

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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19-2122-1076

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 THAT Piece and Parcel of non-agricultural land bearing Khasra No. 155/1 of MOUZA - JAMTHA, Patwari Halka No. 42, having an area of 2.55 Hectares, Rental Rs. 4.93 Yearly, 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 THAT Piece and Parcel of Agricultural Land bearing Khasra No. 155/1 of MOUZA - JAMTHA, Patwari Halka No. 42, having an area of 2.55 Hectares, Rental Rs. 4.93 Yearly, 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..



- ii) The Document of Ownership of Khasra No. 155/1.
(a) 7/12 Extracts issued by Talathi, Nagpur-Rural.
(b) Sale Deed of Khasra No. 155/1, dated 20-05-2010
Registration No. 3030 SRO-7, Nagpur.
- iii) Search report for 30 years from 1992 Till December 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 THAT Piece and Parcel of non-agricultural land bearing Khasra No. 155/1 of MOUZA - JAMTHA, Patwari Halka No. 42, having an area of 2.55 Hectares, Rental Rs. 4.93 Yearly, 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 land is 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: 17-12-2021



(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 is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising of Land bearing ALL THAT Piece and Parcel of non-agricultural land bearing Khasra No. 155/1 of MOUZA - JAMTHA, Patwari Halka No. 42, having an area of 2.55 Hectares, Rental Rs. 4.93 Yearly, 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.

- 2} Mutation Entry -

The property card (7/12 Extract) issued by Talathi, Nagpur-Rural for Khasra No. 155/1 reveal that vide Mutation / Ferfar Entry No. 3359 Dated 12-12-2017, the name of SANDESH INFRASTRUCTURES PRIVATE LIMITED is recorded as Owner of the said land.

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

- (i) THAT ALL THAT Pieces and parcel of Agricultural Lands bearing Old Khasra Nos. 207/1 and 207/2 of Mouza - Jamtha, Originally belonged to Shri. Kothiram Maroti Gube and Smt. Laxmi Maroti Gube, as per record of Adhikar Abhilekh Panji (prepared as per Madhya Pradesh Land Revenue Code, 1954) and Jamabandi of 1954-55.
- (ii) THAT, the aforesaid Smt. Laxmi Maroti Gube left for heavenly abode in the Year of 1962 leaving behind her Shri. Kothiram Maroti Gube, as her only legal heir, who inherited her share in the said entire property by way of intestate succession.
- (iii) THAT, after consolidation and revision of Agricultural land bearing Kh. Nos. 207/1 and 207/2 revised Gat/Khasra Number as 155/1 having an area of 4.32 Hectares. and Gat/Khasra Number 156.
- (iv) THAT, the aforesaid Shri. Kothiram Maroti Gube left for heavenly abode on 30-06-1999 leaving behind him, his widow Smt. Ansuyabai Kothiram Gube, 2 sons namely Shri. Vinod Kothiram Gube and Shri. Prafulla Kothiram Gube and only daughter Miss. Shyamdevi Kothiram Gube, as his only legal heirs, who inherited the said entire property by way of intestate succession.



- (v) THAT, during the course of time aforesaid land bearing Survey / Khasra / Gut No. 155/1 and 156 of MOUZA - JAMTHA, P.S.K. 42 are converted from Occupancy Class 2 Rights (Bhumidhari Rights) to Class 1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(C) of the Maharashtra Land Revenue Code, 1997 by the Additional Collector, Nagpur vide its Order passed in the Revenue Case No. 463/LND-18/2004-05 dated 21-03-2005 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 397 dated 29-03-2005.
- (vi) THAT, the aforesaid Smt. Ansuyabai Kothiram Gube, Shri. Vinod Kothiram Gube and Shri. Prafulla Kothiram Gube and Miss. Shyamdevi Kothiram Gube lateron transferred All That Piece and Parcel land having an area of 1.77 Hectares comprising North-East Portion of Khasra No. 155/1 of Mouza - Jamtha by way of Sale to Shri. Sajjan Chaturbhuj Jain, Shri. Vinod Chatubhuj Jain, Shri. Surendra Chaturbhuj Jain and Shri. Rajendra Premchand Jain, by a Sale Deed Dated 12-01-2006, which is Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 155 on 12-01-2006 and the said Portion having an area of 1.77 Hectares was renumbered as Khasra No. 155/3 and remaining portion having an area of 2.55 Hectares of Khasra No. 155/1 belonged to Smt. Ansuyabai Kothiram Gube, Shri. Vinod Kothiram Gube and Shri. Prafulla Kothiram Gube and Miss. Shyamdevi Kothiram Gube.
- (vii) THAT, by an Agreement dated 24-07-2007, the aforesaid Smt. Ansuyabai Kothiram Gube, Shri. Vinod Kothiram Gube and Shri. Prafulla Kothiram Gube and Miss. Shyamdevi Kothiram Gube agreed to sell the property comprising Kh. No. 155/1 alongiwth Khasra No. 156/1C to M/s. Bholebaba Roadways Pvt. Ltd. for a total consideration of Rs. 5,45,00,000/- (Rupees Five Crore Forty Five Lakh) only upon the several terms and conditions. By the aforesaid Agreement the aforesaid Smt. Ansuyabai Kothiram Gube and others have further agreed to execute a proper Sale Deed relating to the aforesaid property in favour of the said M/s. Bholebaba Roadways Pvt. Ltd or the nominee(s) appointed by it.
- (viii) THAT, the aforesaid Smt. Ansuyabai Kothiram Gube, Shri. Vinod Kothiram Gube and Shri. Prafulla Kothiram Gube and Miss. Shyamdevi Kothiram Gube have executed a General Power of Attorney in favour of Shri. Manoj Bhijraj Agrawal, Director of M/s. Bholebaba Roadways Pvt. Ltd. on 24-07-2007, which is Registered in the Office of the Sub-Registrar, Nagpur-8 in Book No. 4 at Sr. No. 4171 on even date.
- (ix) THAT, in pursuance of the said Agreement the said M/s. Bholebaba Roadways Pvt. Ltd has paid entire sale consideration to the said Smt. Ansuyabai Kothiram Gube, Shri. Vinod Kothiram Gube and Shri. Prafulla Kothiram Gube and Miss.



