

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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19-2122-0942

FORMAT 'A'

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA

Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 138/1, 138/2 and 138/3 of MOUZA - JAMTHA, Patwari Halka No. 42, having an area of 2.12 Hectares, 0.81 Hectares and 0.81 Hectares respectively thus totaling 3.74 Hectares, all held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Jamtha within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR.

1} I have investigated the title of the said property on the request SANDESH INFRASTRUCTURES PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956/2013 bearing Incorporation Certificate No. U45200MH2005PTC155257 having its registered Office at Plot No. 135, 1st Floor, House No. 143/A, Mohta Kunj, Canal Road, Ramdaspath, Nagpur - 440 010 and following documents i.e.:-

i) Description of the property.

ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 138/1, 138/2 and 138/3 of MOUZA - JAMTHA, Patwari Halka No. 42, having an area of 2.12 Hectares, 0.81 Hectares and 0.81 Hectares respectively thus totaling 3.74 Hectares, all held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Jamtha within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR.



ii) The Document of Ownership of Khasra Nos. 138/1 138/2 and 138/3.

- (a) 7/12 Extracts issued by Talathi, Nagpur-Rural.
- (b) Sale Deed of Khasra No. 138/1, dated 17-09-2010 Registration No. 5867 SRO-7, Nagpur.
- (c) Sale Deed of Khasra Nos. 138/2 & 138/3, dated 14-09-2010 Registration No. 5811 SRO-7, Nagpur.

iii) Search report for 30 years from 1992 Till September 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 owner and Developer is clear, marketable and without any encumbrances.

Owner of the land:

ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 138/1, 138/2 and 138/3 of MOUZA - JAMTHA, Patwari Halka No. 42, having an area of 2.12 Hectares, 0.81 Hectares and 0.81 Hectares respectively thus totaling 3.74 Hectares, all held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Jamtha within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR	SANDESH INFRASTRUCTURES PRIVATE LIMITED
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Qualifying comments/ remarks if any

The Title of SANDESH INFRASTRUCTURES PRIVATE LIMITED on the said lands are good, valid, marketable, clear and salable.

3) The report reflecting the flow of the title of the said SANDESH INFRASTRUCTURES PRIVATE LIMITED on the said lands are enclosed herewith as annexure.

Encl : Annexure
Date: 24-11-2021



(SANDEEP SHASTRI)
Advocate

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

- 1} Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural as on date of application for registration -

The name of SANDESH INFRASTRUCTURES PRIVATE LIMITED are recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising of Land bearing ALL THOSE Pieces and Parcels of Non-Agricultural lands bearing Khasra Nos. 138/1, 138/2 and 138/3 of MOUZA - JAMTHA, Patwari Halka No. 42, having an area of 2.12 Hectares, 0.81 Hectares and 0.81 Hectares respectively thus totaling 3.74 Hectares, Rental Rs. 6.81, Rs. 1.26 and Rs. 1.26 respectively, all held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Jamtha, NMRDA in Tahsil - Nagpur (Rural) and District - NAGPUR.

- 2} Mutation Entry -

The property card (7/12 Extract) issued by Talathi, Nagpur-Rural for Khasra Nos. 138/1, 138/2 and 138/3 reveal that vide Mutation / Ferfar Entry No. 1941 dt. 06-10-2010 for Kh. No. 138/1 and Mutation / Ferfar Entry No. 1940 dt. 06-10-2010 for Kh. No. 138/2 & 138/3, the name of SANDESH INFRASTRUCTURES PRIVATE LIMITED is recorded as Owner of the said lands.

- 3} Search report for 30 years from 1992 to 2021 taken from Sub-Registrar office at Nagpur.

- (i) THAT originally the land bearing Old Khasra No. 219/3 admeasuring about 5.98 Hectares and land bearing Survey No. 221/3, admeasuring about 0.08 Hectares was owned by Shri Krishnakumar Bisansingh as per record of Adhikar Abhilekh Panji (prepared as per Madhya Pradesh Land Revenue Code, 1954) and Jamabandi of 1954-55.
- (ii) THAT Shri Krishnakumar Bisansingh sold the said lands bearing Old Khasra Nos. 219/3 and 221/3 to Shri Jairam Ramji Donarkar by Sale Deed dr. 28-05-1956 and the name of Shri Jairam Ramji Donarkar was recorded in revenue records vide Ferfar No. 75.
- (iii) THAT, Shri. Jairam Donarkar expired sometime in the year 1967 and on his death said property was inherited by his legal heirs, his widow Smt. Girijabai Donarkar, 3 sons namely Shri. Balkrishna Jairam Donarkar, Shri. Haridas Jairam Donarkar and Shri. Manik Jairam Donarkar and 2 daughters namely Smt. Shantabai Narayan Thakare and Smt. Anusayabai Bapurao Dhengare.
- (iv) THAT, the portion of the said land was adjusted as per the Kami-jaasta Patrak and Rev. Case No. 6-A/65/73-74 of Special Land Acquisition Officer and finally the said land was admeasured about 6.01 Hectares and under the re-survey and



