

A. S. LULAY
AJINKYA A. LULAY
KETAKI A. LULAY
ADVOCATES

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Mobile No. 9730414589
'AARADHYA' 38,
VYANKATESH NAGAR,
KHAMLA ROAD,
NAGPUR- 440025 (M.S.)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

SUBJECT : Title Certificate with respect to property comprising ALL THAT Piece and Parcel of land containing by admeasurement 10000 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 77/2/2 of Mouza – LAVHA, P.S.K. 4-A, situate at Village – Lavha in Tahsil Nagpur (Rural) and District – NAGPUR.

1. I have investigated the title of the said Piece of land on the request of M/S. SUDHASHREE INFRACON L.L.P., A Limited Liability Partnership Firm duly Incorporated under Section 12(1) of the Limited Liability Partnership Act, 2008 bearing LLP Identification No. ABA-6190 Dated 12-02-2022, having its Office at Plot No. 2, Rashtriya Society, Borgaon Square, Gorewada Road, Nagpur-440013 and acting through its Partners (1) SHRI. PRAVIN S/o SHAMDEORAOJI RAUT, Resident of Plot No. 8, Bandhu Nagar, Zingabai Takli, Godhani Road, Nagpur-440030, Tahsil and District – NAGPUR (2) MRS. JUHI W/o VIJAY SHRIVASTAVA, Resident of Flat No. B-501, Lotus, Plot No. 39, Cement Road, Shivaji Nagar, Nagpur-440010, Tahsil and District – NAGPUR (3) MRS. PALLAVI W/o MANOJ KADU, Resident of Plot No. 2, Rashtriya Society, Borgaon Square, Gorewada Road, Nagpur-440013, Tahsil and District – NAGPUR and (4) SHRI. SACHIN S/o SHRIRAMJI KADU, Resident of Plot No. 2, Rashtriya Society, Borgaon Square, Gorewada Road, Nagpur-440013, Tahsil and District – NAGPUR and the verified the documents placed before me for my perusal:-

I. Description of the Property:

ALL THAT Piece and Parcel of land containing by admeasurement 10000 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 77/2/2 of Mouza – LAVHA, P.S.K. 4-A, situate at Village – Lavha in Tahsil Nagpur (Rural) and District – NAGPUR and having the boundaries as follows :-

ON THE EAST	-	KH. NO. 77/2/1.
ON THE WEST	-	KH. NO. 272.
ON THE NORTH	-	KH. NO. 260.
ON THE SOUTH	-	KH. NO. 277.

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Advocate
Reg. No. MAH/4294/2016
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II. Documents available/perused:

1. Photocopy of Sale Deed Dated 18-5-2023.
2. Photocopy of NA Order Dated 14-02-2025.
3. Copy of Latest 7/12 Extract.
4. Copy of Commencement Certificate and Layout Plan Dated 15-01-2025.

III. Property Card (7/12 extract) Dated 01-03-2025 issued by Patwari / Revenue Officer, Revenue Department, Maharashtra.

IV. Search Report for 13 Years i.e. from 2013 to 2025.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I found that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever.

Owners of the land :

SR. NO. / OWNER NO.	NAME	7/12 EXTRACT NUMBER/ KH. NO.	MUTATION ENTRY NO.
1.	M/S. SUDHASHREE INFRACON L.L.P.	77/2/2	4735

3. The report reflecting the flow of the title of M/S. SUDHASHREE INFRACON L.L.P. on the said Land/Plot is enclosed herewith as Annexure - A.

NAGPUR

DATED : 01-03-2025.

Enclosed : Annexure - A.

(A. A. LULAY)

Advocate

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ANNEXURE - A

FLOW OF THE TITLE OF THE SAID LAND

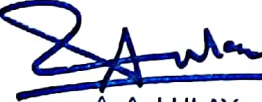
A. Flow of the title:

THAT ALL THAT Agricultural land bearing Kh. No. 77/2 of Mouza – LAVHA, having an area of 2.00 Hectors, Rental Rs. 5.00 held in Bhogwatdar Class-1 Rights, situate at Village – Lavha, P.S.K. 4-A in Tahsil Nagpur (Rural) and District - NAGPUR, Originally belonged to Shri. Dnyaneshwar S/o Laxmanrao Wankhede, being his self acquired property.

