

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

All that piece and parcel of land bearing at Plot No. 5 and 6, Khasra No. 145, Mouza- NARA, Malik Makbuja Nara-145, NAGPUR-440014, total adm : 1343.16 Sq. Mtrs , with the boundaries as under:

ON THE EAST : 9.00 M WIDE ROAD

ON THE WEST : 9.00 M WIDE ROAD

ON THE NORTH : OTHER LAYOUT

ON THE SOUTH : OTHER LAYOUT

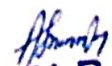
I have investigated the title of the said plot on the request of **BHAVYA INFRAVENTURES PRIVATE LIMITED** through its Director and Authorized Signatory **Shri. Murlidhar Govindram Wadhwani** having its office at F-8C, Achraj Towers-II, Chhaoni, Nagpur-440013, and following documents i.e:-

1) Description of the property.

All that piece and parcel of land bearing at Plot No. 5 and 6, Khasra No. 145, Mouza- NARA, Malik Makbuja Nara-145, NAGPUR-440014, total adm : 1343.16 Sq. Mtrs.

2) The documents of allotment of plot.

- 1) Reg. Sale-Deed dated 16/01/2010 in favour of Shri. Shyam Govindram Wadhwani registered in the Office of the Sub-Registrar, Nagpur-3, bearing Serial/Registration No. 359/2010 dated 16/01/2010.
- 2) Reg. Sale Deed dated 16/01/2010 in favour of Smt. Anita W/o Shyam Wadhwani registered in the Office of the Sub-Registrar, Nagpur-3, bearing Serial/Registration No. 361/2010 dated 16/01/2010.


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- 3) Reg. Correction Deed dated 01/01/2011 registered in the office of the Sub-Registrar, Nagpur - 3, bearing serial/registration No. 00006/2011.
- 4) Reg. Correction Deed dated 01/01/2011 registered in the office of the Sub-Registrar, Nagpur.-3 , bearing serial/registration No. 00009/2011.
- 5) Reg. Sale Deed Dated 12/09/2024 in favour of BHAVYA INFRAVENTURES PRIVATE LIMITED registered in the Office of the Sub-Registrar, Nagpur-1, bearing Serial/Registration No. 8148/2024.

3) 7/12 Extract issued by Competent Authority Mutation Entry No. vide Ferfar No.15486 dated 09/01/2025.

- 4) Search Report for 30 years from the years 1995 to 2025

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 **BHAVYA INFRAVENTURES PRIVATE LIMITED** through its Director and Authorized Signatory **Shri. Murlidhar Govindram Wadhwani** having its office at F-8C, Achraj Towers-II, Chhaoni, Nagpur-440013, is clear, Marketable and without any encumbrances.

Owners of the Land

Plot No. 5 and 6, Khasra No. 145, Mouza-NARA, Malik Makbuja Nara-145, NAGPUR-440014, total adm : 1343.16 Sq. Mtrs.	BHAVYA INFRAVENTURES PRIVATE LIMITED through its Director and Authorized Signatory Shri. Murlidhar Govindram Wadhwani having its office at F-8C, Achraj Towers-II, Chhaoni, Nagpur-440013
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- (i) Qualifying comments / remarks if any(No Comment)


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

BHAVYA INFRAVENTURES PRIVATE LIMITED through its Director and Authorized Signatory **Shri. Murlidhar Govindram Wadhwani** having its office at F-8C, Achraj Towers-II, Chhaoni, Nagpur-440013, for

All that piece and parcel of land bearing at Plot No. 5 and 6, Khasra No. 145, Mouza- NARA, Malik Makbuja Nara-145, NAGPUR-440014, total adm : 1343.16 Sq. Mtrs..
is enclosed herewith as annexure.

REMARKS : BHAVYA INFRAVENTURES PRIVATE LIMITED is the sole and absolute owner of the said property/land.

ENCL : ANNEXURE

Date : 05/04/2025


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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. vide Ferfar No.15486 dated 09/01/2025.
3. Search Report for 30 years from the years 1995 to 2025 taken from Sub-Registrar Office at Nagpur.

PLOT NO. 5

WHEREAS; All that Piece & Parcel of freehold land bearing. Plot No-5, admeasuring 690.01 sq meters, (as per demand Note of N.I.T. admeasuring 674.87 sq meters) out of the layout demarcated in Khasra No-145(145/1) of Mouza Nara, Patwari Halka No-11, City Survey No-485, Sheet No-626/111, within the Limits of N.I.T. & N.M.C., Nagpur originally belongs to 1) Shri Shamrao s/o Nathuji Raipure, 2) Smt Nirmala wd/o Umraoji Raipure 3) Smt Rupali w/o Raju Kale, 4) Ku Aarti d/o Umraoji Raipure, 5) Ku Priti D/o Umraoji Raipure, 6) Kumar Pankaj s/o Umraoji Raipure, minor, 7) Kumar Rahul s/o Umraoji Raipure 8) Smt Vimlabai Gajanan Raipure & 9) Shri Pravin Gajanan Raipure.

