S. S. Dwivedi B.A., L.L.B.
S. M. Khedkar B.Com., L.L.B.
V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 17-08-202

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur – 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Lay Out known as "SANDESH PARK VIEW", to be developed on Land bearing Survey No. 175, admeasuring about 1.36 Hectares, with Occupant Class I Bhumiswami rights situated at Mauza : JAMTHA, P. H. No. 42, Tahsil : NAGPUR (GRAMIN) and District : NAGPUR (here-in-after referred as the said Project "SANDESH PARK VIEW")

I/We have investigated the title of the said land on the request of AMPLE MERCANTILE PRIVATE LIMITED, {PAN : AAHCA5646A}, a Company incorporated under the provisions of the Companies Act, 1956 / 2013, having CIN : U51909MH2008PTC357890 and having registered Office at House No. 897, Shiv Narayan Bhawan, P. S. Agrawal Marg, Santra Market, Nagpur - 440018, and following documents i.e. :-

01. Description of the property.
ALL THAT piece and parcel of non agricultural land bearing Kh. No. 175, admeasuring about 1.36 Hectares, with Occupant Class I Bhumiswami rights situated at Mauza : JAMTHA, P. H. No. 42, Tahsil : NAGPUR (GRAMIN) and District : NAGPUR.

02. Title documents for allotment of Unit.
(i) Sale Deed dt. 20.12.2006 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 7230 dt. 20.12.2006 executed by Shri Pralhad Mahadeo Wath and said Shri Pralhad Mahadeo Wath in favour of Barkat Jafar Ali Gilani and Mrs. Yasmin Noorallah Ajani in respect of land bearing Kh. No. 175, Mauza : JAMTHA, Tahsil : Nagpur (Rural), District : Nagpur.

M/S. DWIVEDI & KHEDKAR ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR

(ii) Sale Deed dt. 22.10.2009 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 7100 dt. 22.10.2009 executed by Barkat Jafar Ali Gilani and Mrs. Yasmin Noorallah Ajani in favour of Sandesh Infrastructure Private Limited in respect of land bearing Kh. No. 175, Mauza : JAMTHA, Tahsil : Nagpur (Rural), District : Nagpur.

(iii) Sale Deed dt. 21.09.2020 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 4822 dt. 21.09.2020 executed by Sandesh Infrastructure Private Limited in favour of Ample Mercantile Private Limited in respect of land bearing Kh. No. 175, Mauza : JAMTHA, Tahsil : Nagpur (Rural), District : Nagpur.

03. 7/12 Abstract issued by Patwari bearing Halka No. 42

04. Search report for more than 13 years from 2006 till 2021.

02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of AMPLE MERCANTILE PRIVATE LIMITED, {PAN : AAHCA5646A}, a Company incorporated under the provisions of the Companies Act, 1956 / 2013, having CIN : U51909MH2008PTC357890 and having registered Office at House No. 897, Shiv Narayan Bhawan, P. S. Agrawal Marg, Santra Market, Nagpur - 440018 is clear, marketable and without any encumbrances.

Owner of the land Kh. Survey No. 175, Mauza: Jamtha, Tahsil : Nagpur Rural District : Nagpur	} } } }	AMPLE MERCANTILE PRIVATE LIMITED

Qualifying comments/ remarks if any
The Title of AMPLE MERCANTILE PRIVATE LIMITED is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of AMPLE MERCANTILE PRIVATE LIMITED on the said land of Kh. No. 175, Mauza : JAMTHA, Tahsil : Nagpur Rural, District : Nagpur is enclosed herewith as annexure.

