A K Gupta

Hemant A.Tambat

ADVOCATE

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Court : Room No. 624, 6th Floor, Nyaya Mandir, Nagpur.
Mob. No. 9881717947; 9822572947
E-mail : Hambat.adv@gmail.com

FORMAT-A
(Circular No. 28/2021)

To,
MahaRERA
NAGPUR

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect of 144073.97 Sq. Mtrs. of Non-Agricultural land from and out of the 150066.97 Sq. Mtrs. comprising Khasra No. 1, 3, 50/1 (part), 50/2 (part), 55/3 (part), 56, 57/3, 58/1, 58/2 of Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur (hereinafter referred as the said plot / property).

I have investigated the title of the said plot / property on the request of **M/s Renaissance Enterprises Private Limited** company duly incorporated under Companies Act, 1956 (Act No. 1 of 1956) is duly registered in the office of Registrar of Companies Maharashtra vide it's Corporate Identity No. U 51909 MH 2005 PTC 152401 AND **Shri Krishna Kumar Gupta,** and following documents i.e. :-

1) **Description of the property:-** All That Piece and Parcel of Non-Agricultural land admeasuring 144073.97 Sq. Mtrs. from and out of the 150066.97 Sq. Mtrs. comprising Khasra No. 1, 3, 50/1 (part), 50/2 (part), 55/3 (part), 56, 57/3, 58/1, 58/2 of Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur.

2) **The documents of allotment / ownership of Plot :-**

   (a) Sale Deed dated 20.02.2001 in respect of Khasra No. 1 of Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur, duly registered in the Office of the Sub-Registrar, Nagpur-1, on even date, in Additional Book No. 1, Volume 2882, at Serial No. 1960 (Chh), Pages 152 to 155.

   (b) Sale Deed dated 18.04.2001 in respect of 2.40 H.R. of Khasra No. 58/2 and 1.14 H.R. of Khasra No. 3 of Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur, duly registered in the Office of the Sub-Registrar, Nagpur-1, on 19.04.2001, in Additional Book No. 1, Volume 2948, at Serial No. 4356 (Chh), Pages 174 to 179.

   (c) Sale Deed dated 18.04.2001 in respect of 2.76 H.R. of Khasra No. 58/1 of Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur, duly registered in the Office of the Sub-Registrar, Nagpur-1, on 19.04.2001, in Additional Book No. 1, Volume 29, at Serial No. 4357 (Chh), Pages 180 to 186.

   (d) Sale Deed dated 31.01.2003 in respect of Khasra No. 55/3 of Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur, duly registered in the Office of the Sub-Registrar, Nagpur-10, on even date, at Serial No. 459, in Book No. 1.

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(e) Sale Deed dated 27.04.2005 in respect of 2.14 H.R. of Khasra No. 56 and 0.70 H.R. of Kasra No. 57/3 of Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur, duly registered in the Office of the Sub-Registrar, Nagpur-10, on 28.04.2005, at Serial No. 2990, in Book No. 1.

(f) Sale Deed dated 01.06.2005 in respect of Khasra No. 50/1 of Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur, duly registered in the Office of the Sub-Registrar, Nagpur-10, on 03.06.2005, at Serial No. 3780, in Book No. 1.

(g) Sale Deed dated 08.03.2007 in respect of 1.51 H.R. out of Khasra No. 55/3 of Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur, duly registered in the Office of the Sub-Registrar, Nagpur-10, on even date, at Serial No. 1012, in Book No. 1.

(h) Correction Deed dated 05.07.2007 for correcting the boundaries mentioned in Sale Deed dated 08.03.2007, duly registered in the Office of the Sub-Registrar, Nagpur-10, on even date, at Serial No. 3126, in Book No. 1.

(i) Sale Deed dated 28.09.2012 in respect of Khasra No. 50/2 of Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur, duly registered in the Office of the Sub-Registrar, Nagpur-10, on 29.09.2012, at Serial No. 4538, in Book No. 1.

(j) Non-Agriculture Order dated 04.08.2016, passed by the Collector, Nagpur in respect of 14.4073 H.R. (144073.97 Sq. Mtrs) of Land out of 15.006697 H.R. (150066.97 Sq. Mtrs.) of land comprising Khasra Nos. 1, 3, 55/3 (part), 56, 57/3, 58/1, 58/2, 50/1 & 50/2 (part) of Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur, in Revenue Case No. 04/N.A.P.-34/2016-2017.

