

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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FORMAT - A
(Circular No: - 28 / 2021)

To

MahaRERA

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 the Lay-out of plotted development to be known as "**SANDESH NAGARI-3**" on ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 81/1 and 82/2 of MOUZA - PEWATHA, Patwari Halka No. 40-A, having an area of 1.56 Hectares and 1.21 Hectares respectively thus totaling 2.77 Hectares (i.e. 27700.00 Sq. Mtrs.), both held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Pewatha within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR.

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 Kunj, Canal Road, Ramdaspath, Nagpur - 440 010, Tahsil & District - NAGPUR, (PAN AAJCS2575A) and acting through its authorised Director **SHRI. DILIP S/o PRALHADRAI AGRAWAL**, Aged about 48 Years, Occupation - Business and Agriculturist, AADHAR UID 5373 1198 2607, Mobile No. 9823176148. Resident of Cotton Market, Tahsil and District - NAGPUR, and following documents i.e.:-



i) Description of the property.

ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 81/1 and 82/2 of MOUZA - PEWATHA, Patwari Halka No. 40-A, having an area of 1.56 Hectares and 1.21 Hectares respectively thus totaling 2.77 Hectares, both held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Pewatha within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR.

ii) The Document of Ownership of Khasra Nos. 81/1 and 82/2.

- (a) 7/12 Extracts issued by Talathi, Nagpur-Rural.
- (b) Sale Deed of Khasra No. 81/1, dated 24-04-2008, Registration No. 2342 SRO-10, Nagpur.
- (c) Sale Deed of Khasra No. 82/2, dated 24-04-2008, Registration No. 2341 SRO-10, Nagpur.
- (d) Sale Deed of Kh. Nos. 81/1 & 82/2, dated 30-06-2012, Registration No. 2692 SRO-10, Nagpur.
- (e) Sanctioned layout plan dated 10-09-2022.

iii) Search report for 30 years from 1992 to 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 THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 81/1 and 82/2 of MOUZA - PEWATHA, Patwari Halka No. 40-A, having an area of 1.56 Hectares and 1.21 Hectares respectively thus totaling 2.77 Hectares, both held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Pewatha within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR.	R SANDESH INFRASTRUCTURES PRIVATE LIMITED, acting through its authorised Director SHRI. DILIP S/o PRALHADRAI AGRAWAL
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Qualifying comments/ remarks if any

The Title of **R SANDESH INFRASTRUCTURES PRIVATE LIMITED (formerly known as SANDESH INFRASTRUCTURES PRIVATE LIMITED)**, acting through its authorised Director **SHRI. DILIP S/o PRALHADRAI AGRAWAL** on the said lands are good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said **R SANDESH INFRASTRUCTURES PRIVATE LIMITED (formerly known as SANDESH INFRASTRUCTURES PRIVATE LIMITED)**, acting through its authorised Director **SHRI. DILIP S/o PRALHADRAI AGRAWAL** on the said lands are enclosed herewith as annexure.

Encl : Annexure
Date: 07-01-2023



(SANDEEP SHASTRI)
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 **R SANDESH INFRASTRUCTURES PRIVATE LIMITED (formerly known as SANDESH INFRASTRUCTURES PRIVATE LIMITED)**, acting through its authorised Director **SHRI. DILIP S/o PRALHADRAI AGRAWAL** is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising of Land bearing ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 81/1 and 82/2 of MOUZA - PEWATHA, Patwari Halka No. 40-A, having an area of 1.56 Hectares and 1.21 Hectares respectively thus totaling 2.77 Hectares, Rental Rs. 4.33 and Rs. 3.00 Yearly respectively, both held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Pewatha, in Tahsil - Nagpur (Rural) and District - NAGPUR.

- 2} Mutation Entry -

The property card (7/12 Extract) issued by Talathi, Nagpur-Rural for Khasra Nos. 81/1 and 82/2 reveal that vide Mutation / Ferfar Entry No. 812 dated 06-08-2012, the name of **R SANDESH INFRASTRUCTURES PRIVATE LIMITED (formerly known as SANDESH INFRASTRUCTURES PRIVATE LIMITED)**, acting through its authorised Director **SHRI. DILIP S/o PRALHADRAI AGRAWAL** is recorded as Owner of the said lands.