Shyamdevi Kothiram Gube from time to time by various cheques, the receipt whereof is hereby acknowledged by the said Smt. Ansuyabai Kothiram Gube and others.

- (x) THAT, the said M/s. Bholebaba Roadways Pvt. Ltd. has dropped the idea of purchasing the said property and accordingly by an Agreement dated 20-12-2009, the aforesaid Smt. Ansuyabai Kothiram Gube, Shri. Vinod Kothiram Gube and Shri. Prafulla Kothiram Gube and Miss. Shyamdevi Kothiram Gube alongwith the said M/s. Bholebaba Roadways Pvt. Ltd. agreed to sell the aforesaid property comprising Kh. No. 155/1 alongwith Khasra No. 156/1C to Sandesh Infrastructure Private Limited only upon the several terms and conditions.
- (xi) THAT the Agreement to Sell dated 20-12-2009 between the said Smt. Ansuyabai Kothiram Gube, Shri. Vinod Kothiram Gube and Shri. Prafulla Kothiram Gube and Miss. Shyamdevi Kothiram Gube alongwith the said M/s. Bholebaba Roadways Pvt. Ltd. and the said Sandesh Infrastructure Private Limited was executed on Rs. 100/- Stamp Paper and thus the same is Impounded by the Collector of Stamps & Joint District Registrar, Nagpur vide impounding Evasion Case No. 727/09-10 on 20-03-2010 and Full Stamp Duty of Rs. 21,80,000/- and Penalty of Rs. 1,30,795/- which is paid vide Challan No. 43728/5 dated 20-03-2010.
- (xii) THAT, the aforesaid Smt. Ansuyabai Kothiram Gube, Shri. Vinod Kothiram Gube and Shri. Prafulla Kothiram Gube and Miss. Shyamdevi Kothiram Gube through their Power of Attorney Holder Shri. Manoj Bhijraj Agrawal lateron executed a Sale Deed relating to the said property comprising ALL THAT piece and parcel of lands bearing Khasra No. 155/1 of MOUZA - JAMTHA, Patwari Halka No. 42, having an area of 2.55 Hectares, Rental Rs. 4.93 Yearly alongwith Khasra No. 156/1C held in Occupancy Class - I Rights, situated at Jamtha within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR by way of Sale to Sandesh Infrastructure Private Limited, A Company, having its Office at Cotton Market, Nagpur, by a Sale Deed Dated 20-05-2010, which is Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 3020 on even date. the said Sale Deed is Consented by the said M/s. Bholebaba Roadways Pvt. Ltd., in the capacity of Consentor. As a result therefore the said Sandesh Infrastructure Private Limited has now become an exclusive, absolute and full owner of the aforesaid property comprising Khasra No. 155/1 of MOUZA - JAMTHA, Patwari Halka No. 42, having an area of 2.55 Hectares, Rental Rs. 4.93 Yearly with heritable and transferable rights therein and the same is also accordingly mutated in the Revenue Records vide Ferfar Entry No. 3359 dated 12-12-2017.



(xiii) THAT, the aforesaid land bearing Khasra No. 155/1 of MOUZA - JAMTHA admeasuring 24945.16 Sq. Mtrs. is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide its Order No. Prastut/Collector/Kavi-109/2017 passed in Revenue Case No. 547/NAP-34/2009-10.

(xiv) 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-2" 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/6315 Dated 07-12-2021.

(xv) 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 No.155/1

(b) Sale Deed dated 20-05-2010 between Smt. Ansuyabai Kothiram Gube and others in favour of Sandesh Infrastructure Private Limited, registered at Sr. No. 3020 for Khasra / Survey / Gut Nos.155/1.

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. 155 MOUZA- JAMTHA, NAGPUR - RURAL for the period of 17 (Seventeen) years from 2004 to 2021 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH009993815202122E dated 11-12-2021. 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: 17-12-2021



A stylized handwritten signature in purple ink, consisting of a series of loops and a long horizontal stroke.

**(SANDEEP SHASTRI)
ADVOCATE**



CHALLAN
MTR Form Number-6



GRN MH009993815202122E		BARCODE 		Date 11/12/2021-14:55:44	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)		
Total		450.00	Amount in	Four Hundred Fifty Rupees Only	
			Words		
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332021121112734 2717946634
Cheque/DD No.			Bank Date	RBI Date	11/12/2021-14:56:51 Not Verified with RBI
Name of Bank			Bank-Branch		IDBI BANK
Name of Branch			Scroll No. , Date		Not Verified with Scroll

Department ID : 483542285

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तावेजाची लागू नाही.

Mobile No. : 9850361454



MH009993815202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Dec 2021	Receipt	Receipt no.: 1112229486
	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. : 155
	Period of search :	From :2004 To :2021
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH009993815202122E		
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 MH009994413202122E		BARCODE 		Date 11/12/2021-15:13:29		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				Flat/Block No.			
Year 2021-2022 One Time				Premises/Building			
Account Head Details			Amount in Rs.				
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 155				
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.	69103332021121112880 2717949804	
Cheque/DD No.				Bank Date	RBI Date	11/12/2021-15:14:20 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9850361454

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

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