

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II
265-A, South Ambazari Road,
Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : shastriassociates@gmail.com

FORM A

To
Maha RERA
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 Agricultural land bearing Survey / Khasra / Gut No. 87/3 of MOUZA – PANJRI (BU.), P.S.K. 42, having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly, held in Occupancy Class - 1 Rights, Khate No. 197 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses, Well and all other easementary rights appurtenant and belonging thereto, situate at Village – Panjri Farm, in Tahsil – Nagpur (Rural) and District – NAGPUR.

1) I have investigated the title of the said land on the request of M/s. AADITYA INFRA, a Partnership Firm, having its Office at Block No. 4, Ghatate Building, Panchasheel Square, Nagpur-440010, having Income Tax Permanent Account No. ABXFA1053F and acting through its Authorised Partners (1) SHRI. AMIT S/o SUKHLAL JAISWAL, Aged about 46 Years, Occupation – Business, Aadhar Unique Identity No. 7772 1471 1891, Cell No. 9370259082, Resident of Plot No. 39, Gopal Nagar, Nagpur-440022, Tahsil and District – NAGPUR, (2) SHRI. ALANKAR S/o VIJAY JAISWAL, Aged about 42 Years, Occupation – Business, Aadhar Unique Identity No. 9712 5007 0986, Cell No. 9822573966, Resident of "Vandan", Sankat Mochan Road, Samarthawadi, Yavatmal-445001, Tahsil and District – YAVATMAL, (3) MRS. PRAGYA KUMAR, Aged 48 Years, Occupation – Agriculturist & Business, Aadhar Unique Identity No. 6550 7653 1141, Resident of Flat No. 6A, 8, Ballygunge Park Road, Arihant Gardens, Ballygunge, Kolkata, WEST BENGAL-700019, (4) SHRI. SOUMYA PRIYADARSHI, Aged 28 Years, Occupation – Agriculturist & Business, Aadhar Unique Identity No.511375324477, Resident of Flat No. 6A, 8, Ballygunge Park Road, Arihant Gardens, Ballygunge, Kolkata, WEST BENGAL-700019 and following documents i.e.:-

- i) Description of the property.
ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 87/3 of MOUZA – PANJRI (BU.), P.S.K. 42, having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly, held in Occupancy Class - 1 Rights, Khate No. 197 and including all

Contd. ...



kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses, Well and all other easementary rights appurtenant and belonging thereto, situate at Village – Panjri Farm, in Tahsil – Nagpur (Rural) and District – NAGPUR.

- ii) The Document of Ownership of Khasra/Survey No. 87/3
- (a) 7/12 Extracts issued by Talathi, Panjri Farm (Bu.), Nagpur (Rural).
- (b) Sale Deed of Survey No. 87/3, dated 10-01-2022 Registration No. NGN-R-10/164/2022.
- iii) Search report for 30 year from 1992 Till Sept 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 Owners/Promoter is clear, marketable and without any encumbrances.

Owner of the land:

Land being ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 87/3 of MOUZA – PANJRI (BU.), P.S.K. 42, having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly, held in Occupancy Class - 1 Rights, Khate No. 197 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses, Well and all other easementary rights appurtenant and belonging thereto, situate at Village – Panjri Farm, in Tahsil – Nagpur (Rural) and District – NAGPUR.	M/s. AADITYA INFRA, acting through its Authorised Partners (1) Shri. Amit Sukhlal Jaiswal, (2) Shri. Alankar Vijay Jaiswal, (3) Mrs. Pragya Kumar and (4) Shri. Soumya Priyadarshi
---	--

Qualifying comments/ remarks if any

The Titles of **M/s. AADITYA INFRA** acting through its Authorised Partners **(1) Shri. Amit Sukhlal Jaiswal, (2) Shri. Alankar Vijay Jaiswal, (3) Mrs. Pragya Kumar and (4) Shri. Soumya Priyadarshi** on the said land is good, valid, marketable, clear and salable.

