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[R] Plot No. 70(I), Paradise Layout, Near Mahalakshmi Kirana Sonegaon, Nagpur-440 025

FORMAT-A

To,
Maha RERA,
Nagpur

Legal Title Report

Sub: Title clearance certificate with respect to developed plots (as per list mentioned below) in layout to be carved out on all that piece and parcel of the land bearing **Kh. No. 156/2**, total admeasuring about 2.50 Hectare R, situated at Mouza Durgdhamana, Ta. Sa. Kra. 5B, held in Class 1 rights, Land Revenue Rs.6.06/-, Khate No. 431. Tahsil Nagpur (Rural) and District Nagpur, and the said land is bounded as under: -

I have investigated the title of the said property on the request of ELITE VENTURES A registered Partnership Firm through its Partner KANAMATHA REDDY BUTCHI RAMKRISHNA REDDY having office at H. No. 8-2-269/K194, Phase 3, Kamalapuri Colony Circle No. 21, Hyderabad 500073 and following documents.

1. Description of Property:

All those piece and parcel of the land bearing Kh. No. 156/2, total admeasuring about 2.50 Hectare R, situated at Mouza Durgdhamana, Ta. Sa. Kra. 58, held in Class - 1 rights, Land Revenue Rs.6.06/-, Khate No. 431. Tahsil Nagpur (Rural) and District Nagpur.

The Boundaries of Kh. No. 156/2 as per sale deed are as under:



Towards East : Nallah
Towards West : Kh. No. 156/1
Towards North : Kh. No. 157
Towards South : Waddhamana Shiv

2. Documents of Property/Plot

1. Copy of Registered sale deed dated 29.03.2008 Sr. No. 1813/2008 with the SRO No.10 Nagpur.
2. Reference for releasing the property from the provisions of ULC dated 13.3.2008.
3. Permission for releasing the property and selling 1 Developing the property by the Deputy Secretary Government of Maharashtra dated 01.03.2008
4. Order of the Hon'ble High Court in Writ Petition No. 56771/2014 dated 22.07.2022.
5. 7/12 extract of Survey No. 156/2 T.S. K no. 5, of Mouza Durgdhamana dated 27.2.2024.
6. Copy of Registered Agreement of Development dated 01.08.2024 registered on 17.01.2025 at Sr.No 435/2025 with SRO NO.7 Nagpur with order of adjudication dated 24.09.2024 passed in Adjudication case No. 141/2024. And order passed in Appeal No. APL 14600900/30/2024 dated 03.12.2024.
7. Order of permission and condonation of delay in registering the document dated 17.01.2025 by Collector of Stamps Nagpur.
8. Copy of Irrevocable Power of Attorney dated 17.01.2025 Registered at Sr. no. 436/2025 for plot saleable by the Developer.
9. Copy of General Power of Attorney (For Admission) dated 30.07.2024 registered at Sr. No. 238/2024 Sub Registrar Uppal.



3. 7/12 issued by Patwari office, Durgdhamana PH No. 5B, Mouza Durgdhamana, Tah. Nagpur (Gramin), Dist. Nagpur dated 27.2.2024 in respect of Survey No. 156/2, admeasuring 2.50 Hectare.

4. Search Report of 30 years i.e. from 1995 to 2025 by paying necessary fees to the concerned offices.

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 **MR. MORSA VINOD S/O SAMBASIVA RAO** through his Developer **ELITE VENTURES** are clear, marketable and without any encumbrances.

Owner of the land

All those piece and parcel of the land bearing Kh. No. 156/2, total admeasuring about 2.50 Hectare R, situated at Mouza Durgdhamana, Ta. Sa. Kra. 58, P.H no. 5B, held in Class - 1 rights, Land Revenue Rs.6.06/-, Khate No. 431. Tahsil Nagpur (Rural) and District Nagpur	<u>Land Owner:</u> MR. MORSA VINOD S/O SAMBASIVA RAO <u>Developer:</u> ELITE VENTURES
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Qualifying comments/remarks if any: NIL

3. The report reflecting the flow of the title of the (owner/promoter developer/ company) i. e.MR. MORSA VINOD S/o SAMBASIVA RAO through his developer ELITE VENTURES on the said land is enclosed herewith as annexure.

