

ADVOCATES

Consultants for transfer of
Properties & Income Tax

FORMAT - A

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur – 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to building known as "OFFICERS ENCLAVE", to be erected / constructed on on land being Middle portion out of ALL THAT piece and parcel of land bearing Kh. Survey No. 36/2, admeasuring about 93.00.00 Aar Sq. Mtrs. (9300.00 Sq. Mtrs.), Land Revenue Rs. 761.00, with Occupant Class 1 Bhumiswami Rights, in Mauza : BELTARODI, P. H. No. 34, Tahsil : NAGPUR (RURAL), District : NAGPUR (here-in-after referred as the said Project "OFFICERS ENCLAVE")

I/We have investigated the title of the said land on the request of SANDESH INFRASTRUCTURES PRIVATE LIMITED, {PAN : AAJCS2575A} a Company incorporated under the provisions of the Companies Act, 1956 / 2013, having CIN : U45200MH2005PTC155257 and having registered Office at Canal Road, Ramdaspath, Nagpur – 440010 and following documents i.e. :-



01. Description of the property.

ALL THAT piece and parcel of land being land being Middle portion out of ALL THAT piece and parcel of land bearing Kh. Survey No. 36/2, admeasuring about 93.00.00 Aar Sq. Mtrs. (9300.00 Sq. Mtrs.), Land Revenue Rs. 761.00, with Occupant Class 1 Bhumiswami Rights, in Mauza : BELTARODI, P. H. No. 34, Tahsil : NAGPUR (RURAL), District : NAGPUR.

02. Title documents for allotment of Unit.

(i) Partition Deed dt. 26.04.1991 in respect of larger Kh. No. 36 between Shri Hiranman Anandrao Dhawad and Shri Haribhau Anandrao Dhawad.

(ii) Sale Deed dt. 26.04.1991 registered with the Joint Sub Registrar Nagpur City - 1 at Book No. Add.-1 Volume No. 386 at pages 55 to 66 at Sr. No. 2190 dt. 26.04.1991 executed by Shri Haribhau Anandrao Dhawad in favour of (i) Shri Radheshyam Biharilal Banode, (ii) Mrs. Urmila Radheshyam Banode, (iii) Shri Mahendra Radheshyam Banode, (iv) Shri Shailesh / Shailendra Radheshyam Banode, (v) Shri Dharendra Radheshyam Banode, (vi) Shri Rakesh Radheshyam Banode.

(iii) Sale Deed dt. 26.11.2008 registered with Sub Registrar Nagpur - 10 (Gramin) at Book No. 1 at Sr. No. 6218 dt. 26.11.2008 executed by (i) Shri Radheshyam Biharilal Banode, (ii) Mrs. Urmila Radheshyam Banode, (iii) Shri Mahendra Radheshyam Banode, (iv) Shri Shailesh / Shailendra Radheshyam Banode, (v) Shri Dharendra Radheshyam Banode, (vi) Shri Rakesh Radheshyam Banode in favour of Sandesh Infrastructures Private Limited.

(vi) Deed of Declaration dt. 13.09.2022 u/s 2 of the Maharashtra Apartment Ownership Act, 1970 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 8222 dt. 13.09.2022 of building known as Officers Enclave.

03. 7/12 Abstract issued by Revenue Authority i.e. P. H. No. 34, Nagpur (Gramin), vide Mutation dt. 19.12.2008 vide Ferfar No. 1072, 1073.

04. Search report for more than 30 years from 1982 till 2022.



02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of M/S SANDESH INFRASTRUCTURES PRIVATE LIMITED, having registered Office at Canal Road, Ramdaspath, Nagpur - 440010 is clear, marketable and without any encumbrances.

Owner of the land		
Kh. Survey No. 36/2	}	SANDESH
Mauza : Beltarodi, P. H. No. 34	}	INFRASTRUCTURES
Tahsil : Nagpur (Rural)	}	PRIVATE
District : Nagpur	}	LIMITED

Qualifying comments/ remarks if any

The Title of SANDESH INFRASTRATURES PRIVATE LIMITED on the said land is good, valid, marketable, Clear and salable for the prospective buyers of the Apartments.

03. The report reflecting the flow of the title of SANDESH INFRASTRATURES PRIVATE LIMITED, on the said land is enclosed herewith as Annexure.

Encl : Annexure
Date: 16.09.2022

Adv. Sandeep M. Khedkar



ANNEXURE TO FORMAT – A UNDER RERA

**TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

This is to certify that we have verified the titles of the entire sanctioned Building project known as "OFFICERS ENCLAVE" to be constructed / erected on land being Middle portion out of ALL THAT piece and parcel of land bearing Kh. Survey No. 36/2, admeasuring about 93.00.00 Aar Sq. Mtrs. (9300.00 Sq. Mtrs.), Land Revenue Rs. 761.00, with Occupant Class 1 Bhumiswami Rights, in Mauza : BELTARODI, P. H. No. 34, Tahsil : NAGPUR (RURAL), District : NAGPUR owned by PROMOTER SANDESH INFRASTRUCTURES PRIVATE LIMITED, {PAN : AAJCS2575A} a Company incorporated under the provisions of the Companies Act, 1956 / 2013, having CIN : U45200MH2005PTC155257 and having registered Office at Canal Road, Ramdaspath, Nagpur – 440010, Our Findings are as under:

01. That originally the said land being portion of old larger Kh. No. 36, in all admeasuring about 1.85 H. R. was jointly co-owned by Shri Hiranman Anandrao Dhawad and Shri Haribhau Anandrao Dhawad as ancestral land.