3) The report reflecting the flow of the title of the said **M/s. AADITYA INFRA** acting through its Authorised Partners **(1) Shri. Amit Sukhlal Jaiswal, (2) Shri. Alankar Vijay Jaiswal, (3) Mrs. Pragya Kumar and (4) Shri. Soumya Priyadarshi** on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 18-10-2022



(SANDEEP SHASTRI)
Advocate

ANNEXURE
FLOW OF THE TITLE OF THE SAID LANDS.

- 1) Property Card (7/12 Extract) issued by Talathi, Panjri (Bu.) as on date of application for registration –

The names of **M/s. AADITYA INFRA** acting through its Authorised Partners (1) **Shri. Amit Sukhlal Jaiswal**, (2) **Shri. Alankar Vijay Jaiswal**, (3) **Mrs. Pragya Kumar** and (4) **Shri. Soumya Priyadarshi** are recorded in the Property Card (7/12 Extract) issued by Talathi, Panjri (Bu.), Nagpur (Rural) in respect of the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 87/3 of **MOUZA – PANJRI (BU.)**, P.S.K. 42, having an area of **1.05 Hectares**, Rental Rs. 3.15 Yearly, held in Occupancy Class - 1 Rights, Khate No. 197 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses, Well and all other easementary rights appurtenant and belonging thereto, situate at Village – Panjri Farm, in Tahsil – Nagpur (Rural) and District – NAGPUR.

- 2) Mutation Entry –

The property card (7/12 Extract) issued by Talathi, Panjri (Bu.), Hingna of Survey/Khasra No. 87/3 reveal that vide Mutation / Ferfar Entry No. 3775 dated 18-02-2022 the names of **M/s. AADITYA INFRA** is recorded as owner of the said land.

- 3) Search report for 30 years from 1992 to 2022 Taken from data available on the website of Registration Department /relevant documents provided to us.

(i) THAT the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. (Old) 53 of **MOUZA – PANJRI (BU.)**, P.S.K. 42, having an area of 12.57 Acres (i.e. 5.09 Hectares), Rental Rs. 15.40 Yearly, held in Occupancy Class - 2 Rights (Bhumidhari), Khate No. 70 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses, Well and all other easementary rights appurtenant and belonging thereto, situate at Village – Panjri (Bu.), in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged to **Shri. Raoji Jairam Barahate**, as a recorded Owner thereof as per Record of Rights of 1954-55.

(ii) THAT the aforesaid **Shri. Raoji Jairam Barahate** left for heavenly abode in the Year 1974 and consequent upon his demise his aforesaid property devolved upon his legal heirs namely (i) **Shri. Namdeo Raoji Barahate**, (ii) **Shri. Charandas Raoji Barahate**, (iii) **Shri. Sukhdeo Raoji Barahate**, (iv) **Shri. Ramkrushna Raoji Barahate**, (v) **Shri. Prakash Kartik Barahate** & (vi) **Smt. Kisnabai Kartik Barahate**, jointly by way of succession being the only heirs of the deceased and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 56 dated 24-06-1975.

(iii) THAT the aforesaid **Shri. Namdeo Raoji Barahate** left for heavenly abode on 01-05-1976 and consequent upon his demise his undivided share in the aforesaid property devolved upon his widow namely **Smt. Saraswati Namdeo Barahate**, three sons namely (i) **Shri. Jagdish Namdeo Barahate**, (ii) **Shri. Krishna Namdeo Barahate** & (iii) **Shri. Arvind Namdeo Barahate** jointly by way of succession being the only heirs of the deceased and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 131 dated 03-12-1976.

(iv) THAT during the course of time Resurvey of the said Mouza – Panjri (Bu.) was conducted and the aforesaid land bearing Survey / Khasra / Gut No. (Old) 53 of **MOUZA – PANJRI (BU.)**, P.S.K. 42, having an area of 12.57 Acres (i.e. 5.09 Hectares), Rental Rs. 15.40 Yearly, held in Occupancy Class - 2 Rights (Bhumidhari), Khate No. 70 is now identified as Survey / Khasra / Gut No. 96 then 87 (new) of **MOUZA – PANJRI (BU.)**, P.S.K.

Contd....



42, having an area of 5.39 Hectares, Rental Rs. 16.14 Yearly, held in Occupancy Class - 2 Rights (Bhumidhari), Khate No. 32.