Nagpur
Dated: 04.09.2025
Encl: Annexure

(S. B. WALEKAR)

ADVOCATE.

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[R] Plot No. 70(I), Paradise Layout, Near Mahalakshmi Kirana Sonegaon, Nagpur-440 025

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1. The 7/12 issued by Patwari Office, Durgdhamana, PH No. 5B Mouza Durgdhamana Tah. Nagpur (Gramin), Dist. Nagpur dated 27.2.2024 in respect of Survey No. 156/2, admeasuring 2.50 Hectare

The name of MR. MORSA VINOD S/O SAMBASIVA RAO is recorded on The 7/12 issued by Patwari Office, Durgdhamana, PH No. 5B, Mouza Durgdhamana Tah. Nagpur (Gramin), Dist. Nagpur dated 27.2.2024 in respect of Survey No. 156/2, admeasuring 2.50 Hectare

2. **Mutation Entry:**

7/12 issued by Patwari Office, Durgdhamana, PH No. 5B, Mouza Durgdhamana Tah. Nagpur (Gramin), Dist. Nagpur dated 27.2.2024 in respect of Survey No. 156/2, admeasuring 2.50 Hectare reveals that vide mutation entry no. 1640 dated 23/02/2024 the name of MR. MORSA VINOD S/O SAMBASIVA RAO is recorded as owner of the said land.

3. **Search of total 30 years i.e. from 1995 to 2025 taken from the office of sub registrar:**

That initially I originally was belongs to MR. MORSA VINOD S/O SAMBASIVA RAO as per the Revenue records.

That the Said MR. MORSA VINOD S/O SAMBASIVA RAO decided to developed the some part of All all that piece and parcel of the land bearing Kh. No.156/2, total admeasuring about 2.50 Hectare

Raw

R, situated at Mouza Durgdhamana, Ta. Sa. Kra. 58, held in Class - 1 rights, Land Revenue Rs.6.06/-, Khate No. 431. Tahsil NagpiJr (Rural) and District Nagpur.

That Mr. Morsa Vinod Slo Sambasiva Rao is the absolute owner of All that piece and parcel of the land bearing Kh. No. 156/2, total admeasuring about 2.50 Hectare R, situated at Mouza Durgdhamana, Ta. Sa. Kra. 58, held in Class1 rights, Land Revenue Rs.6.06/-, Khate No. 431. Tahsil Nagpur (Rural) and District Nagpur, having purchased the same from Mr. Ravindra Yadavrao Tidke, by virtue of the Sale Deed dt. 31/03/2008, which is duly registered before the Sub-Registrar Nagpur (Gramin) -10, at Sr. No. 1813.

That the aforesaid property was submitted to the provisions of the Urban Land Ceiling Act 1976 and the competent Authority in ULC Case No. 303n6, and vide notification dated 6.2.1991 land bearing Sr 156/2 (new) 127 (old) land admeasuring about 32659.00 Sq. Mtrs. was declared as surplus land.

That the said Mr. Ravindra Yadavrao Tidke thereafter for permission to release the said property and further the provisions of the ULC act are not applicable and in view of the policy of the Government of Maharashtra the Deputy Secretary Government of Maharashtra vide letter dated 01.03.2008 granted permission subject to the conditions mentioned in the said letter. In addition to that the Government of Maharashtra dated 3.3.2008 issued communication to that effect to the respective authorities of the Government of Maharashtra. That as per the compliances the said Mr. Ravindra Yadavrao Tidke has executed the Indemnity Bond and Affidavit.

Thereafter the said land was converted to the Class I land from Class II land vide order dated 25.04.2005 and the mutation entry was taken effect vide Entry No. 263.



