Toal & Tolani Associates

Advocates & Consultants

S-2, Second Floor, 'Parvati Smruti',
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To
MahaRera

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to property comprising of Non-Agriculture Land (Residential) total admeasuring about 3.23 Hectares (7.9786 Acres) comprising of Khasra No. 58/1 admeasuring about 0.27 Hectares (0.6669 Acres), Khasra No 59 admeasuring about 1.71 Hectares (4.2237 Acres) & Khasra No. 61 admeasuring about 1.25 Hectares (3.088 Acres), Patwari Halka No. 44, Occupant Class 1 (Bhoghwat Dar Warg – I – Bhumiswami rights) of Mouza : Katol, Patwari Halka No. 6 Situated at Katol, Tahsil – Katol, District – Nagpur (Hereinafter referred as the said 'Project Land' or 'Land' or 'Property').

We have investigated the title of the said Property on the request of M/s. Lotus Infraspace Developers, A Partnership Firm having its office at Plot No. 992/227, Radhakrishna, Opp. Hanuman Mandir, Near Basket Ball Ground, Shankar Nagar, Tahsil & District: Nagpur 440010 acting through and represented by its Authorized Partners Mr. Gopal Jugalkishor Chandak & Mr. Sudhakar Vitthalrao Kohale (Promoter of the Project) and also investigated following documents: -

1) **Description of the property**: All that piece and parcel of property consisting of Non-Agriculture Land (Residential) total admeasuring about 3.23 Hectares (7.9786 Acres) comprising of Khasra No. 58/1 admeasuring about 0.27 Hectares (0.6669 Acres), Khasra No 59 admeasuring about 1.71 Hectares (4.2237 Acres) & Khasra No. 61 admeasuring about 1.25 Hectares (3.088 Acres), Patwari Halka No. 44, Occupant Class 1 (Bhoghwat Dar Warg – I – Bhumiswami rights) of Mouza : Katol, Patwari Halka No. 6 Situated at Katol, Tahsil – Katol, District – Nagpur together with all easementrary rights appurtenant and belonging thereto and is bounded as under :

ON THE EAST	-	KHASRA NO. 57 & 60
ON THE WEST	-	KHASRA NO. 65 & 66
ON THE NORTH	-	KHASRA NO. 62
ON THE SOUTH	-	KHASRA NO. 54 & 67

2) **The deeds/documents of the Plot:**

(a) Sale Deed dated 30/01/2013 executed by Mr. Gajanan Mahadeorao Raut in favour of Mr. Nandkishor S/o. Vitthalrao Sahare, Mr. Anil S/o. Champalal Bora, Mr. Sushil S/o. Champalal Bora, Mr. Rajesh S/o. Gokulchand Khivansara, and Mr. Dattatraya S/o. Rambhau Bawaskar, Resident of Sillod, Aurangabad in respect of Land bearing Khasra No. 58/1, duly registered in the office of Joint Sub Registrar Katol bearing Document No. 290/2013 on even date.

(b) Sale Deed dated 28/02/2013 executed by Mr. Sudhakar S/o. Rambhau Khankhoje, Mr. Satish S/o. Rambhau Khankhoje, Mrs. Pushpa W/o. Kumar Bakshi, Mrs. Tara W/o. Narayan Patil, Mrs. Kumud W/o. Dattatray Joshi, Mrs. Seema Wd/o. Prafulla Khankhoje,

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Mr. Rohan S/o. Prafulla Khankhoje, Mr. Pranav S/o. Prafulla Khankhoje, Mrs. Kanchan W/o. Shrikant Mahajan, Mrs. Pallavi W/o. Dilip Dhoke, Mrs.. Sarita Wd/o. Prabhakar Khankhoje, Mr. Prashant S/o. Prabhakar Khankhoje, Mrs. Anjali @ Pratima W/o. Vilas Purnapratre in favour of Mr. Nandkishor S/o. Vitthalrao Sahare, Mr. Anil S/o. Champalal Bora, Mr. Sushil S/o. Champalal Bora, Mr. Rajesh S/o. Gokulchand Khivansara, and Mr. Dattatraya S/o. Rambhau Bawaskar, Resident of Sillod, Aurangabad in respect of Land bearing Khasra No. 59, duly registered in the office of Joint Sub Registrar Katol bearing Document No. 536/2013 on even date.

