaiswal and Smt. Anamika Jaiswal alias Kumari Anamika Ravindra Jaiswal, vide Sale-Deed Dated: 20/07/2021, duly registered in the office of sub registrar Nagpur (Gramin) 10, at serial no. 11265 of even date.

WHEREAS the said Shri Rajat Ravindra Jaiswal and Smt. Anamika Jaiswal alias Kumari Anamika Ravindra Jaiswal later on executed a General Power of Attorney dated 13.09.2023 in favour of Shri Ravindra Kisanlal Jaiswal to do all the acts, deeds on behalf of us and same is duly registered in the office of Sub-Registrar, Nagpur- 5 at Sr. No. 5469 on even date.

AND WHEREAS the said entire land bearing Plot No. 29/1/1 Part, admeasuring 1499.8610 Sq. Mtr. is converted into Non- Agricultural Residential purpose by Tahsildar, Nagpur (Rural) vide Order dated 12.10.2023 in Revenue Case No. 60/NAA-48/2023- 2024.

WHEREAS the said M/S PATNI REAL ESTATE, through partner Shri Babulal Roahanlal Patni, through P.O.A. Shri Atul Dilip Thakral later on sold out the said All that piece and parcel of land

Sri D. K. Advoca.

admeasuring 0.15 H.R., having land revenue 1.77, being portion of land bearing Khasra No. 29/1/1, Total Admeasuring 0.32 H.R., having total land revenue 3.78, with Class I Bhumiswami Rights, Situated at Mouza - Ghogali (Gramin), P. H. No. 38, Tah. Nagpur (Gramin), District Nagpur, originally belonged to Shri Ravindra Kisanlal Jaiswal and others vide Sale-Deed Dated: 24/03/2021, duly registered in the office of sub registrar Nagpur (Gramin) 10, at Serial No. 5814 of even date.

WHEREAS the said Shri Ravindra Kisanlal Jaiswal and others applied to Besa-Pipla Nagar Panchayat for the release of the Plot No. 29/1/1Part Land and the Besa-Pipla Nagar Panchayat released the same vide Permit No. 581, dated 02.08.2023. As per the said Release Letter, the area of Plot No. 29/1/1Part Land decided and declared as 1499.8610 Sq. Mtrs. But Amendment in area and boundaries of the said plot, the Besa-Pipla Nagar Panchayat has issued an Amendment Letter dated 24.01.2024. As per the said Amendment, the area of Plot No. 29/1/1Part decided and declared as 1489.85 Sq. Mtrs.

WHEREAS the said Shri Ravindra Kisanlal Jaiswal and others later on sold out the said ALL THAT Piece and Parcel of land bearing Plot No. 29/1/1Part Land, admeasuring about 0.15 H.R. as per 7/12 Extract and 1489.85 Sq. Mtrs. as per Release Letter bearing Permit No. 581, dated 02.08.2023 and as per Amendment Letter of R. L. dated 24.01.2024, being a portion of the entire land bearing Kh. No. 29/1/1 of Mouza Ghogali (Gramin), P. H. No. 38, situate at Ghogali (Gramin), Nagpur, within the limits of the Besa-Pipla Nagar Panchayat, in Tahsil Nagpur Rural and District - NAGPUR by way of Sale to Reinforce Infra, Through Its Partners (1) Shri Aniket Revnath Khirkekar, (2) Shri Ramesh Matarmal Asudani And (3) Shri Ravindra Kisanlal Jaiswal, the GRANTOR hereinabove named by a Sale Deed dated 01.02.2024 which is duly registered in the office of Sub-Registrar, Nagpur-7 at Sr. No. 1318 on even date.

WHEREAS, the said property is duly mutated in the name of Reinforce Infra, with the office of Besa-Pipla Nagar Panchayat, Nagpur and all other revenue department as owner thereof.

WHEREAS All that piece and parcel of land described above of a Multistoried Building to be known and styled as "RAJAT PLAZA" according to the Plan which is duly Sanctioned And Approved by the Chief Officer, Besa-Pipla Nagar Panchayat, Vide Building Permit No. 264732, Permit No. BPNM/B/2024/APL/00225, dated 02.07.2024)

WHEREAS THAT the GRANTOR i.e Reinforce Infra, Through Its Partners (1) Shri Aniket Revnath Khirkekar, (2) Shri Ramesh Matarmal Asudani And (3) Shri Ravindra Kisanlal Jaiswal has submitted the said entire land described above containing by admeasurement 1489.85 Sq. Mtrs. To the provisions of the Maharashtra Apartment Ownership Act, 1970.