That after Mr. Morsa Vinod S/o Sambasiva Rao purchased the said land bearing Kh. No. 156/2, total admeasuring about 2.50 Hectare R, situated at Mouza Durgdhamana, Ta. Sa. Kra. 5B, held in Class1 rights, Land Revenue Rs.6.06/-, Khate No. 431. Tahsil Nagpur (Rural) and District Nagpur, from Mr. Ravindra Yadavrao Tidke, by virtue of the Sale Deed dt. 31/03/2008, which is duly registered before the Sub-Registrar Nagpur (Gramin) -10, at Sr. No. 1813.

Thereafter one Shri Suryakant Dhakite had filed Writ Petition before the Hon'ble High Court of Judicature at Bombay Bench at Nagpur vide Writ Petition No. 5677/2014 against the Mr. Morsa Vinod Rao and others including Shri Ravindra Tidke which was compromise and therefore the said petitioner has withdrawn the suit as nothing is remain from the Hon'ble High Court dated 22.07.2022.

In the mean while the Mr. Morsa Vinod Rao through his Power of Attorney holder Shri C. Venkateshwar Rao had filed Regular Civil Suit bearing RCS No. 520/2022 against Shri Suryakant Dhakite which was compromised between the parties before the Lok Adalat and accordingly the case was disposed off on 7.5.2022.

In view of the same Mutation entry which was challenged before the Hon'ble High Court in WP No. 5677/2014 and withdrawal of the said Writ Petition by the petitioner Shri Suryakant Tidke. the name of the owner Mr. Morsa Vinod Slo Sambasiva Rao has been mutated vide Mutation entry No. 1640 as per the order of the Tahsildar in RC No. 28/RTS - 641 2023-24 dated 12.02.2024.

Thereafter the entry and remark of the ULC was also removed from the Revenue Record as per the order passed by the Competent Authority under ULC I District Collector vide letter bearing No. A.K. IULCI Kavi-13 12024 dated 31.01.2024.



Thereafter the said owner for cogent reason and good causes the owner has now decided to develop and sell the aforesaid property after development through ELITE VENTURES a partnership firm having its office at H. No. 8-2-2691K194, Phase-3, Kamalapuri Colony. Circle 21, Hyderabad-500073, and to utilize the sale proceeds thereof in his best interest and for the benefits of his family members.

That the Owner being thus desirous of developing the entire land by carving out the layout on Kh. No. 156/2 the said property and the Developer MIs ELITE VENTURES having expressed its desire willingness to undertake the proposed work of Development.

Thereafter said development was discussed with the MIs ELITE VENTURES, who agreed to develop the said property by way of Development of the same. Therefore the said owner entrusted the work of Development of the entire LAND and entered into an Agreement of Development of the entire LAND on 01.08.2024 with the Developer through Authorized Partner Mr. Kanamatha Reddy Butchi Ramkrishna Reddy which was registered at Sr. No. 43512025 on 17.1.2025. It is submitted that before that the said Development Agreement was submitted for Adjudication vide Adjudication case No. 141 12024 before the Collector of Stamp Nagpur, who assess the Stamp Duty and its valuation on 17.09.2024. That being Agreed by the said under the said Developer has filed before the Dan Nagur vide appeal No. APL/ 4000900/300 2024 dated 03.12.2004 That the said appeal was disposed off on 3.12.2024 and directed the M ELITE VENTURES to pay Stamp duty of Rs. 41,09,7251 Thereafter on payment of stamp duty and registration was paid but since there is a delay in registration of the said document and therefore again an application to Collector of Stamp Nagpur under section 25 of Indian Registration Act. The said application came to be allowed on 17.01.2025 with direction to pay 5 time of the registration fees since there is delay in the registering the said documents.

12/01/25

That as per the development agreement between the Developer and owner, the Following Table A annexed with the report showing plots to allotted to the Developer for sell and following Table B annexed with the report, showing the Plots being allotted to the Owner, which can be retain or sell by the owner.