- 3} Search report for 30 years from 1993 to 2022 taken from Sub-Registrar office at Nagpur.

- (i) **THAT** the property comprising ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 81/1 and 82/2 of MOUZA - PEWATHA, Patwari Halka No. 40-A, having an area of 1.56 Hectares and 1.21 Hectares respectively thus totaling 2.77 Hectares, Rental Rs. 4.33 and Rs. 3.00 Yearly respectively, both held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Pewatha, in Tahsil - Nagpur (Rural) and District - NAGPUR.
- (ii) **THAT** ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 81/1 of MOUZA - PEWATHA, P.S.K. 40-A having an area of 1.56 Hectors, Rental Rs. 4.33 Yearly, held in Occupancy Class - I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - PEWATHA in Tahsil - Nagpur (Rural) and District - NAGPUR, originally belonged to Shri. Rakesh Rameshkumar Pandey, having purchased the same by him from Shri. Anil Sadashiv Ambulkar, by a Sale Deed dated 24-04-2008, which is duly registered in the office of Sub-Registrar, Nagpur (Rural)-10 in Book No. 1 at Sr. No. 2342 on even date and same was accordingly recorded in the Revenue Records.



(iii) **THAT**, ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 82/2 of MOUZA – PEWATHA, P.S.K. 40-A having an area of 1.21 Hectors, Rental Rs. 3.00 Yearly, held in Occupancy Class - I Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – PEWATHA in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged to Shri. Rakesh Rameshkumar Pandey, having purchased the same by him from Shri. Prakash Bhimrao Atkare and others, by a Sale Deed dated 24-04-2008, which is duly registered in the office of Sub-Registrar, Nagpur (Rural)-10 in Book No. 1 at Sr. No. 2341 on even date and same was accordingly recorded in the Revenue Records.

(iv) **THAT**, the aforesaid Shri. Rakesh Rameshkumar Pandey lateron transferred/sold the properties comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing Khasra Nos. 81/1 and 82/2 of MOUZA – PEWATHA, Patwari-Halka No. 40-A, having an area of 1.56 Hectares and 1.21 Hectares respectively thus totaling 2.77 Hectares, Rental Rs. 4.33 and Rs. 3.00 Yearly respectively, both held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Pewatha, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Sandesh Infrastructure Private Limited, by a Sale Deed dated 30-06-2012, which is duly registered in the office of Sub-Registrar, Nagpur (Rural)-10 in Book No. 1 at Sr. No. 2692 on 02-07-2012 and same was accordingly recorded in the Revenue Records Vide Ferfar Entry No. 812 dated 06-08-2012.

(v) **THAT**, the aforesaid **R SANDESH INFRASTRUCTURES PRIVATE LIMITED (formerly known as SANDESH INFRASTRUCTURES 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 "**SANDESH NAGARI-3**" and the said layout is tentatively sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur has recommended and approved the layout Plan of said land vide its Letter No. का.अभि./नामप्रविश/7653 Dated 10-10-2022.

(vi) **THAT**, Sandesh Infrastructres Private Limited, who is a owner of lands bearing Kh. Nos. 81/1 and 82/2 of MOUZA – PEWATHA and Member of Sandesh Projects, the Promoter herein, has changed it's name as "R Sandesh Infrastructures Private Limited" and a Certificate of Incorporation pursuant to Change of Name is also issued by Registrar of Companies on 4th November, 2022.

(vii) **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 Nos. 81/1 & 82/2
- (b) Sale Deed dated 24-04-2008 between Shri. Anil Sadashiv Ambulkar in favour of Shri. Prakash Rameshkumar Pandey, registered at Sr. No. 2342 for Khasra / Survey / Gut No. 81/1.



- (c) Sale Deed dated 24-08-2008 between Shri. Prakash Bhimrao Atkare and others in favour of Shri. Prakash Rameshkumar Pandey, registered at Sr. No. 2341 for Khasra No. 82/2.
- (d) Sale Deed dated 30-06-2012 between Shri. Prakash Rameshkumar Pandey in favour of Sandesh Infrastructure Private Limited, registered at Sr. No. 2692 for Khasra Nos. 81/1 & 82/2.
- (e) Sanctioned layout plan dated 19-09-2022.