(k) Development Agreement dated 04.01.2020 between Nagpur Metropolitan Region Development Authority and M/s. Renaissance Enterprises Private Limited through its Director Shri Krishnakumar Mannilal Gupta in respect of land 14.4073 H.R. (144073.97 Sq. Mtrs) of Land out of 15.006697 H.R. (150066.97 Sq. Mtrs.) of land comprising Khasra Nos. 1, 3, 55/3 (part), 56, 57/3, 58/1, 58/2, 50/1 & 50/2 (part) of Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur.

3) **7/12 extracts or property card issued by** Talathi, Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur in respect of Khasra Nos. 1, 3, 55/3, 58/1, 58/2 & 50/2 of Mouza-Panjri (Lodhi) in the name of **Shri Krishnakumar S/o. Mannilal Gupta** and in respect of Khasra Nos. 56, 57/3 & 50/1 of Mouza-Panjri (Lodhi) in the name of **M/s Renaissance Enterprises Private Limited**.

4) **Search report for 30 years from** 1992 **till** 12.09.2022.

2/- On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of **M/s Renaissance Enterprises Private Limited** and **Shri Krishnakumar S/o. Mannilal Gupta** is clear, marketable and without any encumbrance.

HEMANT A. TAMBAT ADVOCATE

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Owners of land :

(1) **M/s Renaissance Enterprises Private Limited** CTS / Bhumapan No. **56 of Panjri (Lodhi)**

(2) **M/s Renaissance Enterprises Private Limited** CTS / Bhumapan No. **57/3 of Panjri (Lodhi)**

(3) **M/s Renaissance Enterprises Private Limited** CTS / Bhumapan No. **50/1 of Panjri (Lodhi)**

(4) **Shri Krishnakumar S/o. Mannilal Gupta** CTS / Bhumapan No. **1 of Panjri (Lodhi)**

(5) **Shri Krishnakumar S/o. Mannilal Gupta** CTS / Bhumapan No. **3 of Panjri (Lodhi)**

(6) **Shri Krishnakumar S/o. Mannilal Gupta** CTS / Bhumapan No. **55/3 of Panjri (Lodhi)**

(7) **Shri Krishnakumar S/o. Mannilal Gupta** CTS / Bhumapan No. **58/1 of Panjri (Lodhi)**

(8) **Shri Krishnakumar S/o. Mannilal Gupta** CTS / Bhumapan No. **58/2 of Panjri (Lodhi)**

(9) **Shri Krishnakumar S/o. Mannilal Gupta** CTS / Bhumapan No. **50/2 of Panjri (Lodhi)**

(10) Qualifying comments / remarks if any : Owners **M/s Renaissance Enterprises Private Limited** and **Shri Krishnakumar S/o. Mannilal Gupta**

3/- The report reflecting the flow of titles of **M/s Renaissance Enterprises Private Limited** and **Shri Krishnakumar S/o. Mannilal Gupta** is enclosed herewith as annexure.

Encl: Annexures:

1) Annexure-1:- Flow of Title of the Land
2) Annexure-2:- Challan towards payment of Search Fees.

Date: 12.09.2022
Place: Nagpur

(Hemant Anil Tambat)
ADVOCATE

HEMANT A. TAMBAT ★ ADVOCATE ★

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Hemant A.Tambat

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FORMAT-A

(Circular No. 28/2021)

FLOW OF TITLE OF THE SAID LAND

Sr. No.

1) 7/12 extracts issued by the Talathi, Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur in respect of Khasra Nos. 1, 3, 55/3, 58/1, 58/2 & 50/2 of Mouza-Panjri (Lodhi) in the name of **Shri Krishnakumar S/o. Mannilal Gupta** and in respect of Khasra Nos. 56, 57/3 & 50/1 of Mouza-Panjri (Lodhi) in the name of **M/s Renaissance Enterprises Private Limited** total land admeasuring 14.4073 H.R. (144073.97 Sq. Mtrs) out of 15.006697 H.R. (150066.97 Sq. Mtrs.) of land comprising Khasra Nos. 1, 3, 55/3 (part), 56, 57/3, 58/1, 58/2, 50/1 & 50/2 (part) of Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur (herein after referred to as the said land).

That said Shri Krishnakumar S/o. Mannilal Gupta is the sole and absolute owner of the agricultural land admeasuring 2.24 H.R. comprising Khasra No. 1 of Mouza-Panjri (Lodhi) having being purchased the same from one Smt. Devakibai Surajbali Mishra vide a Sale Deed dated 20.02.2001 and the same is duly registered in the Office of the Sub-Registrar, Nagpur-1, on even date, in Additional Book No. 1, Volume 2882, at Serial No. 1960 (Chh), Pages 152 to 155.