re-measurement of the said lands carried out by the Govt. in the year 1989 under the Consolidation and Fragmentation Scheme, the said Field Survey Number have been changed as New Survey No. 138.

- (v) THAT, Shri. Manik Jairam Donarkar left for heavenly abode on 20-01-1986 and consequent upon his death 1/6th share and interest in the said property devolved upon his Widow Smt. Alka Manik Donarkar, by way of Intestate succession, being the only legal heir of the deceased.
- (vi) THAT, the aforesaid Smt. Anusayabai Bapurao Dhengare left for heavenly abode in the Year of 1987 consequent upon her death 1/6th share and interest in the said property devolved upon her only daughter Smt. Asha Antaram Baghmare, by way of intestate succession, being the only legal heir of the deceased.
- (vii) THAT, the aforesaid Smt. Shantabai Narayan Thakare left for heavenly abode on 11-01-1998 consequent upon her death 1/6th share and interest in the said property devolved upon her seven sons and daughters by way of intestate succession, being the only legal heirs of the deceased.
- (viii) THAT, the aforesaid Smt. Girjabai Jairam Donarkar left for heavenly abode on 28-05-2001 leaving behind her 2 sons namely Shri. Balkrishna Jairam Donarkar, Shri. Haridas Jairam Donarkar as the only legal heirs of the deceased.
- (ix) THAT, the aforesaid Shri. Balkrishna Jairam Donarkar and others lateron transferred the aforesaid property comprising Khasra No. 138 of Mouza Jamtha, having an area of 6.01 Hectare to Shri. Nandkumar Kattumal Harchandani, by a Sale Deed Dated 22-08-2002, which is Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 4476 on 29-08-2002.
- (x) THAT, the aforesaid Shri. Nandkumar Kattumal Harchandani lateron transferred the aforesaid Khasra No. 138 of Mouza Jamtha, having an area of 6.01 Hectare by way of Sale to (i) Shri. Shyasunder Shivnarayan Sarda H.U.F., acting through it's Karta Shri Shyamsunder S/o Shivnarayanji Sarda, (ii) Shri. Dwarkaprasad Shivnarayan Sarda H.U.F., acting through it's Karta Shri. Dwarkaprasad S/o Shivnarayanji Sarda, (iii) Shri. Surendramohan Mangaldas Chadda H.U.F., acting through it's Karta Shri. Surendramohan S/o Mangaldas Chadda, (iv) Shri. Deepak S/o Mangaldas Chadda, (v) Shri. Vijay S/o Narayandas Jhawar and (vi) Shri Ritesh S/o Kishandas Jhawar, by a Sale Deed Dated 24-05-2004, which is Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 3181 on 24-05-2004.
- (xi) THAT, the aforesaid Shri. Shyasunder Shivnarayan Sarda H.U.F. and Others lateron transferred ALL THAT Piece and parcel of land having an area of 0.81 Hectares out of the Khasra/Survey



No. 138 of Mouza - Jamtha by way of Sale to Shri. Roopnarayan Jagannathprasad Jain, Shri. Bharat Roopnarayan Jain and Shri. Sharad Roopnarayan Jain, by a Sale Deed Dated 04-10-2004, which is Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 7099 on 04-11-2004. The said land having an area of 0.81 Hectares was renumbered as Khasra No. 138/2.

