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Ashwin R. Patil
ADVOCATE

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to All that piece and parcel of land bearing at Khasra No. 50/1(Part), 50/2(Part), P.H.No.73, Mouza-Panjri(Lodhi), Tah.Nagpur(Rural), Dist.Nagpur-441108, admeasuring 14674.12 Sq.mt.(out of total 53000.00 Sq.mt. of KH NO. 50/1 and 50/2) Plottable Area 6549.60 Sq. Mtrs. As per Sanctioned Map dated 15/07/2024, with the boundaries as under:

ON THE EAST : **Kh. No. 55/2 and 55/3(Part)**

ON THE WEST : **Balance Land of Kh. No. 50/1(Part) and 50/2(Part)**

ON THE NORTH : **Kh. No. 51**

ON THE SOUTH : **Kh.No.1, 3, 55/3(Part), 56, 57/3, 58/1, 58/2**

I have investigated the title of the said plot on the request of **RENAISSANCE ENTERPRISES PRIVATE LIMITED** through its Director and Authorized Signatory Shri. Krishnakumar Mannilal Gupta having its office at Plot No. 26, Hill Road Gandhi Nagar, Nagpur, Maharashtra-440010, and following documents i.e:-

1) **Description of the property.**

All that piece and parcel of land bearing at Khasra No. 50/1(Part), 50/2(Part), P.H.No.73, Mouza-Panjri(Lodhi), Tah.Nagpur(Rural), Dist.Nagpur-441108, admeasuring 14674.12 Sq.mt.(out of total 53000.00 Sq.mt. of KH NO. 50/1 and 50/2) Plottable Area 6549.60 Sq. Mtrs. As per Sanctioned Map dated 15/07/2024.

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2) The documents of allotment of plot.

1) Reg. Sale-Deed dated 06/06/2005 in favour of RENAISSANCE ENTERPRISES PRIVATE LIMITED registered with Sub-Registrar, Nagpur-10 at Serial No. 03780/2005.

2) Reg. Sale-Deed dated 29/09/2012 in favour of KRISHNAKUMAR MANNILAL GUPTA registered with Sub-Registrar, Nagpur-10 at Serial No. 4538/2012

3) 7/12 Extract issued by Competent Authority Mutation Entry No. vide Ferfar No. 966 dated 02-09-2021 Mutation Entry No. vide Ferfar No. 945 dated 24-04-2020

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 RENAISSANCE ENTERPRISES PRIVATE LIMITED and KRISHNAKUMAR MANNILAL GUPTA (Director of RENAISSANCE ENTERPRISES PRIVATE LIMITED) , is clear, Marketable and without any encumbrances.

Owners of the Land

All that piece and parcel of land bearing at Khasra No. 50/1(Part), 50/2(Part), P.H.No.73,Mouza-Panjri(Lodhi), Tah.Nagpur(Rural),Dist.Nagpur-441108, admeasuring 14674.12 Sq.mt.(out of total 53000.00 Sq.mt. of KH NO. 50/1 and 50/2) Plottable Area 6549.60 Sq. Mtrs. As per Sanctioned Map dated 15/07/2024.	Khasra No. 50/1(Part) belongs to RENAISSANCE ENTERPRISES PRIVATE LIMITED and Khasra No. 50/1(Part) belongs to KRISHNAKUMAR MANNILAL GUPTA director of Renaissance Enterprises Private Limited having office at Plot No. 26, Hill Road Gandhi Nagar, Nagpur, Maharashtra-440010.

(i) Qualifying comments / remarks if any .....(No Comment)

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

RENAISSANCE ENTERPRISES PRIVATE LIMITED and KRISHNAKUMAR MANNILAL GUPTA(Director of RENAISSANCE ENTERPRISES PRIVATE

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LIMITED) , having office at Plot No. 26, Hill Road Gandhi Nagar, Nagpur, Maharashtra-440010, for

All that piece and parcel of land bearing at Khasra No. 50/1(Part), 50/2(Part), P.H.No.73, Mouza-Panjri(Lodhi), Tah.Nagpur(Rural), Dist.Nagpur-441108, admeasuring 14674.12 Sq.mt.(out of total 53000.00 Sq.mt. of KH NO. 50/1 and 50/2) Plottable Area 6549.60 Sq. Mtrs. As per Sanctioned Map dated 15/07/2024, is enclosed herewith as annexure.

REMARKS : RENAISSANCE ENTERPRISES PRIVATE LIMITED and KRISHNAKUMAR MANNILAL GUPTA (Director of RENAISSANCE ENTERPRISES PRIVATE LIMITED) is the sole and absolute owner of the said property/land.