(c) Sale Deed dated 28/02/2013 executed by Mr. Sudhakar S/o. Rambhau Khankhoje, Mr. Satish S/o. Rambhau Khankhoje, Mrs. Pushpa W/o. Kumar Bakshi, Mrs. Tara W/o. Narayan Patil, Mrs. Kumud W/o. Dattatray Joshi, Mrs. Seema Wd/o. Prafulla Khankhoje, Mr. Rohan S/o. Prafulla Khankhoje, Mr. Pranav S/o. Prafulla Khankhoje, Mrs. Kanchan W/o. Shrikant Mahajan, Mrs. Pallavi W/o. Dilip Dhoke, Mrs. Sarita Wd/o. Prabhakar Khankhoje, Mr. Prashant S/o. Prabhakar Khankhoje, Mrs. Anjali @ Pratima W/o. Vilas Purnapratre in favour of Mr. Nandkishor S/o. Vitthalrao Sahare, Mr. Anil S/o. Champalal Bora, Mr. Sushil S/o. Champalal Bora, Mr. Rajesh S/o. Gokulchand Khivansara, and Mr. Dattatraya S/o. Rambhau Bawaskar, Resident of Sillod, Aurangabad in respect of Land bearing Khasra No. 61, duly registered in the office of Joint Sub Registrar Katol bearing Document No. 537/2013 on even date.

(d) Sale Deed dated 12/11/2021 executed by Mr. Nandkishor S/o. Vitthalrao Sahare, Mr. Anil S/o. Champalal Bora, Mr. Sushil S/o. Champalal Bora, Mr. Rajesh S/o. Gokulchand Khivansara, and Mr. Dattatraya S/o. Rambhau Bawaskar, Resident of Sillod, Aurangabad in favour of M/s. Lotus Infraspace Developers in respect of Land bearing Khasra No. 58/1, duly registered in the office of Joint Sub Registrar Katol bearing Document No. 4262/2021on even date.

(e) Sale Deed dated 12/11/2021 executed by Mr. Nandkishor S/o. Vitthalrao Sahare, Mr. Anil S/o. Champalal Bora, Mr. Sushil S/o. Champalal Bora, Mr. Rajesh S/o. Gokulchand Khivansara, and Mr. Dattatraya S/o. Rambhau Bawaskar, Resident of Sillod, Aurangabad in favour of M/s. Lotus Infraspace Developers in respect of Land bearing Khasra No. 59, duly registered in the office of Joint Sub Registrar Katol bearing Document No. 4261/2021on even date.

(f) Sale Deed dated 12/11/2021 executed by Mr. Nandkishor S/o. Vitthalrao Sahare, Mr. Anil S/o. Champalal Bora, Mr. Sushil S/o. Champalal Bora, Mr. Rajesh S/o. Gokulchand Khivansara, and Mr. Dattatraya S/o. Rambhau Bawaskar, Resident of Sillod, Aurangabad in favour of M/s. Lotus Infraspace Developers in respect of Land bearing Khasra No. 61, duly registered in the office of Joint Sub Registrar Katol bearing Document No. 4260/2021on even date.

(g) The Urban Development Department's Notification No. TPS-2422/516/CR-42/2022/UD-9 dated 17/11/2022 including/adding the Land bearing Khasra No. 58/1, 59 & 61 total admeasuring about 3.23 Hectares into the Residential Zone of Development Plan of Katol City.

(h) Order of the Planning Commission & Chief Executive Officer of Municipal Council Katol bearing No. 280/2022 dated 13/12/2022 with reference to recommendation for conversation of Land bearing Khasra No. 58/1, 59 & 61 for Non-Agricultural (Residential) Use and also regarding recommended of the layout for demarcation on said Land.