That said Shri Krishnakumar S/o. Mannilal Gupta is the sole and absolute owner of the agricultural land admeasuring 2.40 H.R. of Khasra No. 58/2 and 1.14 H.R. of Khasra No. 3 of Mouza- Panjri (Lodhi) having being purchased the same from one Sou. Rajkalibai Rajbali Mishra vide a Sale Deed dated 18.04.2001 and the same is duly registered in the Office of the Sub-Registrar, Nagpur-1, on 19.04.2001, in Additional Book No. 1, Volume 2948, at Serial No. 4356 (Chh), Pages 174 to 179.

That said Shri Krishnakumar S/o. Mannilal Gupta is the sole and absolute owner of the agricultural land admeasuring 2.76 H.R. of Khasra No. 58/1 of Mouza- Panjri (Lodhi) having being purchased the same from one Sou. Premlatabai Gangaprasad Tiwari vide a Sale Deed dated 18.04.2001 and the same is duly registered in the Office of the Sub-Registrar, Nagpur-1, on 19.04.2001, in Additional Book No. 1, Volume 29, at Serial No. 4357 (Chh), Pages 180 to 186.

That Shri Chandrakant Chaitram Gawande & Shri Natthu Chaitram Gawande were the joint and absolute owners of the agricultural land admeasuring 2.02 H.R. of Khasra No. 55/3 of Mouza- Panjri (Lodhi) having being purchased the same from (a) Shri Ashish Sudam Kale, (b) Smt. Vimlabai Sudam Kale, (c) Sou. Madhavi Kawaduji Bagane & (d) Sou. Ratnamala Santoshrao Wankhede vide a Sale Deed dated 31.01.2003 and the same is duly registered in the Office of the Sub-Registrar, Nagpur-10, on even date, at Serial No. 459, in Book No. 1 and out of the said joint owners Shri Chandrakant Chaitram Gawande sold his agricultural land admeasuring 1.51 H.R. to Shri Krishnakumar S/o. Mannilal Gupta by executing a Sale Deed dated 08.03.2007 and the same is duly registered in the Office of the Sub-Registrar, Nagpur-10, on even date, at Serial No. 1012, in Book

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No. 1 and subsequently a Correction Deed dated 05.07.2007 for correcting the boundaries mentioned in Sale Deed dated 08.03.2007 came to be executed by Shri Chandrakant Chaitram Gawande with the consent of Shri Natthu Chaitram Gawande in favour of Shri Krishnakumar S/o. Mannilal Gupta, duly registered in the Office of the Sub-Registrar, Nagpur-10, on even date, at Serial No. 3126, in Book No. 1.

That said Shri Krishnakumar S/o. Mannilal Gupta is the sole and absolute owner of the agricultural land admeasuring 2.65 H.R. of Khasra No. 50/2 of Mouza- Panjri (Lodhi) having being purchased the same from one Sou. Premlatabai Gangaprasad Tiwari vide a Sale Deed dated 28.09.2012 and the same is duly registered in the Office of the Sub-Registrar, Nagpur-10, on 29.09.2012, at Serial No. 4538, in Book No. 1.

That said M/s Renaissance Enterprises Private Limited acting through its Director Shri Krishnakumar S/o. Mannilal Gupta is the sole and absolute owner of the agricultural land admeasuring 2.14 H.R. of Khasra No. 56 and 0.70 H.R. of Khasra No. 57/3 of Mouza- Panjri (Lodhi) having being purchased the same from one Sou. Kalawatibai Ramdhani Mishra vide a Sale Deed dated 27.04.2005 and the same is duly registered in the Office of the Sub-Registrar, Nagpur-10, on 28.04.2005, at Serial No. 2990, in Book No. 1.

That said M/s Renaissance Enterprises Private Limited acting through its Director Shri Krishnakumar S/o. Mannilal Gupta is the sole and absolute owner of the agricultural land admeasuring 2.65 H.R. of Khasra No. 50/1 of Mouza- Panjri (Lodhi) having being purchased the same from (a) Shri Govind Rampal Tiwari, (b) Shri Gopal Rampal Tiwari and (c) Smt. Rampyari Rampal Tiwari vide a Sale Deed dated 01.06.2005 and the same is duly registered in the Office of the Sub-Registrar, Nagpur-10, on 03.06.2005, at Serial No. 3780, in Book No. 1.

Thus Shri Krishnakumar S/o. Mannilal Gupta is the recorded owner of the lands comprising Khasra Nos. 1, 3, 55/3, 58/1, 58/2 & 50/2 and M/s Renaissance Enterprises Private Limited is the recorded owner of the lands comprising Khasra Nos. 56, 57/3 & 50/1 of Mouza-Panjri (Lodhi).

