

Sahil M. Bhangde

LL.B

ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 033

☎ 0712-2245474

Mob : +91-9422148978, +91- 9405948406

E Mail : adv_sahilbhangde@yahoo.co.in

Format A
(Circular 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Kh. No. 83 and 84/2**, situated at **Mouza – Jamtha**, P.H. No. 42, Taluka Nagpur (Rural)/District Nagpur (hereinafter referred as the said **Kh. No. 83 and 84/2** Layout Known as “MAULI NAGAR-14 SECTOR -C”)

I have investigated the title of the said plot on the request of **Luvkush Corporation Private Limited** acting through authorized Director **Shri. Pramod Satyanarayan Agrawal** and following documents i.e.:

1) Description of the property.

All that piece and parcel of Agricultural lands bearing **Kh. No. 83 and 84/2**, admeasuring about 1.04 Hec. R. and 0.82 Hec.R. (Total admeasuring about 1.86 Hec.R.), situated at **Mouza – Jamtha**, P.H. No. 42, held in Occupancy Class-I Bhumiswami Rights, including all kinds of trees, shrubs, passages, rights of Pathways, Water Courses and all other easementary Rights appurtenant and belonging thereto, situated at Jamtha in Tahsil Nagpur (Rural) and District Nagpur and same is bounded as under:-

	<u>Kh. No. 83</u>	<u>Kh. No. 84/2</u>
East :	Land bearing Kh No. 80	Land bearing Kh. No. 80
West :	Proposed Road & Land Bearing Kh. No. 84/1	Proposed Road & Land bearing Kh. No. 84/1
North :	Land bearing Kh. No. 84/2	Land bearing Kh. No. 81
South :	Govt. Pandhan	Land bearing Kh. No. 83

Upon it a layout known and styled as “MAULI NAGAR-14 SECTOR -C”

2) i) **Copy of Registered Sale Deed** executed by M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director **Shri. C. Srikanth S/o C. L. Rajam** in favour of **Luvkush Corporation Private Limited**, acting through its authorized Director **Shri. Pramod Satyanarayan Agrawal**, same was registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 10766, dated 05/08/2021.

ii) **Copy of Registered Sale Deed** executed by M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director **Shri. C. Srikanth S/o C. L. Rajam** in favour of **Luvkush Corporation Private Limited** acting through its authorized Director **Shri. Pramod Satyanarayan Agrawal**, same was registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 10767, dated 05/08/2021.

3) i) **Copy of 7/12 extract of Kh. No. 84/2** issued in the name of **Luvkush Corporation Private Limited** acting through authorized Director **Shri. Pramod Satyanarayan Agrawal** dated 14/12/2021.

ii) **Copy of 7/12 extract of Kh. No. 83** issued in the name of **Luvkush Corporation Private Limited** acting through authorized Director **Shri. Pramod Satyanarayan Agrawal** dated 14/12/2021.

4) **Search report for 30 years from 11/04/1992 till 11/04/2022**

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 **Luvkush Corporation Private Limited** acting through authorized Director **Shri. Pramod Satyanarayan Agrawal** is clear, marketable and without any encumbrances.

On behalf of the land

Luvkush Corporation Private Limited - Kh. No. 83 and 84/2, admeasuring about 1.04 Hec. R. and 0.82 Hec.R. (Total admeasuring about 1.86 Hec.R.),

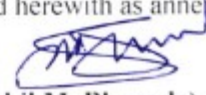


2. I am of the opinion that **Luvkush Corporation Private Limited** acting through authorized Director **Shri. Pramod Satyanarayan Agrawal** is the legal owners of Schedule property and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.

3/- The report reflecting the flow of the title of the **Luvkush Corporation Private Limited** acting through authorized Director **Shri. Pramod Satyanarayan Agrawal** on the said land is enclosed herewith as annexure.

Encl : Annexure.




(Sahil M. Bhangde)
Advocate.

