Pintu. K. Gumgaonkar
Advocate
Email id : gumgaonkarpintu@gmail.com
District Court Add. : Canteen bar room, ground floor
Nyay mandir Civil Lines Nagpur – 1

40, Deshmukh Appartment
Dattatraya Nagar,
Nagpur - 24
Mob. No:9850395361,8459930698

Format "A"

To,

1. MahaRERA

6th & 7th Floor, Houseflin Bhavan,

Plot No.C-21, E-Block,

Bandra Kurla Complex,

Bandra (E), Mumbai-400 051.

2. 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 non-agricultural land bearing Khasra No.189/5 of Mouza-Jamtha, Patwari Halka No. 42, having an area of 2.14 Hectares, Rental Rs. 6.18 yearly, held in Occupancy Class-I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Jamtha within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District- Nagpur.**

P. K. Gumgaonkar
Advocate

1) I have investigated the title of the said property on the request of R Sandesh Infrastructures Private Limited (Formerly known as Sandesh Infrastructures Private Limited), a company duly incorporated under the companies act, 1956/2013 bearing Incorporation Certificate No. U45200MH2005PTC155257 having its registered office at Plot No. 135 , 1st Floor, House No. 143/A, Mohta Nikunj , Canal Road, Ramdaspeth Nagpur -440010 with following documents as below:

i) **Description of the property :**

All that piece and parcel of agricultural land bearing Khasra No. 189/5 of Mouza-Jamtha, Patwari Halka No. 42, having an area of 2.14 Hectares, Rental Rs. 6.18 yearly, held in Occupancy Class-I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Jamtha within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District- Nagpur.

ii) The Document of Ownership of Khasra No. 189/5

(a) 7/12 Extracts issued by Talathi, Nagpur-Rural

(b) Sale deed of Khasra No. 189/5, dated 08-1-2019, registration No. 126/2019, SRO-7, Nagpur.

D K. Gumgaonkar

Advocate

iii) Search Report for 30 years from January 1993 till December 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 owner and Developer is clear, marketable and without any encumbrances.

Owner of the land :

ALL that piece and parcel of non-agricultural land bearing khasra no. 189/5, of Mouza-Jamtha, Patwari Halka No. 42, having an area of 2.14 Hectares, Rental Rs. 6.18 yearly, held in Occupancy: Class I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Jamtha within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District- Nagpur.	**R sandesh infrastructure private limited (Formerly known as Sandesh infrastructure private limited)**

Qualifying comments/remarks if any :

The Title of R Sandesh Infrastructure Private Limited (Formerly known as Sandesh Infrastructure Private

D K. Gumgaonkar

Advocate

Limited) on the said land is good, valid, marketable, clear and salable.

3) The report reflecting the flow of the title of the said R Sandesh Infrastructure Private Limited (Formerly known as Sandesh Infrastructure Private Limited) on the said lands are enclosed herewith as annexure.

Encl : Annexure

Date : 03/01/2023

(Pintu.K.Gumgaonkar)

Advocate

P K. Gumgaonkar

Advocate

ANNEXURE

Flow of the title of the said land

1. **Property card (7/12 extract) issued by Talathi, Nagpur- Rural as on date of application for registration :**

The name of Sandesh Infrastructure Private Limited is recorded in the property card (7/12 extract) issued by Talathi Nagpur- Rural in respect of the property comprising of land bearing All that piece and parcel of non-agricultural land bearing Khasra No. 189/5 of Mouza-Jamtha, Patwari Halka No. 42, having an area of 2.14 Hectares, Rental Rs. 6.18 yearly, held in Occupancy Class-I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Jamtha within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District- Nagpur.

2. **Mutation Entry :**

The property card (7/12 extract) issued by Talathi, Nagpur-Rural for Khasra No. 189/5 reveal that vide Mutation / Ferfar Entry No. 3859, dated 11/01/2019, the name of Sandesh Infrastructure Private Limited is recorded as owner of the said land.

