

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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89-2122-1565

FORMAT - A

(Circular No: - 28 / 2021)

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 building Known as "BRAHMA NAGARI", on ALL THAT Piece and Parcel of non-agricultural land bearing Khasra No. 150/C of MOUZA - JAMTHA, Patwari Halka No. 42, having an area of 2.01 Hectares, Land Revenue Rs. 7.60 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(hereinafter referred as the said Project "BRAHMA NAGARI").

1} I have investigated the title of the said property on the request SADESH REALTY BUILDERS LLP, a Registered Partnership Firm, bearing Registration No. AAK-3592 having its Registered Office at House No. 879, SantraMarket, Nagpur, (PAN ADLFS4916R)

and following documents i.e.:-

i) Description of the property.

ALL THAT Piece and Parcel of non-agricultural land bearing Khasra No. 150/C of MOUZA - JAMTHA, Patwari Halka No. 42, having an area of 2.01 Hectares, Land Revenue Rs. 7.60 Yearly, held in Occupancy Class - I Rights, including all other easementary rights appurtenant and

.. 1 ..



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 No. 150/C

- (a) 7/12 Extracts issued by Talathi, Nagpur-Rural.
- (b) Sale Deed of Khasra No. 150/C, dated 09-02-2011 Registration No. 1095 SRO-7, Nagpur.
- (c) Sale Deed of Khasra No. 150/C dated 12-11-2018 Registration No. 10204 SRO-7, Nagpur.

iii) Search report for 30 years from 1993 Till 2022.

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. 150/C of MOUZA - JAMTHA, Patwari Halka No. 42, having an area of 2.01 Hectares, Land Revenue Rs. 7.60 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

**SADESH REALTY
BUILDERS LLP**

Qualifying comments/ remarks if any

The Title of SADESH REALTY BUILDERS LLP on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said SADESH REALTY BUILDERS LLP on the said land is enclosed herewith as annexure.

Date: 18-02-2022

Encl : Annexure.



Adv. Sandeep Shastri
Advocate

FORMAT - A

(Circular No: - 28 / 2021)

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 -

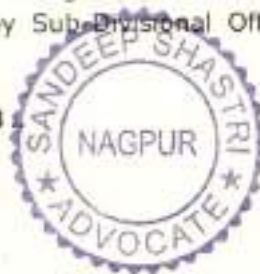
The name of SADESH REALTY BUILDERS LLP is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising of Land bearing ALL THAT Piece and Parcel of non-agricultural land bearing Khasra No. 150/C of MOUZA - JAMTHA, Patwari Halka No. 42, having an area of 2.01 Hectares, Land Revenue Rs. 7.60 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. 150/C reveal that vide Mutation / Ferfar Entry No. 3841 dt. 19-08-2019, the name of SADESH REALTY BUILDERS LLP is recorded as Owner of the said lands.

- 3} Search report for 30 years from 1993 to 2022 taken from Sub-Registrar office at Nagpur.

- (i) THAT originally the land bearing Khasra No. 150/C admeasuring about 2.01 Hectares, Land Revenue Rs. 7.60 yearly, was owned by Shri. Nandkumar Sadashiv Khandate and Mrs. Pramila NandkumarKhandate, being their separate property.
- (ii) THAT, the aforesaid property being the land owned by the Tribal the said Shri. Nandkumar Sadashiv Khandate and Mrs. Pramila NandkumarKhandate applied for obtaining the necessary permission U/s 36 and 36-A of the Maharashtra Land Revenue Code, 1966 (i) The Forest and Revenue Ministry, Maharashtra State in Case No. Adiwasi-4910/150/P.K.-127/L-9 Dated 04-01-2011 (ii) The Commissioner, Nagpur in Rev. Case No. BHusu/D15(1)/CR/3/10/Kavii 25/11 Dated 14-01-2011 (iii) The Collector, Nagpur in Rev. Case No. D16/B12/Adiwasi/Kavi-55/11 by Order Dated 29-01-2011 and (iv) The Tahsildar, Nagpur (Rural) in Case No. Prastu-2/Tah. Nag(Gra)/Kavi-477/11 Dated 08-02-2010 Granted the permission for Sale of the said land owned by the said Shri. Nandkumar Sadashiv Khandate and Mrs. Pramila NandkumarKhandate.
- (iii) THAT, the aforesaid Agricultural land comprising Kh.No. 150/C lateron converted from Bhogwatdar Class-2 to Bhogwatdar Class-1 Rights Passed by Sub-Divisional Officer, Nagpur vide



Order Dated 07-03-1998 passed in Case No. 282/580/LND-18/1997-98.