WHEREAS; 1) Shri Shamrao s/o Nathuji Raipure, 2) Smt Nirmala wd/o Umraoji Raipure 3) Smt Rupali w/o Raju Kale, 4) Ku Aarti d/o Umraoji Raipure, 5) Ku Priti D/o Umraoji Raipure, 6) Kumar Pankaj s/o Umraoji Raipure, minor, 7) Kumar Rahul s/o Umraoji Raipure minor, both 6 & 7 being minor represented through their Mother Smt Nirmala wd/o Umraoji Raipure, 8) Smt Vimlabai Gajanan Raipure & 9) Shri Pravin Gajanan Raipure, All R/o Nara, Nagpur, acting through their power of Attorney holder Shri Prakash Krishnarao Wakode sold/transferred the said land bearing ALL THAT piece and parcel of land comprising of Plot No. 5 admeasuring 674.8740 Sq. m (as per NIT release letter) out of Khasra No. 145 (145/1), Patwari Halka No. 11 of Mouza Nara Tahsil & District Nagpur to Shri. Shyam Govindram


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Wadhwani, via sale deed dtd. 16/01/2010, which is duly registered in the Office of the Sub-Registrar, Nagpur-3, bearing Serial/Registration No. 359/2010 dated 16/01/2010,

WHEREAS; in the sale deed of Plot No. 5 the City Survey No. and Sheet No. was mentioned as City Survey No. 485 and Sheet No. 626/111 which was corrected to City Survey No. 401 and Sheet No. 635/96, 634/97 as per correction deed duly registered in the office of the Sub-Registrar, Nagpur - 3, bearing serial/registration No. 00006/2011 dated 01/01/2011.

PLOT NO. 6

WHEREAS; All that Piece & Parcel of freehold land bearing Plot No-6, admeasuring 683.43 sq meters (as per demand Note of N.I.T. admeasuring 668.29 sq meters) out of the layout demarcated in Khasra No-145(145/1) of Mouza Nara, city Survey No-485, Sheet No- 626/111, Patwari Halka No-11, within the Limits of N.I.T. & N.M.C., Nagpur originally belongs to 1) Shri Shamrao s/o Nathuji Raipure, 2) Smt Nirmala wd/o Umraoji Raipure 3) Smt Rupali w/o Raju Kale, 4) Ku Aarti d/o Umraoji Raipure, 5) Ku Priti D/o Umraoji Raipure, 6) Kumar Pankaj s/o Umraoji Raipure, minor, 7) Kumar Rahul s/o Umraoji Raipure 8) Smt Vimlabai Gajanan Raipure & 9) Shri Pravin Gajanan Raipure.

WHEREAS; 1) Shri Shamrao s/o Nathuji Raipure, 2) Smt Nirmala wd/o Umraoji Raipure 3) Smt Rupali w/o Raju Kale, 4) Ku Aarti d/o Umraoji Raipure, 5) Ku Priti D/o Umraoji Raipure, 6) Kumar Pankaj s/o Umraoji Raipure, minor, 7) Kumar Rahul s/o Umraoji Raipure minor, both 6 & 7 being minor represented through their Mother Smt Nirmala wd/o Umraoji Raipure, 8) Smt Vimlabai Gajanan Raipure & 9) Shri Pravin Gajanan Raipure, All R/o Nara, Nagpur, acting through their power of Attorney holder Shri Prakash Krishnarao Wakode sold/transferred the said land bearing ALL THAT piece and parcel of land bearing of Plot No. 6 admeasuring 668.2920 Sq. m. (as per NIT release letter) out of Khasra No. 145 (145/1), Patwari Halka No. 11 of Mouza - Nara Tahsil & District Nagpur to Smt. Anita W/o Shyam Wadhwani via Sale Deed dtd. 16/01/2010, which is duly registered in the Office of the Sub-Registrar, Nagpur-3, bearing Serial/Registration No. 361/2010 dated 16/01/2010,


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WHEREAS; in the Sale Deed of Plot No. 6 the City Survey No. and Sheet No. was mentioned as City Survey No. 485 and Sheet No. 626/111 which was corrected to City Survey No. 401 and Sheet No. 635/96, 634/97 as per Correction Deed duly registered in the office of the Sub-Registrar, Nagpur.-3 , bearing serial/registration No. 00009/2011 dated 01/01/2011.

WHEREAS; the said plot No. 5 & 6 have been regularized upon payment of Development charges/Regularization expenses to and released by Nagpur Improvement Trust under the provision of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 as per release Letter No. 372 dtd 05/02/2010 and release Letter No. 373 Dtd. 05/02/2010 respectively. The area of Plot No. 5 as regularized by Nagpur Improvement Trust is 674.8740 Sq. mtrs and the area of Plot No. 6 as regularized by Nagpur Improvement Trust is 668.2920 Sq. mtrs. The said plot No. 5 & 6 have been clubbed and the total area of that clubbed/amalgamated plot/s is 1343.166 Sq.Mtrs, as per amalgamation letter dtd. 25/04/2022.

AND WHEREAS: the Shri. Shyam Govindram Wadhwani and Smt. Anita W/o Shyam Wadhwani sold and transferred the land bearing ALL THAT piece and parcel of land comprising of Plot No. 5 admeasuring 674.8740 Sq. m and Plot No. 6 per NIT release letter) (1343.166 Sq.Mtrs admeasuring 668.2920 Sq. m. (as total area as per amalgamation letter) out of Khasra No. 145 (145/1), Patwari Halka No. 11 of Mouza - Nara, City Survey No. 401, Sheet No. 635/96, 634/97, corresponding to municipal corporation house No. 3092/B/5 & 3092/B/6 Zone No.9, ward No. 57, situated at Koradi Road, within the limits of Nagpur Municipal Corporation, Tahsil & District Nagpur, to Bhavya Infraventures Private Limited via Sale Deed dated 12.09.2024 duly registered in the Office of the Sub-Registrar, Nagpur-1, bearing Serial/Registration No. 8148/2024, and the same is mutated in their name in all relevant records and also mutated in the Property Card / 7/12 vide Mutation Entry No. 15486 dated 09-01-2025.


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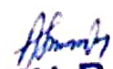
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4. Any other relevant Title : No

5. Any Other Litigation : NIL

Place : Nagpur

Date : 05/04/2025


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