D K. Gumgaonkar

Advocate

3. Search report for 30 years from 1993 to 2022 taken from Sub registrar Office at Nagpur

i. **THAT**, all that piece and parcel of land bearing **Kh. No.** 189/5 of MOUZA – JAMTHA, Patwari Halka No. 42, having an area of 2.14 Hectares (i.e., 21,400 Sq. Mtrs), Land Revenue Rs. 6.18, held Occupancy Class - I, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights apartment and belonging thereto, situated at Mouza-Jamtha, Tahsil Nagpur (Rural), District – Nagpur, originally the said land being the portion of Larger property of Kh. No. 189 in all admeasuring about 27.26 acres was originally owned by Smt. Sugrabee w/o Mohd. Kasim and thirty six others being their ancestral property and the portion of the said land admeasuring about 7.04 acres was purchased by Shri. Paritosh S/o Maniklal Singhee, herein from said owners by Sale Deed dt. 13/11/1991 registered with Sub Registrar, Nagpur-Rural at Book No. Add. -1, Volume No. 996 at pages 137 to 146 at Sr. No. 6495 dt. 30/06/2001 and the name of Shri. Paritosh S/o Maniklal Singhee herein was mutated in revenue records as the sole and exclusive owner of the said land,

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Advocate

ii. **THAT**, the aforesaid Shri. Paritosh S/o Maniklal Singhee, Later on sold the said land bearing Kh. No. 189/5 of Mouza - Jamtha, P.S.K. 42, having an area of 2.85 Hectors to SANDESH INFRASTRUCTURE PRIVATE LIMITED, by a sale Deed dated 08-01-2019, which is duly registered in the office of Joint Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 126/2019 on even date. As a result, therefore, the said R Sandesh Infrastructure Private Limited (Formerly known as Sandesh Infrastructure Private Limited) has now become an exclusive, absolute and full owner of the aforesaid property comprising khasra no. 189/5 Mouza-Jamtha, Patwari Halka no. 42, having an area of 2.85 Hectares, Rental Rs. 6.18 yearly with heritable and transferable rights therein and the same is also accordingly mutated in the revenue records vide Ferfar entry no. 3859, dated 11/01/2019. Later on as per the order dated 14/05/2019 of Superintendent of Land Records, Nagpur vide Case No. 650/2019, the area of said land has been corrected and revised as 2.14 Hectares.

iii. **THAT**, the aforesaid land bearing khasra no. 189/5 of Mouza-Jamtha admeasuring 2.14 Hectares (21,400 Sq Mtrs), is converted for non-agricultural (residential) use by the Collector, Nagpur.

D K. Gumgaonkar

Advocate

iv. **THAT**, the aforesaid R Sandesh Infrastructure Private Limited (Formerly known as Sandesh Infrastructure Private Limited) later on decided to develop the aforesaid land into a layout by carving out various plots of different sizes therein and shall be known and styled as "RSG - WEST END" and the said layout is tentatively sanctioned and approved by the executive engineer, Nagpur Metropolitan Region Development Authority, Nagpur have recommended and approved the layout plan of said land vide its letter no. का.अभि./नामप्रविप्रा/7875 दि. 24.11.2022.

v. **THAT,** for the purpose of verification of title, the following documents relating to said property are provided to us :

a. Property card (7/12 extract) Khasra No. 189/5.

b. Sale deed dated 08-1-2019 between Shri Paritosh S/O Maniklal Singhee in favour of Sandesh Infrastructure Private Limited, registered at Sr. No. 126/2019 at SRO No. - 7 for Khasra / Survey No. 189/5.

THAT, all the aforesaid documents produced before me by R Sandesh Infrastructure Private Limited (Formerly known as Sandesh Infrastructure Private Limited) to me for scrutiny and examinations of photocopies, it is necessary

P K. Gumgaonkar

Advocate

to verify original copies in the custody of the aforesaid present land owner. In the like manner, it is further necessary to obtain an affidavit from the aforesaid owner that it has not executed any unregistered deed or document whereby its ownership rights are affected, diluted or third party interest is created.

vi. **THAT**, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra No. 189/5, Mouza-Jamtha, Nagpur- Rural for the period of 19 (nineteen) years from 2004 to 2022 by depositing necessary search fees online with the depart of Registration vide GRN no. MH013135017202223E dated 02-01-2023. The receipt of the same is enclosed herewith.

vii. **THAT,** during our online search we did not come across any subsisting adverse entry recorded relating to the aforesaid property.