THAT by an Agreement Dated 25-11-2022 the said Shri. Dnyaneshwar S/o Laxmanrao Wankhede had agreed to sell a Piece of land having an area of 1.00 Hectare comprising the Western Portion of Kh. No. 77/2 of Mouza – Lavha to M/s. SUDHASHREE Infracon L.L.P. upon the several terms and conditions contained therein. The said Agreement to Sell Dated 25-11-2022 is duly Registered in the Office of the Sub-Registrar, Nagpur Rural-10 in Book No. 1 at Sr. No. 6722 on even date on even date on payment of requisite Stamp Duty of Rs. 19,00,300/- and Full Registration Fees of Rs. 30,000/- payable thereon. In pursuance of the said Agreement Dated 25-11-2022 the said Shri. Dnyaneshwar S/o Laxmanrao Wankhede lateron executed a Sale Deed relating to the aforesaid property in favour of M/s. Sudhashree Infracon L.L.P. on 18-5-2023 and the same is duly Registered in the Office of the Sub-Registrar, Nagpur (Rural)-10 in Book No. 1 at Sr. No. 3459 on even date. The said Piece of land having an area of 1.00 Hector is now renumbered as Kh. No. 77/2/2 of Mouza – Lavha. As a result therefore the said M/s. Sudhashree Infracon L.L.P. has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

THAT the aforesaid land comprising Kh. No. 77/2/2 of Mouza – LAVHA is converted for Non-Agricultural Use by the Collector, Nagpur vide his Order Dated 14-02-2025 passed in Revenue Case No. 81/NAP-34/2024-2025.

THAT the said M/s. Sudhashree Infracon L.L.P. lateron prepared a Layout of the said entire land by carving out various Plots of different sizes therein and the same is duly sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide his Order Dated 15-1-2025 in Approval No. NMRDA/LT/2025/APL/00461 in Proposal No. NMRDA-24-29070. The said Layout is sanctioned as a Residential Layout.


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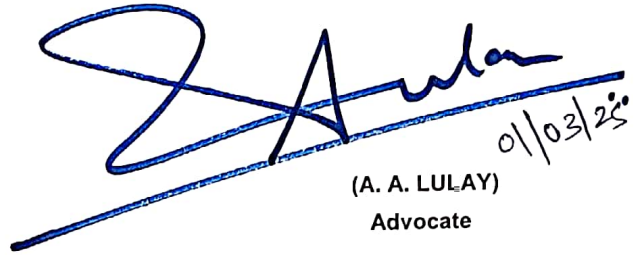


B. Property Card (7/12 extract) Dated 01-03-2025 Issued by Patwari / Revenue Officer, Revenue Department, Maharashtra.

C. I have verified all the relevant index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur-10 and found that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof namely M/s. Sudhashree Infracon L.L.P. holds good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 2013 to 2025 is deposited in the Office of the Sub-Registrar, Nagpur vide Receipt No. MH01701312202425U Dated 01-03-2025.

D. There is No Litigation/pending Litigation against the aforesaid property as on today.

NAGPUR
DATED : 01-03-2025.



(A. A. LULAY)
Advocate

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CHALLAN
MTR Form Number-6



GRN	MH017013121202425U	BARCODE			Date	01/03/2025-13:37:44		Form ID	
Department Inspector General Of Registration				Payer Details					
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		Ajinkya Anant Lulay			
Location PUNE									
Year 2024-2025 One Time				Flat/Block No.					
Account Head Details			Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE			325.00	Road/Street					
				Area/Locality					
				Town/City/District					
				PIN					
				Remarks (If Any)					
				Amount In	Three Hundred Twenty Five Rupees Only				
Total			325.00	Words					
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	00040572025030199163		CPAEWGGXY9	
Cheque/DD No.				Bank Date	RBI Date	01/03/2025-13:24:38		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 : 330670376

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

सदर चलन "टाइप ऑफ पॅमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9730414589