- (iv) THAT, the aforesaid Shri. Nandkumar Sadashiv Khandate and Mrs. Pramila NandkumarKhandate lateron transferred the aforesaid property comprising Khasra No. 150/C of Mouza - Jamtha by way of Sale to Shri. Dilip S/o Pralhadrai Agrawal, by a Sale Deed Dated 09-02-2011, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at sr. No. 1095 on even date.
- (v) THAT, the aforesaid Shri. Dilip S/o Pralhadrai Agrawal lateron transferred the aforesaid property comprising Khasra No. 150/C of Mouza - Jamtha by way of Sale to SADESH Realty Builders LLP, a Registered Partnership Firm, by a Sale Deed Dated 12-11-2018, which is duly Registered at the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. 10204 on even date. As a result therefore the said SADESH Realty Builders LLP has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records vide Ferfar Entry No. 3841 on 19-08-2019.
- (vi) THAT, the aforesaid SADESH Realty Builders LLP 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 "BRAHMA NAGARI" 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/6612 Dated 04-02-2022.
- (vii) THAT, for the purpose of verification of title, the following documentsrelating to said property are provided to us
- (a) Property Card (7/12 Extract) Khasra No. 150/C
- (b) Sale Deed dated 09-02-20211 between Shri. Nandkumar Sadashiv Khandate& Mrs. Pramila NandkumarKhandate in favour of Shri. DilipPralhadrai Agrawal, registered at Sr. No. 1095 for Khasra / Survey / Gut Nos.150/C.
- (c) Sale Deed dated 12-11-2018 between Shri. DilipPralhadrai Agrawal in favour of SADESH Realty Builders LLP, registered at Sr. No. 10204 for Khasra No. 150/C.

THAT, all the aforesaid documents produced before by SADESH Realty Builders LLP to me for scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owner. 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. 150/C MOUZA- JAMTHA, NAGPUR - RURAL for the period of 12 (Twelve) years from 1993 to 2004 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH013024192202122E dated 12-02-2022, for the period of 18 (Eighteen) years from 2005 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH013023021202122E dated 12-02-2022. 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 came across any entry of lispence recorded relating to aforesaid property.

Date: 18-02-2022



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

**(SANDEEP SHASTRI)
ADVOCATE**

274/0

इतर पावती

Original/Duplicate

Monday, 14 February 2022 6:21 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1132 दिनांक: 14/02/2022

मावाचे नाव:

इस्तऐवजाचा अनुक्रमांक: नगन(पा)-0-2022

इस्तऐवजाचा प्रकार :

मादर करणान्वाचे नाव: सन्दिप शास्त्री

वर्षात शोध अर्ज क्र.283/2022 मौजा जामठा सन्दिप नं.150 शोध 1993 ते 2004 पर्यंत

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

NGR10
Soo

1): देयकाना प्रकार: eChallan रद्दम: रु.300/-

टीडी/घनादेश/पे ऑर्डर क्रमांक: MH013024192202122E दिनांक: 14/02/2022

वैकचे नाव व पत्ता:



2/14/2022



CHALLAN
MTR Form Number-6



GRN	MH013023021202122E	BARCODE			Date	12/02/2022-13:03:21	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.	69103332022021211750	2729328752	
Cheque/DD No.				Bank Date	RBI Date	12/02/2022-13:05:19	Not Verified with RBI	
Name of Bank				Bank Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID : 355232636

Mobile No. : 9850361454

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

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.



MH013023021202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
12 Feb 2022	Receipt	Receipt no.: 1112307619
	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. : 150
	Period of search :	From :2005 To :2022
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH013023021202122E		
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/frnSearchChallanWithoutReg.php '.		





CHALLAN
MTR Form Number-6



GRN	MH013024192202122E	BARCODE			Date	12/02/2022-13:33:26	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		SANDEEP ANANT SHASTRI			
NAGR_NAGPUR NO10 RURAL SUB REGISTRAR									
Location				Flat/Block No.					
NAGPUR									
Year				Premises/Building					
2021-2022 One Time									
Account Head Details			Amount in Rs.		Road/Street				
0030072201 SEARCH FEE			300.00		MOUZA JAMTHA				
					Area/Locality				
					NAGPUR				
					Town/City/District				
					PIN				
					4 4 1 1 0 8				
					Remarks (If Any)				
					SEARCH FEES FOR 12 YEARS 1993 TO 2004 KHASRA NO 150				
Total			300.00		Amount In		Three Hundred Rupees Only		
					Words				
Payment Details				FOR USE IN RECEIVING BANK					
IDBI BANK									
Cheque/DD Details				Bank CIN		Ref. No.		69103332022021211988 2729334716	
				Bank Date		RBI Date		12/02/2022-13:34:15 Not Verified with RBI	
Cheque/DD No.									
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
 सदर चलन "रकम ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी व करापत्राच्या दस्त्यासाठी लागू नाही.