Sahil M. Bhangde

LL.B

ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madras Temple, Near Ramnagar,
NAGPUR-440 033

☎ 0712-2245474

Mob : +91-9422148978, +91- 9405948406

E Mail : adv_sahilbhangde@yahoo.co.in

FORMAT - A
(Circular No.- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

THAT THE TITLE HISTORY OF THE SAID PROPERTY IS AS FOLLOWS:-

HISTORY OF KH. NO. 84/2

- A. Originally, All that piece and parcel of agricultural land bearing (Old) Kh. No. 60/4 admeasuring about 3.34 Hec.R. was owned and possessed by Shri. Nanu Ganpati Hinge having been acquired the same under family partition held between 1) Shri. Ganpati Zibal Hinge and his sons 2) Shri. Kashinath Ganpati Hinge 3) Shri. Nanu Ganpati Hinge 4) Shri. Dada Ganpati Hinge 5) Shri. Hemraj Ganpati Hinge on 15/01/1976 as per the records of Adhikar Abhilekh Panji prepared U/s. 115 of Madhya Pradesh Land Revenue Code 1954.
- B. That under the consolidation Proceedings held in the year 1979-1980, the (old) Kh. No. 60/4 was renumbered as (New) Kh. No. 84, admeasuring about 2.92 Hec.R.
- C. That thereafter the aforesaid Owner, Shri. Nanu Ganpati Hinge had sold the Eastern side portion of land admeasuring about 0.82 Hec.R. of Kh. No. 84, from and out of the total land area admeasuring about 2.92 Hec.R. to M/s. Vidarbha Homes Pvt. Ltd. acting through its Director Shri. C.L. Rajam acting through his POA holder Shri. C. Srikanth S/o. C. L. Rajam, by executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur (Rural) No. 10, at Sr. No. 7244, dated 08/11/2004. That thereafter the said Portion of Land admeasuring about 0.82 Hec.R. of Kh No. 84 was Renumbered as New Kh. No. 84/2 and entry of the same is also reflected in revenue records and the name of M/s. Vidarbha Homes Pvt. Ltd. is duly mutated in 7/12 extract as a owner of the Kh. No. 84/2 admeasuring about 0.82 Hec.R.
- D. That later on 12/01/2007 the aforesaid owner i.e. M/s. Vidarbha Homes Pvt. Ltd. acting through its Director Shri. C.L. Rajam acting through his POA holder Shri. C. Srikanth S/o. C. L. Rajam had sold the said schedule Agricultural Land bearing Kh. No. 84/2, admeasuring about 0.82 Hec.R. of Mouza - Jamtha to Shri. K. Seetaramaiah S/o Srimannarayana, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No.7, at Sr. No. 349, dated 12/01/2007.
- E. That thereafter the aforesaid Owner, Shri. K. Seetaramaiah S/o Sreemannarayana as an owner of land bearing (I) Kh. No. 84/2 admeasuring about 0.82 H.R. (II) land bearing Kh. No. 82 admeasuring about 2.46 H.R., (III) land bearing Kh. No. 87 admeasuring about 1.71 H.R. (IV) land bearing Kh. No. 86 admeasuring about 1.72 H.R. respectively and accordingly he had entered into an Agreement of Development with M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director Shri. C. Srikanth S/o C. L. Rajam, by way of executing Registered Agreement of Development, same was registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 2329, dated 17/04/2007 and he had also constituted and appointed to M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director Shri. C. Srikanth S/o C. L. Rajam as his Lawful Attorney, by way of executing Registered Irrevocable General Power of Attorney, same was registered in the office of Sub-Registrar Nagpur No.7, at Sr. No.2330, dated 17/04/2007.
- F. That later on 01/07/2021 the aforesaid owner i.e. Shri. K. Seetaramaiah S/o Sreemannarayan acting through his POA Holder M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director Shri. C. Srikanth S/o C. L. Rajam had sold the Kh. No. 84/2 admeasuring about 0.82 Hec.R. of Mouza - Jamtha to M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director Shri. C. Srikanth S/o C. L. Rajam, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No.7, at Sr. No. 9402, dated 01/07/2021.
- G. That the aforesaid owner i.e. M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director Shri. C. Srikanth S/o C. L. Rajam had sold the schedule Agricultural Land bearing Kh. No. 84/2 admeasuring about 0.82 Hec.R. of Mouza - Jamtha to Luvkush Corporation Private Limited acting through its authorized Director Shri. Pramod Satyanarayan Agrawal, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 10767, dated 05/08/2021.



