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FORMAT-A

(Circular No.: 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

- 1) 7/12 extract card as on date of application for registration
- 2) Mutation entry No.5965.
- 3) Search Report for 30 years from 1992 taken from Sub-Registrar office at Pulgaon
- 4) Any other relevant title- No
- 5) Litigation if any-No

Date: 16/04/2021


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To,

Maha-RERA,

Nagpur

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no.453/2/3/4
CTS/C.S. No.453 situated at Gunjkhedha, Taluka: Deoli,
District Wardha (hereinafter referred as the said "plot").

I have investigated the title of the said plot on the request of M/s
Sadguru Associates, through its Partners- Shri Hanumandas
Maniklalji Chandak, Shri Madhusudan Shankarlal Gandhi and Shri
Pravin Purshottam Chandak, all R/o: Pulgaon, Tq. Deoli, Dist.
Wardha and following documents i.e.:

1) Amalgamated Layout Plot No.453/2/3/4 (Amalgamated Plots)
of S.No.453, area admeasuring: 750.81 Sq. Mtrs., Class-I
Occupancy, Mouje: Gunjkhedha, situated within the Municipal
Limits of Municipal Council, Pulgaon, Tq. Deoli, Dist. Wardha;

2) The list of the documents verified is as under:

S.No.	Particulars	Remarks
1.	Copy of resolution of board of directors of Pulgaon Cotton Mills Limited	Xerox
2.	Copy of Sale Deed	Xerox
3.	Copy of order of amalgamation of plots	Xerox
4.	Copy of Gaon Namuna 7	Certified
5.	Copy of Deed of Partnership	Xerox
6.	Copy of Building Permission and Commencement Certificate	Xerox
7.	Copy of sanctioned map	Xerox

A. Rathi.

8.	Copy of Deed of Declaration	Xerox
9.	Copy of Correction Deed	Xerox
10.	Copy of Cancellation Deed of Deed of Declaration	Xerox
11.	Copy of Deed of Declaration	Xerox

3) 7/12 extract issued by Talathi, Gunjkhedha, dated 01/01/2021, mutation entry no.5965.

4) Search report for 30 years from 1992 to 22/03/2021.

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 M/s Sadguru Associates, through its Partners- Shri Hanumandas Maniklalji Chandak, Shri Madhusudan Shankarlal Gandhi and Shri Pravin Purshottam Chandak, all R/o: Pulgaon, Tq. Deoli, Dist. Wardha is clear, marketable and without any encumbrances.

Owners of the land:

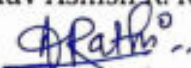
1) Amalgamated Layout Plot No.453/2/3/4 (Amalgamated Plots) of S.No.453, area admeasuring: 750.81 Sq. Mtrs., Class-I Occupancy, Mouje: Gunjkhedha, situated within the Municipal Limits of Municipal Council, Pulgaon, Tq. Deoli, Dist. Wardha

2) Qualifying comments/remarks if any- NO

3/- The report reflecting the flow of the title of the M/s Sadguru Associates, through its Partners- Shri Hanumandas Maniklalji Chandak, Shri Madhusudan Shankarlal Gandhi and Shri Pravin Purshottam Chandak, all R/o: Pulgaon, Tq. Deoli, Dist. Wardha on the said land is enclosed herewith as annexure- A.

Encl: Annexure-A.

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TITLE VERIFICATION AND SEARCH REPORT OF PROPERTY

Under instructions, authority and having been engaged for preparing Title Search Report of the property i.e. **Amalgamated Layout Plot No.453/2/3/4 (Amalgamated Plots)** of S.No.453, area admeasuring: **750.81 Sq. Mtrs., Class-I Occupancy, Mouje: Gunjkhedha, situated within the Municipal Limits of Municipal Council, Pulgaon, Tq. Deoli, Dist. Wardha,** (*more specifically described in the schedule of the property hereunder and hereinafter referred as "the said plot"*) by **Sadguru Associates through its partners- Shri Hanumandas Maniklalji Chandak, Shri Madhusudan Shankarlal Gandhi and Shri Pravin Purshottam Chandak, all R/o: Pulgaon, Tq. Deoli, Dist. Wardha** for the purposes of assuring/confirming the real title over the said property. I do hereby submit the report as under:-