(v) THAT the aforesaid Shri. Sukhdeo Raoji Barahate left for heavenly abode on 25-04-1989 and consequent upon his demise his undivided share in the aforesaid property bearing Survey/Khasra/Gut No. 87 having total area of 5.39 Hectares devolved upon his widow namely Smt. Ahilyabai Sukhdeo Barahate; two sons namely (i) Shri. Manohar Sukhdeo Barahate & (ii) Shri. Bandu Sukhdeo Barahate and three daughters namely (i) Ku. Manda Sukhdeo Barahate, (ii) Mrs. Sharda Chahande & (iii) Mrs. Malabai Ramesh Moon jointly by way of succession being the only heirs of the deceased and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 268 dated 14-05-1996.

(vi) THAT the aforesaid the then recorded Co-Owners namely (1-a) Smt. Saraswati Namdeo Barahate, (1-b) Shri. Jagdish Namdeo Barahate, (1-c) Shri. Krishna Namdeo Barahate, (1-d) Shri. Arvind Namdeo Barahate, (2) Shri. Charandas Raoji Barahate, (3-a) Smt. Ahilyabai Sukhdeo Barahate, (3-b) Shri. Manohar Sukhdeo Barahate, (3-c) Shri. Bandu Sukhdeo Barahate, (3-d) Ku. Manda Sukhdeo Barahate, (3-e) Mrs. Sharda Chahande, (3-f) Mrs. Malabai Ramesh Moon, (4) Shri. Ramkrushna Raoji Barahate, (5-a) Shri. Prakash Kartik Barahate and (5-b) Smt. Kisnabai Kartik Barahate later on partition their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 87 of MOUZA - PANJRI (BU.), P.S.K. 42, having an area of 5.39 Hectares, Rental Rs. 16.14 Yearly, held in Occupancy Class - 2 Rights (Bhumidhari), Khate No. 32 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Panjri (Bu.), in Tahsil - Nagpur (Rural) and District - NAGPUR in between them by executing a Deed of Partition dated 09-06-1989. In terms of the said Partition Deed dated 09-06-1989, the land admeasuring 1.05 Hectares being a portion of the entire land bearing Survey/Khasra/Gut No. 87 having total area of 5.39 Hectares, Rental Rs. 16.14 Yearly fallen to the exclusive share of Smt. Saraswati Namdeo Barahate, Shri. Jagdish Namdeo Barahate, Shri. Krishna Namdeo Barahate, Shri. Arvind Namdeo Barahate, Mrs. Antakala Satyanarayan Jadhav & Ku. Mina Namdeo Barahate, the Party No. 1 called therein absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 87/1 having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 269 dated 14-05-1996.

(vii) THAT in terms of the said Partition Deed dated 09-06-1989, the land admeasuring 1.20 Hectares being a portion of the entire land bearing Survey/Khasra/Gut No. 87 having total area of 5.39 Hectares, Rental Rs. 16.14 Yearly fallen to the exclusive share of Shri. Charandas Raoji Barahate, the Party No. 2 called therein absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 87/2, having an area of 1.20 Hectares, Rental Rs. 3.60 Yearly and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 269 dated 14-05-1996.

(viii) THAT in the like manner as per said Partition Deed dated 09-06-1989, the land admeasuring 1.05 Hectares being a portion of the entire land bearing Survey/Khasra/Gut No. 87 having total area of 5.39 Hectares, Rental Rs. 16.14 Yearly fallen to the exclusive share of Smt. Kisnabai Kartik Barahate, Shri. Chhatrapati Kartik Barahate, Shri. Prakash Kartik Barahate, Shri. Vilas Kartik Barahate, Shri. Arun Kartik Barahate, Ku. Chhaya Kartik Barahate and Mrs. Maya Sontakke jointly the Party No. 3 called therein absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 87/3 having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 269 dated 14-05-1996.

(ix) THAT in terms of the said Partition Deed dated 09-06-1989, the land admeasuring 1.04 Hectares being a portion of the entire land bearing Survey/Khasra/Gut No. 87 having total area of 5.39 Hectares, Rental Rs. 16.14 Yearly fallen to the exclusive share of Smt.