3) The 7'12 Extract issued by the Revenue / Land Record of State of Maharashtra vide mutation entry no. 26378 dated 12/01/2022 reflects the name of M/s. Lotus Infraspace Developers through its Authorised Partners Mr. Gopal Jugalkishor Chandak & Mr. Sudhakar Vitthalrao Kohale as owner on record in respect of Land bearing Khasra No.

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58/1. The 7'12 Extract issued by the Revenue / Land Record of State of Maharashtra vide mutation entry no. 26379 dated 12/01/2022 reflects the name of M/s. Lotus Infraspace Developers through its Authorised Partners Mr. Gopal Jugalkishor Chandak & Mr. Sudhakar Vitthalrao Kohale as owner on record in respect of Land bearing Khasra No. 59. The 7'12 Extract issued by the Revenue / Land Record of State of Maharashtra vide mutation entry no. 26380 dated 12/01/2022 reflects the name of M/s. Lotus Infraspace Developers through its Authorised Partners Mr. Gopal Jugalkishor Chandak & Mr. Sudhakar Vitthalrao Kohale as owner on record in respect of Land bearing Khasra No. 61.

4) Search report for 30 (Thirty) years from 1992 to 2022

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Land, we are of the opinion that the title of M/s. Lotus Infraspace Developers acting through its Authorized Partners Mr. Gopal Jugalkishor Chandak & Mr. Sudhakar Vitthalrao Kohale, Promoter of the project is clear, marketable and without any encumbrances.

Owner of the Land: M/s. Lotus Infraspace Developers, A Partnership Firm having its office at Plot No. 992/227, Radhakrishna, Opp. Hanuman Mandir, Near Basket Ball Ground, Shankar Nagar, Tahsil & District: Nagpur 440010 acting through and represented by its Authorized Partners Mr. Gopal Jugalkishor Chandak & Mr. Sudhakar Vitthalrao Kohale.

The Report reflecting the flow of the title of the Promoter on the said land is enclosed herewith as annexure.

Encl : **a)** Annexure – A – Flow of the title of the said Land

b) Receipt bearing MH012492295202223E dated 21/12/2022

Nagpur

Date: 21/12/2022

Seal/Stamp

Toal & Tolani Associates ADVOCATES

For M/s. Toal & Tolani Associates

Shashikant B. Toal
Advocate

Toal & Tolani Associates

Advocates & Consultants

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Yogesh : (M) - 9373104641 (E) yogeshtolani@gmail.com

ANNEXURE – A TO LEGAL TITLE REPORT OF LAND BERING KHASRA NO. 58/1, 59 & 61 OF MOUZA – KATOL OWNED BY M/S. LOTUS INFRASPACE DEVELOPERS.

FLOW OF THE TITLE OF THE SAID LAND.

i) We have been asked to furnish a title verification & search report of the property consisting of Non-Agriculture Land (Residential) total admeasuring about 3.23 Hectares (7.9786 Acres) comprising of Khasra No. 58/1 admeasuring about 0.27 Hectares (0.6669 Acres), Khasra No 59 admeasuring about 1.71 Hectares (4.2237 Acres) & Khasra No. 61 admeasuring about 1.25 Hectares (3.088 Acres), Patwari Halka No. 44, Occupant Class 1 (Bhoghwat Dar Warg – I – Bhumiswami rights) of Mouza : Katol, Patwari Halka No. 6 Situated at Katol, Tahsil – Katol, District – Nagpur together with all easementrary rights appurtenant and belonging thereto. Accordingly, we have examined the matter, based on the information given to us, photocopies of the documents placed before us, and search taken in the office of Joint Sub Registrar Katol subject to confines and limits. As per the documents supplied to us and referred in this report, we have observed the following flow of the title of said Land:

(a) The property consisting of Agriculture Land bearing Khasra No. 58/1 admeasuring about 0.27 Hectares (0.6669 Acres), Patwari Halka No. 44 of Mouza – Katol, Mouza No. 32, Land Revenue Rs. 2.05 held in Bhogwatdar Class-1 Rights, Situated at Katol, Tahsil – Katol, District – Nagpur together with all other easementrary rights appurtenant and belonging thereto (Hereinafter called to and referred as the said 'Land bearing Khasra No. 58/1') was owned and possessed by Mr. Gajanan Mahadeorao Raut being his ancestral Property.