- H. That by virtue of aforesaid transactions, **Luvkush Corporation Private Limited acting through authorized Director Shri. Pramod Satyanarayan Agrawal**, became the sole and absolute owner of the schedule property bearing **Kh. No. 84/2 of Mouza - Jamtha** and its name is duly mutated in the Records of Rights, i.e. in 7/12 extract as well as other relevant records as a owner thereof.

HISTORY OF KH. NO. 83

- I. That originally, All that piece and parcel of land bearing (Old) Kh. No. 60/5 admeasuring about 0.97 Hectares and land of Kh. No. 63/4 admeasuring about 8.15 Acres was owned and possessed by Shri. Hemraj Ganpati Hinge having been acquired under family partition held between 1) Shri. Ganpati Zibal Hinge and his sons 2) Shri. Kashinath Ganpati Hinge 3) Shri. Nanu Ganpati Hinge 4) Shri. Dada Ganpati Hinge 5) Shri. Hemraj Ganpati Hinge on 15/01/1976 as per the records of Adhikar Abhilekh Panji prepared U/s. 115 of Madhya Pradesh Land Revenue Code of 1954.
- J. That under the consolidation Proceedings held in the year 1979-1980, the (Old) Kh. No. 60/5 was renumbered as (New) Kh. No. 83, admeasuring about 1.04 H.R.
- K. That the aforesaid owner i.e. Shri. Hemraj Ganpati Hinge and Shri Dattatraya Wasudeo Kashikar (as a Consensor) had sold the said Agricultural land bearing Kh. No. 83, admeasuring about 1.04 Hec.R. of Mouza - Jamtha to M/s. Vidarbha Homes Pvt. Ltd. acting through its Director Shri. C.L. Rajam acting through his POA holder Shri. C. Shrikanth S/o. C. L. Rajam, by executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur (Rural) 10, at Sr. No.7245, dated 08/11/2004. As such M/s. Vidarbha Homes Pvt. Ltd. became the sole and absolute owner of the said land bearing Kh. No. 83.
- L. That thereafter the aforesaid owner i.e. M/s. Vidarbha Homes Pvt. Ltd. acting through its Director Shri. C.L. Rajam acting through his POA holder Shri. C. Shrikanth S/o. C. L. Rajam had sold the said Agricultural Land bearing Kh. No. 83, admeasuring about 1.04 Hec.R. of Mouza - Jamtha to Shri. Kanthamaneni Venkateswara Rao S/o Sreemannarayana, by way of executing a Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No.7, at Sr. No. 654, dated 31/01/2007.
- M. That thereafter the aforesaid owner i.e. Shri. Kanthamaneni Venkateswara Rao S/o Sreemannarayana had entered into an Agreement of Development with M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director Shri. C. Srikanth S/o C. L. Rajam in respect of land bearing Kh. Nos. 83, 85/1, 85/2 and 88, of Mouza - Jamtha, by way of executing Registered Agreement of Development, same was registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 6968, dated 03/12/2007 and he had also constituted and appointed to M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director Shri. C. Srikanth S/o C. L. Rajam as his Lawful Attorney, by executing Registered Irrevocable General Power of Attorney, same was registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 6969, dated 03/12/2007.
- N. That later on 11/01/2021 the aforesaid owner Shri. Kanthamaneni Vyankateshvararao S/o Shreemannarayana through his POA Holder M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director Shri. C. Srikanth S/o C. L. Rajam had sold the said Agricultural land bearing Kh. Nos. 83, 85/1, 85/2 and 88/2, admeasuring about 1.04 Hec.R., 1.02 Hec.R., 1.01 Hec.R. and 2.34 Hec.R. respectively of Mouza - Jamtha to M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director Shri. C. Srikanth S/o C. L. Rajam, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No.7 at Sr. No. 682, dated 11/01/2021.
- O. That Urban Development Department Maharashtra Government in accordance with the Maharashtra Metropolitan Region Area Development Authority Act 2016 public notification dated 04/03/2017 bearing No. NMRDA/3316/CR/55 wherein planning authority called Nagpur Metropolitan Region Area Development Authority has been appointed for the notified area and appointed NMRDA as the development authority U/s. 42D thereof for the said area.
- P. That later on 05/08/2021 the aforesaid owner i.e. M/s. Vidarbha Infrastructure Pvt. Ltd. acting through its Director Shri. C. Srikanth S/o C. L. Rajam had sold the said scheduled Agricultural Land bearing Kh. No. 83, admeasuring about 1.04 Hec.R. of Mouza - Jamtha to Luvkush Corporation Private Limited, acting through its authorized Director Shri. Pramod Satyanarayan Agrawal, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 10766, dated 05/08/2021.
- Q. That by virtue of aforesaid transactions, **Luvkush Corporation Private Limited acting through authorized Director Shri. Pramod Satyanarayan Agrawal**, became the sole and absolute owner of the schedule property bearing **Kh. No. 83 of Mouza - Jamtha** and its name is duly mutated in the Records of Rights, i.e. in 7/12 extract as well as other relevant records as a owner thereof.
- R. That the aforesaid Owner i.e. Luvkush Corporation Private Limited acting through authorized Director Shri. Pramod Satyanarayan Agrawal had decided to develop the schedule Agricultural lands bearing **Kh. No. 83 and 84/2**, admeasuring about 1.04 Hec. R. and 0.82 Hec.R. (Total admeasuring about 1.86 Hec.R.), situated at **Mouza - Jamtha**, P.H. No. 42 by demarcating a residential layout upon schedule land to be Known and Styled as **"MAULI NAGAR- 14 - SECTOR - C"** and for that purpose they had prepared layout plan which is duly approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur for Demarcation Purpose only (Temporary Sanctioned/Not Finally approved).
- S. That the Present Report is also subject to availability of Non-agricultural Order for schedule lands bearing Agricultural lands bearing **Kh. No. 83 and 84/2**, admeasuring about 1.04 Hec. R. and 0.82 Hec.R. (Total admeasuring about 1.86 Hec.R.), situated at **Mouza - Jamtha**, P.H. No. 42, to be issued by the Competent