Contd. ...



Ahilyabai Sukhdeo Barahate, Shri. Manohar Sukhdeo Barahate, Shri. Bandu Sukhdeo Barahate, Ku. Manda Sukhdeo Barahate, Mrs. Sharda Chahande and Mrs. Malabai Ramesh Moon jointly the Party No. 4 called therein absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 87/4 having an area of 1.04 Hectares and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 269 dated 14-05-1996.

(x) THAT in the like manner as per said Partition Deed dated 09-06-1989, the land admeasuring 1.05 Hectares being a portion of the entire land bearing Survey/Khasra/Gut No. 87 having total area of 5.39 Hectares, Rental Rs. 16.14 Yearly fallen to the exclusive share of Shri. Ramkrushna Raoji Barahate, absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 87/5 having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 269 dated 14-05-1996.

(xi) THAT the aforesaid Co-owners namely Smt. Saraswati Namdeo Barahate, Shri. Jagdish Namdeo Barahate, Shri. Krishna Namdeo Barahate, Shri. Arvind Namdeo Barahate, Mrs. Antakala Satyanarayan Jadhav & Ku. Mina Namdeo Barahate jointly later on transferred/sold a portion of land out their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural bearing Survey / Khasra / Gut No. 87/1 of MOUZA – PANJRI (BU.), P.S.K. 42, having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly, held in Occupancy Class - 2 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Panjri (Bu.), in Tahsil – Nagpur (Rural) and District – NAGPUR, by way Sale to Shri. Manohar Sukhdeo Barahate, by a Sale Deed Dated 24-12-1990, which is registered at the Office of the Joint Sub Registrar, Nagpur-Rural in Addl. Book No. 1, Volume No. 12 on Pages 244 to 247 at Serial No. 362(P) on even date and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 271 dated 14-05-1996.

(xii) THAT the aforesaid Co-owners namely Smt. Kisnabai Kartik Barahate, Shri. Chhatrapati Kartik Barahate, Shri. Prakash Kartik Barahate, Shri. Vilas Kartik Barahate, Shri. Arun Kartik Barahate, Ku. Chhaya Kartik Barahate and Mrs. Maya Sontakke jointly later on transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural bearing Survey / Khasra / Gut No. 87/3 of MOUZA – PANJRI (BU.), P.S.K. 42, having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly, held in Occupancy Class - 2 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Panjri (Bu.), in Tahsil – Nagpur (Rural) and District – NAGPUR, by way Sale to Shri. Manohar Sukhdeo Barahate, by a Sale Deed Dated 26-03-1990, which is registered at the Office of the Joint Sub Registrar, Nagpur-Rural in Addl. Book No. 1, Volume No. 8 on Pages 279 to 283 at Serial No. 86(P) on even date and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 272 dated 14-05-1996.

(xiii) THAT during the course of time aforesaid land bearing Survey / Khasra / Gut No. 87/3 of MOUZA – PANJRI (BU.), P.S.K. 42, having an area of 1.05 Hectares is converted from Occupancy Class-2 Rights (Bhumidhari Rights) to Class-1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Sub Divisional Officer, Nagpur vide its Order and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 668 dated 23-08-2005.

(xiv) THAT the aforesaid Shri. Manohar Sukhdeo Barahate later on transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural bearing Survey / Khasra / Gut No. 87/3 of MOUZA – PANJRI (BU.), P.S.K. 42, having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly, held in Occupancy Class - 2 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Panjri (Bu.), in Tahsil – Nagpur (Rural) and District – NAGPUR, by way Sale to M/s. Aaditya Infra, by a Sale Deed Dated 10-01-2022, which is registered at the Office of the Joint Sub Registrar, Nagpur-Rural-10 in

Contd. ...



Book No. 1, at Serial No. NGN-R-10/164/2022 on even date. As a result therefore the aforesaid M/s. Aaditya Infra, has now an exclusive, absolute and full Owner of the property bearing Survey / Khasra / Gut No. 87/3 having an area of 1.05 Hectares with heritable transferable rights therein and the same is accordingly recorded in the Revenue Records.