THAT, all the aforesaid documents produced before by **R SANDESH INFRASTRUCTURES PRIVATE LIMITED (formerly known as SANDESH INFRASTRUCTURES PRIVATE LIMITED)** to me for scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owners. 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.

(viii) **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 /Survey Nos. 81/1 & 82/2 MOUZA : PEWATHA, NAGPUR - RURAL for the period of 30 (Thirty) years (i.e. from 1993 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH009337304202223E, dated 15-10-2022, Receipt No. 8458 i.e. for the period of 1993 to 2004 and GRN No. MH009334155202223E, dated 15-10-2022, Receipt No. 1112595080 i.e. for the period of 2005 to 2022 for Kh. No. 81/1 and GRN No. MH009337541202223E, dated 15-10-2022, Receipt No. 8457 i.e. for the period of 1993 to 2004 and GRN No. MH009335598202223E, dated 15-10-2022, Receipt No. 1112595115 i.e. for the period of 2005 to 2022 for Kh. No. 82/2. The receipts of the same are enclosed herewith.

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

4} Any other relevant Title :- N.A.

5} Litigations if any:- N. A.

Date: 07-01-2023



(SANDEEP SHASTRI)
ADVOCATE



CHALLAN
MTR Form Number-6



GRN	MH009334155202223E	BARCODE	Date		15/10/2022-12:04:11	Form ID
Department			Inspector General Of Registration			
Search Fee			Payer Details			
Type of Payment			Other Items			
Office Name			PND1_JT DISTT REGISTRAR PUNE URBAN			
Location			PUNE			
Year			2022-2023 One Time			
Account Head Details			Amount In Rs.			
0030072201 SEARCH FEE			450.00			
Flat/Block No.			SANDEEP ANANT SHASTRI			
Premises/Building						
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			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
Bank CIN			Ref. No.			
69103332022101511422			2772123246			
Bank Date			RBI Date			
15/10/2022-12:06:07			Not Verified with RBI			
Name of Bank			Bank-Branch			
IDBI BANK			IDBI BANK			
Name of Branch			Scroll No. , Date			
Not Verified with Scroll						

Department ID : 268666058

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवण्याच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9850361454



MH009334155202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 Oct 2022	Receipt	Receipt no.: 1112595080
Name of the Applicant : SANDEEP ANANT SHASTRI		
Details of property of which document has to be searched :		Dist :Nagpur Village :Pevatha S.No/CTS No/G.No. : 81
Period of search :		From :2005 To :2022
Received Fee :		450
The above mentioned Search fee has been credited to government vide GRN no :MH009334155202223E		
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'.		





CHALLAN
MTR Form Number-6



GRN	MH009337304202223E	BARCODE	Date		15/10/2022-12:50:17	Form ID
Department			Inspector General Of Registration			
Search Fee			Payer Details			
Type of Payment			Other Items			
Office Name			NGR_NAGPUR NO10 RURAL SUB REGISTRAR			
Location			NAGPUR			
Year			2022-2023 One Time			
Account Head Details			Amount In Rs.			
0030072201 SEARCH FEE			300.00			
Flat/Block No.			MOUZA PEWTHA			
Premises/Building			NAGPUR			
Road/Street			TOWN/CITY/DISTRICT			
Area/Locality			PIN			
Town/City/District			4 4 1 1 0 8			
Remarks (If Any)			SEARCH FEES FOR 12 YEARS 1993 TO 2004 KHASRA NO 81			
Amount In			Three Hundred Rupees Only			
Words			Total			
300.00			Payment Details			
IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN			
Cheque/DD No.			Ref. No.			
Name of Bank			69103332022101511886			
Name of Branch			2772135648			
Bank Date			RBI Date			
15/10/2022-12:51:34			Not Verified with RBI			
Bank-Branch			IDBI BANK			
Scroll No. , Date			Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
खदर चतन "दहप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.

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