1. That the title history of the said plot for last 30 years approximately from this date shows the following chain of transactions:-
2. That Shri Pulgaon Cotton Mills Ltd, a company incorporated under the Companies Act. 1956 having its address at: Near Railway Station, Pulgaon, Tq. Deoli, Dist. Wardha was the owner of the field Survey No. 453, Class I, area admeasuring about 0 H 57 R situated at Mouza: Gunjkhedha, Tq. Deoli, Dist. Wardha. That the said Shri Pulgaon Cotton Mills Ltd has applied for conversion of the said field S.No.453, area: 0 H 57 R of Mouje: Gunjkhedha, Tq. Deoli, Dist. Wardha with the Municipal Council, Pulgaon on 20/08/2015. Accordingly, Municipal Council, Pulgaon has on 24/08/2015 granted final permission for conversion of said field S.No.453 into residential layout and the map of the same was also sanctioned. Accordingly, said field property bearing S.No.453, area

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admeasuring: 0 H 57 R was converted into 14 residential plots. Thereafter, the Additional Collector, Wardha also fixed for non-agricultural assessments of the said 14 layout plots by its order dated 10/09/2015 passed in Revenue Case No. 06/NA Assessment/NNP.34/2015-2016.

3. That the Board of Directors of the Company i.e. Pulgaon Cotton Mills Limited has resolved to sale the said 14 layout residential plots of S.No.453, Mouje: Gunjkhedda, Tq. Deoli, Dist. Wardha and accordingly after negotiations the deal was finalised with Shri Hanumandas Maniklalji Chandak, Shri Madhusudan Shankarlal Gandhi and Shri Pravin Purshottam Chandak, all R/o: Pulgaon, Tq. Deoli, Dist. Wardha for selling the said 14 residential layout plots bearing no.1 to 14 total area admeasuring: 2421 Sq. Mtrs. for an amount of Rs. 1,02,00,000/- (Rs One Crore and Two Lacs only). That the Board of Directors of the Pulgaon Cotton Mills Limited held their meeting on 08/10/2015 at Mumbai and thereby they authorised Shri Deepak Mathur, Director of the Pulgaon Cotton Mills Limited to execute the sale deed, receive and acknowledge the receipt of consideration, hand over possession of the said plots Etc.
4. Accordingly, the registered sale deed of said 14 residential layout plots bearing number 1 to 14 total area admeasuring 2421 Sq. Mtrs., S.No.453, Mouje: Gunjkhedda, Tq. Deoli, Dist. Wardha was executed by the said authorised Director- Shri Deepak Mathur of the Pulgaon Cotton Mills Limited in favour of Shri Hanumandas Maniklalji Chandak, Shri Madhusudan Shankarlal Gandhi and Shri Pravin Purshottam Chandak, all R/o: Pulgaon, Tq. Deoli, Dist. Wardha on 26/10/2015. The said sale deed was executed only after acceptance of full and final consideration of Rs 1,02,00,000/- (Rs One Crore and Two Lacs Only) and is registered before the office of the Sub-Registrar, Pulgaon on 26/10/2015 vide document no.2075.
5. That accordingly, the names of Shri Hanumandas Maniklalji Chandak, Shri Madhusudan Shankarlal Gandhi and Shri Pravin Purshottam

Dr. R. H. D.

Chandak, all R/o: Pulgaon, Tq. Deoli, Dist. Wardha was also mutated in the revenue records of the said 14 plots. As such by virtue of the registered sale deed dated 26/10/2015 said Shri Hanumandas Maniklalji Chandak, Shri Madhusudan Shankarlal Gandhi and Shri Pravin Purshottam Chandak, all R/o: Pulgaon, Tq. Deoli, Dist. Wardha become the absolute owners of the said 14 residential layout plots of S.No.453, area admeasuring: 2421 Sq. Mtrs., Mouje: Gunjkheda, Tq. Deoli, Dist. Wardha.