(xv) THAT the said M/s. **AADITYA INFRA** later on decided to develop the said property bearing Survey/Khasra/Gut No. 87/3 of **MOUZA – PANJRI (BU.)** into **RESIDENTIAL LAYOUT** by carving out various Plots of different sizes therein and to be known and styled as **"AADITYA PREMIUM-8"**.

(xvi) THAT the layout plan carved out on the aforesaid land bearing Survey No. 87/3 having an area of 1.05 Hectares, out of which the land admeasuring 1.0318 Hectare (i.e. 10138.08 Sq. Mtrs.) is tentatively sanctioned Hon'ble Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority on 27-09-2022. In pursuance of the said order, the said layout is tentatively sanctioned and approved and recommended for the Demarcation purpose by the Executive Engineer-1, Nagpur Metropolitan Region Development Authority vide its letter No. Ex. Eng/NMRDA/7618 Dated 06-10-2022.

(xvii) THAT, for the purpose of Verification of Title, the following documents relating to the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 87/3 of **MOUZA – PANJRI (BU.), P.S.K. 42**, having an area of **1.05 Hectares**, Rental Rs. 3.15 Yearly, held in Occupancy Class - 1 Rights, Khate No. 197 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses, Well and all other easementary rights appurtenant and belonging thereto, situate at Village – Panjri Farm, in Tahsil – Nagpur (Rural) and District – NAGPUR were provided to us :-

- a) Copy of 7/12 Extracts issued by Talathi, Panjri Farm (Bu.), Nagpur (Rural).
- b) Copy of Adhikar Abhilekh.
- c) Copy of 7/12 Extracts in the Year 1979-80 to 1984-85; 1998-99 to 2009-10.
- d) Copy of Sale Deed of Survey No. 87/3, dated 26-03-1990 Registration No. 86(P).
- e) Copy of Ferfar Panji Nos. 268 dated 14-05-1996; 269 dated 14-05-1996; 272 dated 14-05-1996 and 668 dated 23-08-2005.
- f) Copy of Sale Deed of Survey No. 87/3, dated 10-01-2022 Registration No. NGN-R-10/164/2022.
- g) Copy of tentatively Layout Map & Sanctioned Letter of the Executive Engineer-1, Nagpur Metropolitan Region Development Authority vide its letter No. Ex. Eng/NMRDA/7618 Dated 06-10-2022.

(xviii) THAT, all the aforesaid documents produced before us are photocopies of certified copies. It is necessary to verify Original copies in the custody of aforesaid present land Owners/the aforesaid Developers/Promoters.

(xix) THAT links in the title history of last 30 (Thirty) years of chain of title have been established. All the transactions which have taken place at Hingna have been verified from the relevant records of the Sub-Registrar and Revenue Department. We have taken search of records of Sub-Registrar's Office from Inspection Book No. (I) and day books, which were kept and maintained by the office and made available to us.

(xx) While searching the records, it was found that some record was mutilated and torn form, some was incomplete and disorganized, lot of jurisdictional changes have taken place during different periods in Sub-Registrar Office. It is also informed that recent Indexes are not sorted out and compiled Mouzawise, some indexes are even yet not printed out at the Sub-Registrar Office at Nagpur Rural.



(xxi) In alternative only entry of the registration of the documents can be verified from the Token register/day book. As per procedure adopted in the office of the Sub-Registrar only name of the Purchaser is noted and the name of Vendor and details of property are not noted in the Token Register/Day book. In Nagpur District Encumbrance Certificate is not issued by the Sub-Registrar offices. In view of abovementioned reasons, unavailable records, concurrent jurisdiction of the Sub-Registrar Office.

(xxii) THAT, we have verified all the relevant index entries from on line search available on the website of Registration Department for the period of last 30 (Thirty) Years (i.e. for 1992 to 2022) by depositing necessary Search Fees in the Office of Joint District Registrar, Pune Urban vide GRN No. MH007887380202223E of which Receipt No. 1112555595 Dated 17-09-2022 for the period 2004 to 2022 and in the Office of the Joint Sub Registrar, Nagpur-10 vide GRN No. MH007888496202223E Receipt No. 8432 Dated 17-10-2022 for the period 1992 to 2003, only those made available out of the torn and disarrange index and found that no adverse entries are recorded in respect of the aforesaid properties. The Original Search fees Receipts are enclosed herewith.