- (xii) THAT, the aforesaid Shri. Shyasunder Shivnarayan Sarda H.U.F. and Others lateron transferred ALL THAT Piece and parcel of land having an area of 0.81 Hectares out of the Khasra No. 138 of Mouza - Jamtha by way of Sale to Shri. Kamalkishor Jagannathprasad Jain and others, by a Sale Deed Dated 04-10-2004, which is Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 7100 on 04-11-2004. The said land having an area of 0.81 Hectares renumbered as Khasra/Survey No. 138/3.
- (xiii) THAT, after sale of the said land of 1.62 Hectares said Shri Shyamsunder Shivnarayan Sarda H.U.F. and others remained the co-owners of the land admeasuring about 4.39 Hectares out of Khasra No. 138 and the said portion admeasuring about 4.39 Hectares was renumbered as Khasra No. 138/1.
- (xiv) THAT, the said Shri. Shyamsunder Shivnarayan Sarda H.U.F. and others sold the said land admeasuring about 4.39 Hectares numbered as Khasra No 138/1 to Shri Sajjan Chaturbhuj Jain, Shri. Vinod Chaturbhuj Jain, Shri. Surendra Chaturbhuj Jain and Shri. Rajendra Premchand Jain by Sale Deed dt 25-04-2005 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. no. 939 dt. 25-04-2005.
- (xv) THAT, the said Shri Sajjan Chaturbhuj Jain, Shri. Vinod Chaturbhuj Jain, Shri. Surendra Chaturbhuj Jain and Shri. Rajendra Premchand Jain sold the portion of land admeasuring about 2.27 Hectares to SHM Properties Private Limited by Sale Deed dt. 04-08-2009 registered with Sub Registrar, Nagpur-10 at Book No. 1 at Sr. No. 3243 dt. 04-08-2009 and after sale of the said portion of land, the Shri Sajjan Chaturbhuj Jain, Shri. Vinod Chaturbhuj Jain, Shri. Surendra Chaturbhuj Jain and Shri. Rajendra Premchand Jain remained the owners of land admeasuring about 2.12 Hectares bearing Khasra No. 138/1.
- (xvi) THAT, the aforesaid Shri Sajjan Chaturbhuj Jain, Shri. Vinod Chaturbhuj Jain, Shri. Surendra Chaturbhuj Jain and Shri. Rajendra Premchand Jain, lateron transferred ALL THAT piece and parcel of land bearing Khasra No. 138/1 of Mouza - Jamtha having an area of 2.12 Hectares, Rental Rs. 1.26 Yearly, situated at Village Jamtha in Tahsil - Nagpur (Rural) and District - NAGPUR by way of Sale to Sandesh Infrastructures Private Limited, by a Sale Deed Dated 17-09-2010, which is Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 5867 on even date.



- (xvii) THAT, the aforesaid Shri. Roopnarayan Jagannathprasad Jain, Shri. Bharat Roopnarayan Jain and Shri. Sharad Roopnarayan Jain, lateron transferred ALL THAT piece and parcel of land bearing Khasra No. 138/2 of Mouza - Jamtha having an area of 0.81 Hectares, Rental Rs. 1.26 Yearly, situated at Village Jamtha in Tahsil - Nagpur (Rural) and District - NAGPUR by way of Sale to Shri. Padmesh Deodutta Gupta, by a Sale Deed Dated 21-03-2007, which is Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 1743 on even date.
- (xviii) THAT, the aforesaid Shri. Kamalkishor Jagannathprasad Jain and others lateron transferred ALL THAT piece and parcel of land bearing Khasra No. 138/3 of Mouza - Jamtha having an area of 0.81 Hectares, Rental Rs. 1.26 Yearly, situated at Village Jamtha in Tahsil - Nagpur (Rural) and District - NAGPUR by way of Sale to Shri. Padmesh Deodutta Gupta, by a Sale Deed Dated 21-03-2007, which is Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 1744 on even date.
- (xix) THAT, the aforesaid Shri. Padmesh Deodutta Gupta lateron transferred ALL THOSE pieces and parcels of Agricultural land bearing Khasra Nos. 138/2 and 138/3 of Mouza - Jamtha having an area of 0.81 Hectares and 0.81 respectively, Rental Rs. 1.26 and Rs. 1.26 Yearly, situated at Village Jamtha in Tahsil - Nagpur (Rural) and District - NAGPUR by way of Sale to Sandesh Infrastructures Private Limited, by a Sale Deed Dated 14-09-2010, which is Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 5811 on even date.
- (xx) THAT, the aforesaid lands bearing Khasra Nos. 138/1, 138/2 and 138/3 of Mouza - Jamtha and other properties were mortgaged by Sandesh Infrastructures Private Limited to Sate Bank of India, Industrial Finance Branch, Bharat Nagar, Nagpur by a Deed of Mortgage dated 29-06-2015, which is Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 5008 on even date. A Deed of Further Charge to the said mortgaged properties was executed on 30-09-2015, which is Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 6986 on even date.
- (xxi) THAT, during the case of time the aforesaid Sandesh Infrastructures Private Limited repaid the said entire Loan Amount alongwith interest and other charges to the said Mortgagee Bank and got the said property feed and discharged from the said mortgage and a Deed of Reconveyance of mortgage property was executed on 17-08-2020, which is Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 3976 on even date.
- (xxii) THAT, the aforesaid lands bearing Khasra Nos. 138/1, 138/2 and 138/3 of MOUZA - JAMTHA containing by total



admeasurement 35632.70 Sq. Mtrs. are converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide its Order No. Prastut/Collector/Kavi-90/2020 Dated 24-01-2020 passed in Revenue Case No. 145/NAP-34/Mouza-Jamtha/2019-20.