ENCL : ANNEXURE

Date : 21/02/2025

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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. 966 dated 02-09-2021
   Mutation Entry No. vide Ferfar No. 945 dated 24-04-2020

3. Search Report for 30 years from the years 1995 to 2025 taken from Sub-Registrar Office at NAGPUR.

WHEREAS, M/s RENAISSANCE ENTERPRISES PRIVATE LIMITED is the owner of ALL THAT piece and parcel of land bearing Khasra No.50/1 in all admeasuring about 2.65 HR Land, all with Occupant Class I rights, situated at Mauza: PANJRI LODHI, Tahsil: NAGPUR (RURAL) and District: NAGPUR, AND;

WHEREAS The KRISHNAKUMAR MANNILAL GUPTA (Director of RENAISSANCE ENTERPRISES PRIVATE LIMITED) owns Khasra No.50/2 in all admeasuring about 2.65 HR all with Occupant Class I rights, situated at Mauza : PANJRI LODHI, Tahsil: NAGPUR (RURAL) and District: NAGPUR, AND;

WHEREAS, the M/s RENAISSANCE ENTERPRISES PRIVATE LIMITED has purchased ALL THAT piece and parcel of land bearing Kh. No. 50/1, admeasuring about 2.65 Hectares situated at Mauza : PANJRI LODHI, Tahsil: NAGPUR (RURAL) and District: NAGPUR from its Owner/s Shri Govind Rampal Tiwari, Shri Gopal Rampal Tiwari and Smt Rampyari w/o Rampal Tiwari by Sale Deed dated 06-06-2005 registered with Sub Registrar, Nagpur - 10 at Sr. No. 03780 – 2005, AND;

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WHEREAS, the KRISHNAKUMAR MANNILAL GUPTA (Director of RENAISSANCE ENTERPRISES PRIVATE LIMITED) has purchased ALL THAT piece and parcel of land bearing Kh. No. 50/2, admeasuring about 2.65 Hectares situated at Mauza: PANJRI LODHI, Tahsil: NAGPUR (RURAL) and District: NAGPUR from its Owner/s Shri Indrapal S/o Ramprasad Tiwari by Sale Deed dated 29.09.2012 registered with Sub Registrar, Nagpur 10 at Sr. No. 4538-2012, AND;

WHEREAS; M/s RENAISSANCE ENTERPRISES PRIVATE LIMITED and KRISHNAKUMAR MANNILAL GUPTA has jointly applied for Sanctioning of Layout Plan carved on 50/1(Part) and 50/2 (Part) aggregating to 5.30 H.R to NMRDA, AND;

That Nagpur Metropolitian Region Development Authority has sanctioned the residential Lay Out carved on the said land of Kh. No. 50/1(Part) and 50/2(Part) and the owner has applied for conversion of user of the said land into Non Agricultural user i.e. Residential purposes since the said land is under the residential zone under the sanctioned Development Plan of Nagpur Region sanctioned by the Govt. on 04.08.2016 and the Collector, Nagpur in Rev. Case No. 04/NAP-34/ 2016-17 by Order dt. 04.08.2016 granted Sanad u/s 42-A of the Maharashtra Land Revenue Code, 1966. RENAISSANCE ENTERPRISES PRIVATE LIMITED, AND;

WHEREAS the said M/s RENAISSANCE ENTERPRISES PRIVATE LIMITED and KRISHNAKUMAR MANNILAL GUPTA is the absolute owner of land admeasuring 1.467412 H.R. (14674.12 Sq.mt.) out of 5.30 H.R. (53000.00 Sq.mt.) layout is approved comprised in Khasra No. 50/1 (Part), 50/2 (Part) of Mouza Panjri (Lodhi), Tah. Nagpur (Gramin), Dist. Nagpur, AND;

The aforesaid land is covered under Nagpur Metropolitan Region declared by Govt. vide Notification No. NMRDA-3316/C.R.-55/UD-7, dt. 04.03.2017 by which NMRDA has been established as Planning Authority for Nagpur Metropolitan Region, AND;

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WHEREAS, the Tentative layout plan is approved by Hon. Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority on dated 09/09/2021 and Hon. Metropolitan Commissioner, NMRDA has approved the final layout plan under Section 45 of Maharashtra Regional & Town Planning (MRTP) Act, 1966 vide order dated 24/03/2022. The Tahshildar, Nagpur (Gramin) has permitted the diversion of the aforesaid land admeasuring 1.467412 H.R. (14674.12 Sq.mt.) out of 5.30 H.R. (53000.00 Sq.mt.) from Agricultural use to non-agricultural for the Residential (Plotted Layout) purpose vide Sanad dated 13/10/2023; AND;

WHEREAS the M/s RENAISSANCE ENTERPRISES PRIVATE LIMITED desirous to get the layout on the aforesaid land to develop for the Residential (Plotted Layout) purposes, in accordance with the plans, specifications and Development Control & Promotion Regulations.

4. Any other relevant Title : No

5. Any Other Litigation : NIL

Place : Nagpur

Date : 21/02/2025

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