(b) Mr. Gajanan Mahadeorao Raut sold the said Land bearing Khasra No. 58/1 to Mr. Nandkishor S/o. Vitthalrao Sahare, Mr. Anil S/o. Champalal Bora, Mr. Sushil S/o. Champalal Bora, Mr. Rajesh S/o. Gokulchand Khivansara, and Mr. Dattatraya S/o. Rambhau Bawaskar, Resident of Sillod, Aurangabad by executing Sale Deed dated 30/01/2013, duly registered in the office of Joint Sub Registrar Katol bearing Document No. 290/2013 on even date.

(c) The property consisting of Agriculture Land bearing Khasra No. 59 admeasuring about 1.71 Hectares (4.2237 Acres), Land Revenue Rs. 13.20 and Agriculture Land bearing Khasra No. 61 admeasuring about 1.25 Hectares (3.088 Acres), Land Revenue Rs. 9.65 both bearing Patwari Halka No. 44 of Mouza – Katol, Mouza No. 32, held in Bhogwatdar Class-1 Rights, Situated at Katol, Tahsil – Katol, District – Nagpur together with all other easementrary rights appurtenant and belonging thereto (Hereinafter called to and referred as the said 'Land bearing Khasra No. 59' and 'Land bearing Khasra No. 61' respectively) was owned and possessed by Mr. Sudhakar S/o. Rambhau Khankhoje, Mr. Satish S/o. Rambhau Khankhoje, Mrs. Pushpa W/o. Kumar Bakshi, Mrs. Tara W/o. Narayan Patil, Mrs. Kumud W/o. Dattatray Joshi, Mrs. Seema Wd/o. Prafulla Khankhoje, Mr. Rohan S/o. Prafulla Khankhoje, Mr. Pranav S/o. Prafulla Khankhoje, Mrs. Kanchan W/o.

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Shrikant Mahajan, Mrs. Pallavi W/o. Dilip Dhoke, Mrs.. Sarita Wd/o. Prabhakar Khankhoje, Mr. Prashant S/o. Prabhakar Khankhoje, Mrs. Anjali @ Pratima W/o. Vilas Purnapratre being their ancestral Property.

(d) Mr. Sudhakar S/o. Rambhau Khankhoje, Mr. Satish S/o. Rambhau Khankhoje, Mrs. Pushpa W/o. Kumar Bakshi, Mrs. Tara W/o. Narayan Patil, Mrs. Kumud W/o. Dattatray Joshi, Mrs. Seema Wd/o. Prafulla Khankhoje, Mr. Rohan S/o. Prafulla Khankhoje, Mr. Pranav S/o. Prafulla Khankhoje, Mrs. Kanchan W/o. Shrikant Mahajan, Mrs. Pallavi W/o. Dilip Dhoke, Mrs.. Sarita Wd/o. Prabhakar Khankhoje, Mr. Prashant S/o. Prabhakar Khankhoje, Mrs. Anjali @ Pratima W/o. Vilas Purnapratre sold the said Land bearing Khasra No. 59 and Land bearing Khasra No. 61 to Mr. Nandkishor S/o. Vitthalrao Sahare, Mr. Anil S/o. Champalal Bora, Mr. Sushil S/o. Champalal Bora, Mr. Rajesh S/o. Gokulchand Khivansara, and Mr. Dattatraya S/o. Rambhau Bawaskar, Resident of Sillod, Aurangabad by executing two seperate Sale Deeds dated 28/02/2013, duly registered in the office of Joint Sub Registrar Katol bearing Document No. 536/2013 and 537/2013 respectively on even date.