- (xxiii) THAT, the aforesaid SANDESH INFRASTRUCTURES PRIVATE LIMITED later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as "HIGHWAY RADIANCE" and the said layout is tentatively sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur has recommended and approved the layout Plan of said land vide its Letter No. E.E./NMRDA/6218 Dated 16-11-2021.
- (xxiv) THAT, for the purpose of verification of title, the following documents relating to said property are provided to us
- (a) Property Card (7/12 Extract) Khasra Nos. 138/1, 138/2 & 138/3
 - (b) Sale Deed dated 17-09-2010 between Shri Sajjan Chaturbhuj Jain and others in favour of Sandesh Infrastructure Private Limited, registered at Sr. No. 5867 for Khasra / Survey / Gut Nos. 138/1.
 - (c) Sale Deed dated 14-09-2010 between Shri. Padmesh Deodutta Gupta in favour of Sandesh Infrastructure Private Limited, registered at Sr. No. 5811 for Khasra Nos. 138/2 & 138/3.

THAT, all the aforesaid documents produced before by Sandesh Infrastructure Private Limited to me for scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or third party interest is created.

- (iv) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra No. 138 MOUZA - JAMTHA, NAGPUR - RURAL for the period of 30 (Thirty) years from 1992 to 2021 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH008927437202122E dated 18-11-2021, Challan GRN No. MH008932717202122E dated 18-11-2021. The receipt of the same is enclosed herewith.
- (v) THAT, during our online search we did not come across any subsisting adverse entry recorded relating to the aforesaid property.



4} Any other relevant Title.

We observed that the said land is Freehold property.

5} Litigations if any.

During our online search we did not come across any entry of lispendence recorded relating to aforesaid property.

Date: 24-11-2021




(SANDEEP SHASTRI)
ADVOCATE



CHALLAN
MTR Form Number-6



GRN	MH008927437202122E	BARCODE			Date	18/11/2021-15:38:37		Form ID
Department Inspector General Of Registration				Payer Details				
Search Fee				TAX ID / TAN (If Any)				
Type of Payment Other Items				PAN No.(If Applicable)				
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name	SANDEEP ANANT SHASTRI			
Location PUNE								
Year 2021-2022 One Time				Flat/Block No.				
Account Head Details			Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE			450.00	Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				Amount In	Four Hundred Fifty Rupees Only			
Total			450.00	Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332021111816434		2713811590
Cheque/DD No.				Bank Date	RBI Date	18/11/2021-15:41:52		Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID : 791571727

Mobile No. : 9850361454

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

NOTE - This stamp is valid for reason mentioned in Type of payment only. Not valid for other reasons or other documents of the Government of Maharashtra.
संदर्भ छलान "राष्ट्र ऑफ पेमेंट" माथे नमूद कारणसाठीच लागू आहे. इतर कारणेसाठी किंवा गोदणी न करावयाच्या दस्त्यांसाठी लागू नाही.



MH008927437202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 Nov 2021	Receipt	Receipt no.: 1112198818
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Jamatha S.No/CTS No/G.No. : 138
	Period of search :	From :2004 To :2021
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH008927437202122E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		





CHALLAN
MTR Form Number-6



GRN	MH008932717202122E	BARCODE			Date	18/11/2021-17:28:49	Form ID	
Department Inspector General Of Registration				Payer Details				
Search Fee				TAX ID / TAN (If Any)				
Type of Payment Other Items				PAN No.(If Applicable)				
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		SANDEEP ANANT SHASTRI		
Location NAGPUR								
Year 2021-2022 One Time				Flat/Block No.				
Account Head Details			Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE			300.00	Road/Street		MOUZA JAMTHA		
				Area/Locality		NAGPUR		
				Town/City/District				
				PIN		4	4	1 1 0 8
				Remarks (If Any)				
				SEARCH FEES FOR 12 YEARS 1992 TO 2003 KH NO 138				
Total			300.00	Amount In		Three Hundred Rupees Only		
				Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	6910333202111817346	2713837830	
Cheque/DD No.				Bank Date	RBI Date	18/11/2021-17:29:32	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9850361454

सदर चालन 'एडम ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