02. That partition took place between said Shri Hiranman Anandrao Dhawad and Shri Haribhau Anandrao Dhawad on 26.04.1991 and under the said partition (i) the northern one half portion admeasuring about 0.925 H. R. gone in the share of Shri Hiranman Anandrao Dhawad and the said portion of land was renumbered as new Kh. No. 36/1 and (ii) the Southern one half portion admeasuring about 0.925 H. R. gone in the share of Shri Haribhau Anandrao Dhawad and the said portion of land was renumbered as new Kh. No. 36/2.



06. That, the use of the said land is converted into non agricultural use / purposes by virtue of the Order/Sanad granted u/s 42-A of the Maharashtra Land Revenue Code, 1966 by the Collector Nagpur in Revenue Case No. 174/NAP-34/Mauza : Beltarodi/2019-2020 dt. 12.02.2020 and net plotable area sanctioned is 7608.007 Sq. Mtrs. having applicable FSI, AND;

07. That Sandesh Infrastructures Private Limited got the sanction of building plans of buildings/ apartment scheme to be erected on the said land from the Assistant Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide Building Permit No. B.E. (NMRDA)/South/Nagpur (Rural)/Case No. MB-7778/2019071174 / 2787 dt. 22.08.2022.

08. That Sandesh Infrastructures Private Limited submitted the proposed Commercial building to be erected on the Middle portion of land to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dt. 13.09.2022 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 8221 dt. 13.09.2022 and the said building project is known as "R SANDESH ARCADE".

09. That Sandesh Infrastructures Private Limited submitted the proposed Residential buildings to be erected on the Middle portion of land to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dt. 13.09.2022 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 8222 dt. 13.09.2022 and the said building project is known as "OFFICERS ENCLAVE".

10. We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.



02. That said Shri Haribhau Anandrao Dhawad sold the said land of Kh. No. 36/2 to (i) Shri Radheshyam Biharilal Banode, (ii) Mrs. Urmila Radheshyam Banode, (iii) Shri Mahendra Radheshyam Banode, (iv) Shri Shailesh / Shailendra Radheshyam Banode, (v) Shri Dharendra Radheshyam Banode, (vi) Shri Rakesh Radheshyam Banode by Sale Deed dt. 26.04.1991 registered with Joint Sub Registrar, Nagpur – City – 1 at Book No. Add.-1 Volume No. 386 at pages 55 to 66 at Sr. No. 2190 dt. 26.04.1991 and the name of said Banode family was mutated in revenue records as the co-owners of the said land.

03. That said (i) Shri Radheshyam Biharilal Banode, (ii) Mrs. Urmila Radheshyam Banode, (iii) Shri Mahendra Radheshyam Banode, (iv) Shri Shailesh / Shailendra Radheshyam Banode, (v) Shri Dharendra Radheshyam Banode, (vi) Shri Rakesh Radheshyam Banode sold the said land to Sandesh Infrastructures Private Limited by Sale Deed dt. 26.11.2008 registered with Sub Registrar, Nagpur – 10 (Gramin) at Book No. 1 at Sr. No. 6218 dt. 26.11.2008 and the name of Sandesh Infrastructures Private Limited was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 1072, 1073 dt. 19.12.2008.

04. That the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.

05. That, Sandesh Infrastructures Private Limited submitted a lay out plan to Nagpur Metropolitan Region Development Authority and the Nagpur Metropolitan Region Development Authority granted sanction to the said LAY Out submitted by Letter bearing No. का. अभि/ वि. प.क./नामप्रविप्रा/८०४ दि. २४.०७.२०१८.



11. We have taken the search in respect of the aforesaid property from the records of Patwari Registrar of Rights, from the concerned Sub Registrar Office, Nagpur online through website of IGR <https://igrmaharashtra.gov.in/>. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property known as OFFICERS ENCLAVE in Mauza : BELTARODI, P. H. No. 34, Tahsil : NAGPUR (RURAL), District : NAGPUR, the same is now owned by SANDESH INFRASTRUCTURES PRIVATE LIMITED as stated here-in-above.

The Title is Good, Valid, Clear, marketable salable and free from all encumbrances.

(S.M. KHEDKAR)
ADVOCATE





CHALLAN
MTR Form Number-6



GRN MH007814594202223E		BARCODE 		Date 15/09/2022-19:18:32		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 NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		DWIVEDI AND KHEDKAR ADVOCATES	
Location NAGPUR							
Year 2022-2023 One Time				Flat/Block No.		SHRINIWAS WARDHAMAN NAGAR SQ	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street		CENTRAL AVENUE	
				Area/Locality		NAGPUR	
				Town/City/District			
				PIN		4 4 0 0 0 8	
				Remarks (If Any)			
				BELTARODI KH NO 36 - 2 TAHSIL NAGPUR RURAL DIST NAGPUR R			
				SANDESH ARCADE - OFFICERS ENCLAVE			
Total			750.00	Amount In		Seven Hundred Fifty Rupees Only	
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572022091588664	CKU7701128
Cheque/DD No.				Bank Date	RBI Date	15/09/2022-19:24:20	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9373103103

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 करावयाच्या दस्तांसाठी लागू नाही.