(e) Mr. Nandkishor S/o. Vitthalrao Sahare, Mr. Anil S/o. Champalal Bora, Mr. Sushil S/o. Champalal Bora, Mr. Rajesh S/o. Gokulchand Khivansara, and Mr. Dattatraya S/o. Rambhau Bawaskar sold the said Land bearing Khasra No. 58/1, Land bearing Khasra No. 59 and Land beraring Khasra No. 61 to M/s. Lotus Infraspace Developers acting through and represented by its Authorized Partners Mr. Gopal Jugalkishor Chandak & Mr. Sudhakar Vitthalrao Kohale by executing three seperate Sale Deeds dated 12/11/2021 duly registered in the office of Joint Sub Registrar Katol bearing Document No. 4262/2021, 4261/2021 & 4260/2021 respectivley on even date.

(f) The said Land bearing Khasra No. 58/1, 59 & 61 total admeasuring about 3.23 Hectares were included in Agriculture Zone of Development Plan of Katol City sanctioned by the Government of Maharashtra vide Urban Development Department's Notification No. TPS-2406/3123/CR-133(A)/2007/UD-9 dated 04/11/2008.

(g) The Katol Municipal Council being the Planning Authority vide its General Body Resolution No. 30 dated 20/12/2021 has resolved to delete the said Land bearing Khasra No. 58/1, 59 & 61 total admeasuring about 3.23 Hectares from Agriculture Zone and to include the same in Residential Zone.

(h) The said Land bearing Khasra No. 58/1, 59 & 61 total admeasuring about 3.23 Hectares was accordingly added into the Residential Zone of Development Plan of Katol City by way of new entry, sanctioned by the Government of Maharashtra vide Urban Development Department's Notification No. TPS-2422/516/CR-42/2022/UD-9 dated 17/11/2022 under section 37(2) of the Maharashtra Regional and Town Planning Act 1966.

(i) The said Land bearing Khasra No. 58/1, 59 & 61 total admeasuring about 3.23 Hectares is recommended for Non-Agricultural (Residential) Use and also tentatively recommended for demarcation of layout on said Land in terms of the Order of the Planning Commission & Chief Executive Officer of Municipal Council Katol bearing No. 280/2022 dated 13/12/2022.

(j) As per recommended Layout Plan, area under Internal Roads is 6812.80 Sq. Mtrs.; Open Space 3230 Sq. Mtrs., Amenity Space is 3230 Sq. Mtrs and Net area for plots (Plotable Area) is 18251.49 Sq. Mtrs. AND



ii) The Particulars reference / observation of the said Land are as under:

1) 7/12 extract issued by the Revenue / Land Record of State of Maharashtra downloaded on 20/12/2022 specify the name of M/s. M/s. Lotus Infraspace Developers as owner of said Land bearing Khasra No. 58/1, 59 & 61 of Mouza – Katol.

2) Mutation Entry No. 26378, 26379, & 26380 dated 12/01/2022 as reflected in the 7'12 Extract issued by the Revenue / Land Record of State of Maharashtra, downloaded on 20/12/2022.

3) Search report for 30 years from 1992 to 2022 taken from Sub-Registrar' office Katol.

4) No other relevant title with reference to said Land is observed.

5) There is no pending litigation with reference to said Land as on date is observed.

Nagpur

Date: 21/12/2022

Seal/Stamp



For M/s. Toal & Tolani Associates

Shashikant B. Toal
Advocate

CHALLAN
MTR Form Number-6

GRN	MH012492295202223E	BARCODE		Date	21/12/2022-11:42:55	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	KTL_KATOL SUB REGISTRAR	**Full Name**	SHASHIKANT BHALCHANDRA TOAL
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No.**	Khasra No. 58/1 and 59 and 61 total 3.23 Hectares
		Premises/Building	
Road/Street			Katol
Area/Locality			Nagpur
Town/City/District			
PIN		4 4 0 0 1 2	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

Mouza Kator Patwari Halka No 6 Situated at Katol Tahsil Katol District Nagpur

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022122184322	CKV7260537
Cheque/DD No.		Bank Date	RBI Date	21/12/2022-11:24:44	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. : 9822231456

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 नमुद कारणासाढीच लागु आहे . इतर कारणांसाढी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Toal & Tolani Associates ADVOCATES

Print Date 21-12-2022 11:44:10