6. That thereafter said Shri Hanumandas Maniklalji Chandak, Shri Madhusudan Shankarlal Gandhi and Shri Pravin Purshottam Chandak, all R/o: Pulgaon, Tq. Deoli, Dist. Wardha has agreed to into a partnership business and accordingly they all executed a deed of partnership of M/s Sadguru Associates on 28/08/2017. The partners of the M/s Sadguru Associates agreed to indulge in the business of to carry on the business of Builders & Developers, construction of all types of residential and commercial buildings Etc. The agreed profit and loss share of each of the partners to the partnership deed is as under:

S.No.	Name of Partner	Profit & Loss share (in percentage)
1.	Hanumandas Maniklalji Chandak	50 %
2.	Madhusudan Shankarlal Gandhi	25 %
3.	Pravin Purshottam Chandak	25 %

7. That thereafter, said Shri Hanumandas Maniklalji Chandak, Shri Madhusudan Shankarlal Gandhi and Shri Pravin Purshottam Chandak, all R/o: Pulgaon, Tq. Deoli, Dist. Wardha with an intention to build the commercial cum residential complex over the Layout Plot No.2, 3, and 4 of the S.No.453, Mouje: Gunjkheda, Tq. Deoli, Dist. Wardha, applied for amalgamation of the said plot no.2, 3 and 4 with the Municipal Council, Pulgaon. That the Municipal Council, Pulgaon has by its order dated 22/09/2017 permitted for amalgamation of the said 3 plots i.e. plot no.2 area admeasuring 333.08 Sq. Mtrs., plot no.3, area

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admeasuring 215.05 Sq. Mtrs. And plot no.4 area admeasuring 202.68 Sq. Mtrs. of S.No.453 of Mouje Gunjkheda, Tq. Deoli, Dist. Wardha. Accordingly, the revised map for amalgamated plot was also sanctioned by the Municipal Council, Pulgaon after considering the development plan of the Pulgaon town and Tahsildar, Deoli has also by its order dated 01/11/2017 permitted for amalgamation of the plots. The total area of amalgamated plot is 750.81 Sq. Mtrs. As such the after obtaining all the requisite permissions from the Competent Authorities the said 3 plot bearing no.2,3 and 4 of S.No.453 of Mouje Gunjkheda, Tq. Deoli, Dist. Wardha has been amalgamated and accordingly the map of the amalgamated was also prepared and sanctioned by the Tahsildar, Deoli on 01/11/2017. The mutation of amalgamated plot was also recorded in the revenue records as the said amalgamated plot was numbered as 453/2/3/4 of S.No.453, area admeasuring 750.81 Sq. Mtrs.

8. That thereafter the owners of the said amalgamated plot i.e. said Shri Hanumandas Maniklalji Chandak, Shri Madhusudan Shankarlal Gandhi and Shri Pravin Purshottam Chandak, all R/o: Pulgaon, Tq. Deoli, Dist. Wardha has applied for permission of construction for residential cum commercial complex on the said amalgamated plots with the Municipal Council, Pulgaon. That the Municipal Council, Pulgaon has by its letter dated 14/06/2019 bearing no. Approval No.: CCWPM/B/2019/APL/00012 granted building construction permission. Accordingly map was also sanctioned by the Competent Authority.
9. The sale deed dated of the said property was wrongly executed in the name of Shri Hanumandas Maniklalji Chandak, Shri Madhusudan Shankarlal Gandhi and Shri Pravin Purshottam Chandak, all R/o: Pulgaon, Tq. Deoli, Dist. Wardha on 26/10/2015 vide document no.2075, therefore the correction deed was executed on 09/12/2020 vide document no.2311/2020 and name of purchaser was corrected as "Sadguru Associates through its Partners- Shri Hanumandas Maniklalji Chandak, Shri Madhusudan Shankarlal Gandhi and Shri Pravin Purshottam Chandak, all R/o: Pulgaon, Tq. Deoli, Dist. Wardha". As such

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the Partnership firm namely Sadguru Associates is the owner of the said property.