That lateron said M/s Renaissance Enterprises Private Limited and Shri Krishnakumar S/o. Mannilal Gupta i.e. owners of the 15.006697 H.R. (150066.97 Sq. Mtrs.) of land comprising Khasra Nos. 1, 3, 55/3 (part), 56, 57/3, 58/1, 58/2, 50/1 & 50/2 (part) of Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur applied for the change of user of the said lands from agricultural to non-agricultural (residential) purpose, and the Collector, Nagpur, by doing necessary formalities, granted permission to change the user of the said land from 'agricultural' to 'non-agricultural (residential)', by passing an Order dated 04.08.2016, in Revenue Case No. 04/N.A.P.-34/2016-2017 in respect of the 14.4073 H.R. (144073.97 Sq. Mtrs.) of Land out of the total land admeasuring 15.006697 H.R. (150066.97 Sq. Mtrs.) of land and this change came to be noted in the revenue (7/12) records vide Ferfar No. 945, dated 16.03.2020.

That lateron said M/s Renaissance Enterprises Private Limited and Shri Krishnakumar S/o. Mannilal Gupta i.e. the owners of Khasra Nos. 1, 3, 55/3

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(part), 56, 57/3, 58/1, 58/2, 50/1 & 50/2 (part) of Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur decided to develop the said non-agricultural land admeasuring 14.4073 H.R. (144073.97 Sq. Mtrs.) me and thereby entered into an Agreement dated 04.01.2020 with Nagpur Metropolitan Region Development Authority, a Special Planning Authority declared by the Government of Maharashtra for Nagpur Metropolitan Area, vide Notification No. NMRDA-3316/C.R.-55/UD-7, dated 04.03.2017 and represented by its Executive Engineer, Nagpur Metropolitan Region Development Authority and thereby the parties to the agreement agreed to develop the said land upon terms and conditions mentioned therein.

That in pursuance with the said Agreement dated 04.01.2020 the Executive Engineer, Nagpur Metropolitan Region Development Authority, on 04.02.2020 approved and sanctioned the layout carved in the said 14.4073 H.R. (144073.97 Sq. Mtrs.) of Land out of Khasra Nos. 1, 3, 55/3 (part), 56, 57/3, 58/1, 58/2, 50/1 & 50/2 (part) of Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur.

2) **7/12 extracts or property card issued by** Talathi, Mouza-Panjri (Lodhi), Patwari Halka No. 73, Tahsil Nagpur (Rural), District-Nagpur in respect of Khasra Nos. 1, 3, 55/3, 58/1, 58/2 & 50/2 of Mouza-Panjri (Lodhi) in the name of **Shri Krishnakumar S/o. Mannilal Gupta** and in respect of Khasra Nos. 56, 57/3 & 50/1 of Mouza-Panjri (Lodhi) in the name of **M/s Renaissance Enterprises Private Limited**.

3) I have taken search for 30 years from **1992** to **12.09.2022** in the offices of the Sub-Registrar, Nagpur (Rural), Nagpur, however I could not lay my hands on any adverse entry, whereby affecting the title of the present owner and the present owner is having clear and marketable title.

4) Any other relevant title - **NO**

5) Litigations if any- **NO**

Date: 12.09.2022
Place: Nagpur

Tambat

(Hemant Anil Tambat)
ADVOCATE

HEMANT A. TAMBAT ADVOCATE

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CHALLAN
MTR Form Number-6

GRN MH007629912202223U	BARCODE	Date 12/09/2022-18:00:46	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	Advocate Hemant Anil Tambat
Location	NAGPUR		
Year	2022-2023 From 01/04/2022 To 31/03/2023	Flat/Block No.	Plot No 167 at Swami Vivekanand Nagar
		Premises/Building	
Road/Street			Wardha Road
Area/Locality			Nagpur
Town/City/District			
PIN		4 4 0 0 1 5	
Remarks (If Any)		For 2021-22 of Kh. 1-3-50/1-50/2-55/3-56-57/3-58/1-58/2 of Mz-Panjri-Lodhi Tah. Nagpur	
Amount In Words	Four Hundred Fifty Rupees Only		

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	450.00
Total	450.00

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572022091228606	CPACAPNSN4
Bank Date	RBI Date	12/09/2022-18:24:02	Not Verified with RBI
Bank Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9881717947

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

ह्या चलन "टाइप ऑफ पेमेंट" मध्ये नमूद केलेल्या कामा व्यतिरिक्त इतर कारणांसाठी किंवा नोंदणी न केलेल्या दस्तासाठी वापरू नये.

HEMANT A TAMBAT ADVOCATE

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