WHEREAS by a Deed of Declaration Dated 10.07.2024, the GRANTORS has submitted the entire property comprising ALL THAT Piece and Parcel of land bearing Plot No. 29/1/1Part Land, admeasuring about 0.15 H.R. as per 7/12 Extract and 1489.85 Sq. Mtrs. as per Release Letter bearing Permit No. 581, dated 02.08.2023 and as per Amendment Letter of R. L. dated 24.01.2024, being a portion of the entire land bearing Kh. No. 29/1/1 of Mouza Ghogali (Gramin), P. H. No. 38, situate at Ghogali (Gramin), Nagpur, within the limits of the Besa-Pipla Nagar Panchayat, in Tahsil Nagpur Rural and District - NAGPUR by way of Sale to Reinforce Infra, Through Its Partners (1) Shri Aniket Revnath Khirkekar, (2) Shri Ramesh Matarmal Asudani And (3) Shri Ravindra Kisanlal Jaiswal, the GRANTOR hereinabove named by a Sale Deed dated 01.02.2024 which is duly registered in the office of Sub-Registrar, Nagpur-7 at Sr. No. 1318 on even date.

Ghogali (Gramin), Nagpur, within the limits of the Besa-Pipla Nagar Panchayat, in Tahsil Nagpur Rural and District NAGPUR to the provisions of the Maharashtra Apartment Ownership Act, 1970 and the said Deed of Declaration is duly registered in the office of the Sub-Registrar, Nagpur 7 in Book No. 1 at Registration Serial No. 9045 on even date; AND

WHEREAS after execution of Deed of Declaration, the GRANTORS later on has purchased the TDR from Shri Nagorao Govindrao Khadse by Transfer Deed dated 23.07.2024 which is duly registered in the office of Sub- Registrar, Nagpur-7, at Sr. No. 9573 on even date and thereafter accordingly the building map was also revised by Nagar Panchayat Besa-Pipla vide Revised Permit No. 278973, Permit No. BPNM/RB/2024/APL/00006, dated 11.10.2024. That in view of the aforesaid purchase of TDR and revised sanctioned building map, there are changes in respect of flats, its area and undivided share

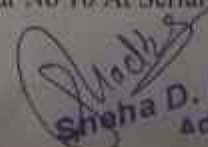
The Postal Address of the Building is as Follows:-

"RAJAT PLAZA"

**PLOT NO. 29/1/1, NEAR ANAND FORST WHITE PANDA, BESA,
GHOGLI, NAGPUR, TAH. NAGPUR RURAL AND DISTRICT NAGPUR (M.S.) -
440037**

WHEREAS that the aforesaid **Reinforce Infra**, Through Its Proprietor Shri Aniket Revnath Khirkekar has placed before me the following documents, My opinion is based on careful study of:-

- 1) Revised Sanctioned of Building Permission And Commencement Certificate Dated 11/10/2024
(Permit No BPNM/RB/2024/APL/00006
- 2) Revised Sanctioned Building Plan Dated 11/10/2024
- 3) Development Rights Certificate Dated 04/09/2024
- 4) Location plan dated 24/01/2024
- 5) 7/12 extract dated 24/01/2024
- 6) Sale Deed Dated 01/02/2024 Sub Registrar Nagpur No 7 At Serial No 1318
- 7) General Power of attorney Dated 13/09/2023 Sub Registrar Nagpur No 5 At Serial No 5469
- 8) Deed Of Declaration Dated 10/07/2024 Sub Registrar Nagpur No 7 At Serial No 9045
- 9) Correction Deed Dated 13/10/2024 Sub Registrar Nagpur No 5 At Serial No 6620
- 10) Sale Deed Dated 20/07/2021 Sub Registrar Nagpur No 10 At Serial No 11265
- 11) Power of Attorney Dated 08/07/2021 (Notary)
- 12) Deed of Correction Dated 20/07/2021 Sub Registrar Nagpur No 10 At Serial No 11264
- 13) Development Plan dated 23/09/2020


Sheha D. Kaddu
Advocate

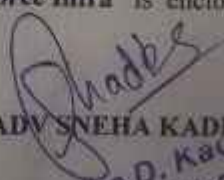
- 14) 7/12 Extract Dated 30/04/2024
- 15) Sale Deed Dated 24/03/2021 Sub Registrar Nagpur No 10 At Serial No 5814
- 16) Sale Deed Dated 08/06/2007 Sub Registrar Nagpur No 8 At Serial No 3319
- 17) Sale Deed Dated 17/11/2006 Sub Registrar Nagpur No 10 At Serial No 5529
- 18) ULC order dated 05/07/2006
- 19) Regularization Letter Dated 02/08/2023 (Permit No 581/2024)
- 20) NA Order Dated 13/02/2007 (Case No. 342/NAP-34/2006-2007).
- 21) Tax Receipt Paid Upto 2023-2024 Vide Dated 25/01/2024
- 22) Tax Receipt Paid Upto 2024-2025 Vide Dated 11/06/2024
- 23) Letter for Amendment of RL letter dated 24/01/2024
- 24) Assessment List 2023-2024
- 25) 7/12 Extract Dated 11/09/2023
- 26) 7/12 Extract Dated 02/06/2021
- 27) NA order dated 12/10/2023 (60/NAA/48/2023-2024)
- 28) Letter for Zonal Plan dated 28/09/2023
- 29) Sanctioned of Building Permission And Commencement Certificate Dated 02/07/2024 (Permit No BPNM/B/2024/APL/00225)
- 30) Sanctioned Building Plan Dated 02/07/2024