10. That I have taken search and verified the title of the said amalgamated plot no.453/2/3/4 of S.No.453, area admeasuring 750.81 Sq. Mtrs. Of Mouje Gunjkheda, Tq. Deoli, Dist. Wardha from the authentic web site IGR Maharashtra and has also taken personally from the office of the Sub-Registrar, Pulgaon for last 30 years. The original receipt of the search fee/challan is annexed herewith. That as per the availability of records I did not find any adverse entry thereby revealing that any charges, lien or encumbrances over the said plot.
11. On the basis of search made by me and the documents placed before me, my opinion is that the property referred in the schedule is held and owned by the said "Sadguru Associates through its Partners- Shri Hanumandas Maniklalji Chandak, Shri Madhusudan Shankarlal Gandhi and Shri Pravin Purshottam Chandak, all R/o: Pulgaon, Tq. Deoli, Dist. Wardha" by virtue of the registered sale deed dated 26/10/2015 vide document no.2075 and the correction deed dated 09/12/2020 bearing document serial no.2311 and is found free and to be free from any encumbrances, charges, liens or any other claim affecting the clear title as on date.
12. That the earlier owners namely Shri Hanumandas Maniklalji Chandak, Shri Madhusudan Shankarlal Gandhi and Shri Pravin Purshottam Chandak, all R/o: Pulgaon, Tq. Deoli, Dist. Wardha has executed a Deed of Declaration on 14/08/2020 and the same was registered at the office of the Sub-Registrar, Pulgaon vide document no.1394.
13. However, in view of the material corrections in the Deed of Declaration dated 14/08/2020, the said Deed of Declaration dated 14/08/2020 registered vide document no.1394 was cancelled by executing the Cancellation Deed by the partners and the same was registered before the Sub-Registrar, Pulgaon 24/02/2021 vide document no.638.
14. Subsequently, a fresh Deed of declaration was executed and registered with the Sub-registrar, Pulgaon on 24/02/2021 vide document no.692.

Dr. P. R. Patil

15. That I have verified all the relevant documents of title placed before me from the records of appropriate authorities. The list of the documents verified is as under:

S.No.	Particulars	Remarks
1.	Copy of resolution of board of directors of Pulgaon Cotton Mills Limited	Xerox
2.	Copy of Sale Deed	Xerox
3.	Copy of order of amalgamation of plots	Xerox
4.	Copy of Gaon Namuna 7	Certified
5.	Copy of Deed of Partnership	Xerox
6.	Copy of Building Permission and Commencement Certificate	Xerox
7.	Copy of sanctioned map	Xerox
8.	Copy of Deed of Declaration	Xerox
9.	Copy of Correction Deed	Xerox
10.	Copy of Cancellation Deed of Deed of Declaration	Xerox
11.	Copy of Deed of Declaration	Xerox

16. In result, I hereby states that, I have caused the necessary searches from the authentic web-site and I am of opinion that the property/plot in question is free from all types of encumbrances and the owners of the said property i.e. Sadguru Associates through its Partners- Shri Hanumandas Maniklalji Chandak, Shri Madhusudan Shankarlal Gandhi and Shri Pravin Purshottam Chandak, all R/o: Pulgaon, Tq. Deoli, Dist. Wardha" has good, clear and marketable title on the said property.

SCHEDULE OF THE PROPERTY

Amalgamated Layout Plot No.453/2/3/4, Survey No.453, Area Admeasuring about: 750.81 Sq. Mtrs., Class-I, Mouje: Gunjkhedha, within the Municipal Limits of Municipal Council Pulgaon, Tq: Deoli, Dist: Wardha.

[Signature]

The aforesaid amalgamated plot no.453/2/3/4 is bounded as under:

Towards East: Layout Plot No.1
Towards West: House of Shri Laxmanrao Jaisingpure
Towards North: Tilak Nagar Road
Towards South: I.T.I. College


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Date: 16/04/2021