4. That in the view of searches made by me, I hereby certify that the above mentioned property i.e. All that piece and parcel of the land bearing Kh. No. 156/2, total admeasuring about 2.50 Hectare R, situated at Mouza Durgdhamana, Ta. Sa. Kra. 5B, held in Class-1 rights, Land Revenue Rs.6.06/-, Khate No. 431. Tahsil Nagpur (Rural) and District Nagpur, belongs to **MR. MORSA VINOD S/O SAMBASIV RAO** and are **free from all sorts of encumbrances** charges, liabilities, liens, lispens and attachment of any kind whatsoever and the said property is **absolutely clear, free and marketable** so far as the record those made available to me for the inspection from various offices.

5. Litigations if any: NIL

Yours faithfully,

Search Receipt No. MH016831469202425E

Dated 04.09.2025


(S.B.WALEKAR)

ADVOCATE.

TABLE A
PLOTS ALLOTTED TO DEVELOPER

Sr. No.	Plot No.	Plot Area. In Sq. Mtrs.	Plot Area in Sq. Fts.
1	06	452.64	4872.22
2	07	452.64	4872.22
3	08	452.64	4872.22
4	09	452.64	1595.55
5	10	148.23	1607.93
6	11	149.38	1607.93
7	12	149.38	1607.93
8	13	149.38	1607.93
9	14	149.38	1607.93
10	15	149.38	1607.93
11	16	149.38	1607.93
12	17	149.38	1607.93
13	18	149.38	1607.93
14	19	149.38	1607.93
15	20	149.38	1607.93
16	21	149.38	1607.93
17	22	149.38	1607.93
18	23	149.38	1671.11
19	41	155.25	1508.90
20	42	140.18	1508.90
21	43	140.18	1508.90
22	44	140.18	1508.90
23	45	140.18	1508.90
24	46	140.18	1508.90
25	47	140.18	1508.90
26	48	140.18	1559.81
27	49	144.91	1666.27
28	50	154.80	1508.90
29	51	140.18	1508.90
30	52	140.18	1508.90
31	53	140.18	1508.90
32	54	140.18	1508.90
33	55	140.18	1508.90
34	56	140.18	1508.90
35	57	140.18	1620.20
36	58	150.52	1819.22
37	59	169.01	1508.90
38	60	140.18	1508.90
39	61	140.18	1508.90
40	62	140.18	1508.90
41	63	140.18	1508.90
42	64	140.18	1508.90
43	65	140.18	1508.90
44	66	140.18	1578.33
45	67	146.63	1717.18
46	68	159.53	1508.90
47	69	140.18	4872.22

Bar

48	70	140.18	1508.90
49	71	140.18	1508.90
50	72	140.18	1508.90
51	73	140.18	1508.90
52	74	140.18	1508.90
53	75	140.18	1508.90
54	76	164.71	1772.94
55	77	155.25	1671.11
56	78	144.48	1555.18
57	79	144.48	1555.18
58	80	144.48	1555.18
59	81	144.48	1555.18
60	82	144.48	1555.18
61	83	144.48	1555.18
62	84	144.48	1555.18
63	85	150.93	1624.61
TOTAL		10388.67	111823.76

**PLOTS ALLOTTED TO LAND OWNERS
(MR. MORSA VINOD S/O SAMBASIVA RAO)**

Sr. No.	Plot No.	Plot Area. In Sq. Mtrs.	Plot Area in Sq. Fts.
1	1	465.17	5007.09
2	2	451.23	4857.04
3	3	452.02	4865.54
4	4	452.64	4872.22
5	5	452.64	4872.22
6	24	156.68	1686.5
7	25	161.27	1735.91
8	26	157.38	1694.04
9	27	157.38	1694.04
10	28	157.38	1694.04
11	29	157.38	1694.04
12	30	157.38	1694.04
13	31	157.38	1694.04
14	32	162.97	1754.21
15	33	162.41	1748.18
16	34	148.23	1595.55
17	35	148.23	1595.55
18	36	148.23	1595.55
19	37	148.23	1595.55
20	38	148.23	1595.55
21	39	148.23	1595.55
22	40	147.40	1586.61
Total		4898.09	52723.06

S. Srinivas