(xxiii) THAT, in view of the searches made by us and subject to compliances stated herein below, the aforesaid M/s. AADITYA INFRA acting through its Authorised Partners (1) Shri. Amit Sukhlal Jaiswal, (2) Shri. Alankar Vijay Jaiswal, (3) Mrs. Pragya Kumar and (4) Shri. Soumya Priyadarshi, is Owner of the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 87/3 of MOUZA – PANJRI (BU.), P.S.K. 42, having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly, held in Occupancy Class - 1 Rights, Khate No. 197 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses, Well and all other easementary rights appurtenant and belonging thereto, situate at Village – Panjri Farm, in Tahsil – Nagpur (Rural) and District – NAGPUR.

(xxiv) The said Owner has absolute rights to develop/sale its aforesaid property in accordance with provisions of prevailing Development Control Rules. The prospective Buyers of various individual Plot of land out of the aforesaid project shall thereafter acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed subject to observation made herein under and fulfilling following modalities:-

i) The present Owner/Promoter shall comply with the provisions applicable in accordance with the prevailing Development Control Rules and all the developmental activities to abide with and/or to be made subject to directions of the Local Body Planning Authority.

ii) The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The aforesaid project is new project and the provisions of the said Act, Rules and Regulation thereof are applicable to the said Project thus the Registration is to be sought from the said Authority on getting aforesaid various approvals from the Competent Authorities empowered on that behalf.

iii) The present Owner/Promoter shall obtain final Sanctions from the Nagpur Metropolitan Development Authority and also obtain the Non Agricultural Assessment as well as Sanad/Annexure B for the said land bearing Survey / Khasra / Gut No. 87/3 of MOUZA – PANJRI (BU.), P.S.K. 42, having an area of 1.05 Hectares from the Competent Revenue Authority.



(xxv) THAT in view of getting clarity as regards non execution of any unregistered documents/mentioning no transaction of any kind has taken place in respect of the aforesaid properties or plots of land out of the proposed layout at any of the Sub-Registrar Offices or any other place till this date, an affidavit from the present owner namely M/s. AADITYA INFRA acting through its Authorised Partners (1) Shri. Amit Sukhlal Jaiswal, (2) Shri. Alankar Vijay Jaiswal, (3) Mrs. Pragya Kumar and (4) Shri. Soumya Priyadarshi be obtained.

(xxvi) THAT, it is needless to mention here that on obtaining such Sale Deed, the prospective buyers can very well mortgage his/her/their property/plot of land to any Bank/Financial Institution by way of scrutiny for the repayment of such loan, if any advanced to him/her/them.

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.

Hence this Title Verification Report.

NAGPUR.
DATE : 18-10-2022



A handwritten signature in purple ink, consisting of a stylized 'S' followed by a horizontal line and a small flourish.

(SANDEEP SHASTRI)
ADVOCATE



CHALLAN
MTR Form Number-6



GRN	MH007887380202223E	BARCODE			Date	17/09/2022-15:13:45		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 2022-2023 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)				
					Amount In	Four Hundred Fifty Rupees Only			
Total				450.00	Words				
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	69103332022091712842		2767308960
Cheque/DD No.					Bank Date	RBI Date	17/09/2022-15:14:35		Not Verified with RBI
Name of Bank					Bank-Branch		IDBI BANK		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID : 270325928

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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



MH007887380202223E	Government of Maharashtra	Regn. 39 M.
Department of Registration and Stamps		
17 Sep 2022	Receipt	Receipt no.: 1112555595
Name of the Applicant : SANDEEP ANANT SHASTRI		
Details of property of which document has to be searched :		Dist :Nagpur Village :Panjari Pharm S.No/CTS No/G.No. : 87
Period of search :		From :2005 To :2022
Received Fee :		450
The above mentioned Search fee has been credited to government vide GRN no :MH007887380202223E		
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 '.		