Authority as well as Agreement of Development with Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur and Final Sanctioned Layout Plan to be issued by Nagpur Metropolitan Region Development Authority Nagpur

- T. I am of the opinion that **Luvkush Corporation Private Limited** acting through authorized Director **Shri. Pramod Satyanarayan Agrawal** is the legal owners of land bearing All that piece and parcel of Agricultural lands bearing **Kh. No. 83 and 84/2**, admeasuring about 1.04 Hec. R. and 0.82 Hec.R. (Total admeasuring about 1.86 Hec.R.), situated at **Mouza – Jamtha**, P.H. No. 42, held in Occupancy Class-I Bhumiswami Rights, including all kinds of trees, shrubs, passages, rights of Pathways, Water Courses and all other easementary Rights appurtenant and belonging thereto, situated at Jamtha in Tahsil Nagpur (Rural) and District Nagpur and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.
- ❖ That thereafter further from 01-11-2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an Affidavit from the owner/s be taken stating on oath that their /his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.
 - ❖ That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing Rs. 750/- vide **GRN No. MH00045006520223E** dated **12/04/2022**.
- 1) 7/12 extract of Kh. No. 84/2 issued in the name of Luvkush Corporation Private Limited acting through authorized Director Shri. Pramod Satyanarayan Agrawal dated 14/12/2021.
 - 2) 7/12 extract of Kh. No. 83 issued in the name of Luvkush Corporation Private Limited acting through authorized Director Shri. Pramod Satyanarayan Agrawal dated 14/12/2021.
 - 3) Mutation Entry No – Ferfar Entry No. 5542 & 5695.
 - 4) Search report for 30 years Taken from Sub-Registrar' office Nagpur (Rural)
 - 5) Any other relevant title. – No
 - 6) Litigations if any. - No

Nagpur:

Dated : 12/04/2022



[Signature]
Sahil M. Bhangde)

Advocate