Owner of the Land

- i) **Reinforce Infra** Through Its Partners 1) Shri Aniket Revnath Khirkekar R/o Plot no 125 A, New Wasundhara Co-Op Housing Society Besa Nagpur-440034 (2) Shri Ramesh Matarmal Asudani R/o Plot No 14, Flat No 504 Shramik Society Jaripatka Nagpur-440014 And 3) Shri Ravindra Kisanlal Jaiswal R/o 302 Bullet Building Himanshu Colony Above SBI Dadar West Mumbai 400024
- ii) Qualifying Comments/Remarks if any NIL
- iii) The report reflecting the flow of the title of **Reinforce Infra** is enclosed herewith as annexure.

Encl : Annexure

Date : 21/10/2024


 ADV SNEHA KADBE
 Sneha D. Kadbe
 Advocate

SNEHA D. KADBE
ADVOCATE

Address : 'Plot No 519 Jaripatka Road, Model Town Nagpur 440014. Mobile
Number : 8956145045

FORMAT-A
(Circular No.: -28/2021)
FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) ALL THAT Piece and Parcel of land bearing PLOT NO 29/1/1PART, admeasuring area 0.15 hr as per 7/12 extract and 1489.85 Sq Mtrs As Per Release Letter and as per amendment letter of RL, being a entire land bearing Khasra 29/1/1 of Mouza Ghogali (Gramin), PH. No. 38, Occupancy Class 1, Khate No 118, Situate at Besa Pipla, Nagpur, within the limits of the Besa-Pipla Nagar Panchayat in Tahsil Nagpur Rural And District Nagpur and the said Khasra is bounded as under:-

THE BUILDING BOUNDED AS UNDER

TO THE EAST : KH NO 29/1
TO THE WEST : 9 MTRS WIDE ROAD
TO THE NORTH : KH NO 29/1
TO THE SOUTH : 13 MTRS WIDE ROAD

2) Mutation Entry Nos. for Khasra 29/1/1part is 2473 dated 30/04/2024

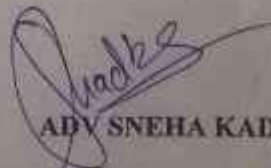
3) Search report for 30 years (i.e. from 1994 to 2024) by depositing necessary search fees online I have verified the records of the Sub-registrars concerned and submitted the application with requisite fee to Sub-registrar office amounting to Rs. 750/- for 30 yrs for the said Khasra. I have taken search of last 30 years i.e from the year 1994 to 2024, the original receipt of search at Sub-registrar's office bearing MH010140056202425E, dated . 21/10/2024 enclosed herewith at Nagpur

4) Any other relevant Title: Nil

5) Litigation if any: Nil

Encl: Annexure.

Date: 21/10/2024


ADV SNEHA KADBE
Sneha D. Kadbe
advocate



CHALLAN
MTR Form Number-6



GRN	MH010140056202425E	BARCODE	Date		21/10/2024-16:03:27	Form ID
Department			Inspector General Of Registration			
Search Fee			TAX ID / TAN (If Any)			
Type of Payment: Other Items			PAN No.(If Applicable)			
Office Name			PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name	
Location			PUNE		SNEHA DNYANESHWAR KADBE	
Year			2024-2025 One-Time		Flat/Block No.	
Account Head Details			Amount In Rs.		Premises/Building	
0030072201 SEARCH FEE			750.00		Road/Street	
					Area/Locality	
					Town/City/District	
					PIN	
			Remarks (If Any)			
Total			750.00		Amount In Words	
					Seven Hundred Fifty Rupees Only	
Payment Details			STATE BANK OF INDIA			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
			Bank CIN		Ref. No.	
			00040572024102130070		IK0CZDNIG7	
Cheque/DD No.			Bank Date		RBI Date	
			21/10/2024-16:24:05		Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

Department ID : 726614554

Mobile No. : 8956145045

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइम ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे-इतर कारणांसाठी किंवा ग्राहकांनी न भरलेल्या दस्त्यासाठी लागू नाही.


Sneha D. Kadbe
Advocate