Encl : Annexure
Date: 17.08.2021

M/S. KHEDKAR & KHEDKAR ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR

Adv. Sandeep Khedkar
Advocate

S. S. Dwivedi B.A., L.L.B.
S. M. Khedkar B.Com., L.L.B.
V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 17-08-202

TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have verified the titles of the entire sanctioned Scheme known as "SANDESH PARK VIEW" to be developed on Land bearing Survey No. 175, admeasuring about 1.36 Hectares, with Occupant Class I Bhumiswami rights situated at Mauza : JAMTHA, P. H. No. 42, Tahsil : NAGPUR (GRAMIN) and District : NAGPUR owned by AMPLE MERCANTILE PRIVATE LIMITED, a Company incorporated under the provisions of the Companies Act, 1956 / 2013, having CIN U51909MH2008PTC357890 and having registered Office at House No. 897, Shiv Narayan Bhawan, P. S. Agrawal Marg, Santra Market, Nagpur - 440018. Our Findings are as under:

01. That, originally the said land was owned by Shri Pralhad Mahadeo Wath and said Shri Pralhad Mahadeo Wath sold the said land to Shri Barkat Jafar Ali Gilani and Mrs. Yasmin Noorallah Ajani, by Sale Deed dt. 20.12.2006 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 7230 dt. 20.12.2006 and the names of said Shri Barkat Jafar Ali Gilani and Mrs. Yasmin Noorallah Ajani were mutated in revenue records as the co-owners of the said land vide Ferfar No. 737 dt. 08.06.2007.

02. That, said Barkat Jafar Ali Gilani and Mrs. Yasmin Noorallah Ajani sold the said land to Sandesh Infrastructure Private Limited, a company incorporated under the provisions of the Companies Act, 1956 / 2013 having registered Office at Ramdaspeth, Nagpur – 440010, by Sale Deed dt. 22.10.2009 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 7100 dt. 22.10.2009 and the name of Sandesh Infrastructure Private Limited, was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 1810 dt. 18.11.2009.

M/S. DWIVEDI & KHEDKAR ADVOCATES
SADAR-WARDHAMAN NAGAR, NAGPUR

CHALLAN
MTR Form Number-6

GRN	MH005045937202122E	BARCODE		Date	17/08/2021-14:47:53	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	**Full Name**	DWIVEDI AND KHEDKAR ADVOCATES
Location	NAGPUR		
Year	2021-2022 One Time	**Flat/Block No.**	SHRINIWAS CENTRAL AVENUE
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	325.00	**Road/Street**	WARDHAMAN NAGAR SQ
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	KH NO 175 MZ JAMTHA SANDESH PARK VIEW AMPLE MERCANTILE PRIVATE LIMITED
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021081728401	CKR1715992
Cheque/DD No.		Bank Date	RBI Date	17/08/2021-14:24:51	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 :

Mobile No. : 9373103103

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 पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 17-08-2021 02:51:36

03. That, said Sandesh Infrastructure Private Limited further sold / transferred the said land alongwith other lands to Ample Mercantile Private Limited, a company incorporated under the provisions of the Companies Act, 1956 / 2013 having registered Office at AMPLE MERCANTILE PRIVATE LIMITED, a Company incorporated under the provisions of the Companies Act, 1956 / 2013, having registered Office at Collage Row, Eastern Flat, Kolkata W.B. - 700009, by Sale Deed dt. 21.09.2020 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 4822 dt. 21.09.2020 and by virtue thereof Ample Mercantile Private Limited, became the owner of the said land and the name of Ample Mercantile Private Limited, was mutated in revenue records as the sole and exclusive owner of the said land.

04. That the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.

05. That Nagpur Metropolitan Region Development Authority has tentatively sanctioned the residential Lay Out carved on the said entire land of Kh. No. 175, admeasuring about 1.36 Hectares consisting of various residential lay out plots vide Letter bearing No. का.अभि./नामप्रविप्रा/५७११ दि. १०.०८.२०२१ and the owner is under the process of final sanctioned the Lay Out as well as to obtain the user of the said land to be converted from agricultural into residential purposes since the said land is under the residential zone under the Development Plan of Nagpur Region sanctioned by the Govt. on 05.01.2018.

06. We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.



07. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property known as SANDESH PARK VIEW situated on Kh. No. 175 of Mauza : JAMTHA, Tahsil : NAGPUR RURAL, District : NAGPUR is now owned by **AMPLE MERCANTILE PRIVATE LIMITED**, as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.

(S.M. KHEDKAR)
ADVOCATE

M/S. DWIVEDI & KHEDKAR ADVOCATES
SADAR-
WARDHAMAN
NAGAR,
NAGPUR