4. Any other relevant title

We observed that the said land is freehold property.

5. Litigation if any :

During our online search we did not came across any entry for lispendence recorded relating to aforesaid property.

Date : 03/01/2023

(Pintu.K.Gumgaonkar)

Advocate

P. K. Gumgaonkar

Advocate

CHALLAN

MTR Form Number-6

GRN	MH013135017202223E	BARCODE		Date	02/01/2023-17:53:34	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	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	**Full Name**	ADV PINTU K GUMGAONKAR
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No.**	KH NO 189/5
		Premises/Building	
		Road/Street	MOUZA JAMTHA
		Area/Locality	NAGPUR RURAL
		Town/City/District	
		PIN	4 4 1 1 0 8
		Remarks (If Any)	1993 TO 2022

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

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.	00040572023010273725	IK0CAUXAZ9
Cheque/DD No.		Bank Date	RBI Date	02/01/2023-17:24:54	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. 0000000000

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 कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 02-01-2023 05:54:40

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम ९९७५ यातील नियम ३,५,६ आणि ७]

गाव :- जामठा (५३५८९६) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

30544358340

ULPIN : 30544358340 भूमापन क्रमांक व उपविभाग १८९/५

सुधारणा पद्धती	भोगवटादार वर्ग -१
शेताचे स्थानीक नाव :	

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	३५९	[संतोष माणिकलाल सिंघी	०.३६.००	०.७८	]	(४९३७)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	३९८	श्री रामदेव प्रल्हादराय अग्रवाल				(४९३७)	इतर अधिकार
जिरायत २.९४.००		संदेश इन्फ्रास्ट्रक्चर प्रा. लि. तर्फे डायरेक्टर				(४९३७)	इतर
बागायत -		------सामाईक क्षेत्र------	२.९४००	६.१८			दि. ०९/०५/२००५ मा.नायब तहसिलदार यांचे आदेशाप्रमाणे विक्री प्रकरण (४९६)
एकुण							इतर
ला.यो. क्षेत्र २.९४.००							खरेदी नोद दि.१५/१/२०१९ (३८५९)
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							इतर
वर्ग (अ) -							मा.जिल्हा अधिक्षक भुमि अभिलेख नागपुर यांचे कडील क्र./भू -२/त.अ./आ.क्र.३७९५/कावि ६५०/२०१९ दि. १४/०५/२०१९ चे आदेशानुसार क्षेत्र दुरुस्ती नोंद. (४९३७)
वर्ग (ब) -							इतर
एकुण							मा. उप अधिक्षक भूमी अभिलेख नागपूर यांचे कडील क्र.मांक.भू-५/एस वी २३/एस.आर. ९-४८/२००९ मौजा जामठा/नाला स्थलांतरण/२०१० दि.३०/०६/२०१० चे आदेशानुसार नकाशा दुरुस्ती तसेच मा. उप अधिक्षक भूमी अभिलेख नागपूर ग्रा, यांचे पत्र क्र./पु.मो.यो./त.अ./क.जा.प./२०२२,कावि-२९९५ प्राप्त दि. २४/०४/२०२२ आणि मा.तहसीलदार नागपूर ग्रामीण यांचे क्र.म.स./कानुनगो/तह.नाग.ग्रा.कावि-७२६/२०२२ दि. २९/०६/२०२२ नुसार नोंद. (६८९२)
पो.ख.क्षेत्र ०.००.००							
एकुण क्षेत्र (अ+ब) २.९४.००							
आकारणी ६.१८							
जुडी किंवा विशेष आकारणी							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ६८९२ व दिनांक : १५/०७/२०२२
जुने फेरफार क्र : (३३६०) (३८५९) (४९३७)							सीमा आणि भुमापन चिन्हे

हा गाव नमुना क्रमांक ७ दिनांक १५/०७/२०२२:०२:१९:५९ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ३१/१२/२०२२ : १६:०६:५० PM. पैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dslr/ या संकेत स्थळावर जाऊन 09091000001219262 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- जामठा (५३५८९६) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भुमापन क्रमांक व उपविभाग १८९/५

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०२२	खरीप	३९८*						चालू पड	२.१४००	

टीप :** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे