

TITLE VERIFICATION/SEARCH REPORT

Date: 27.02.2023

Having been engaged by M/s Armors Developers Pvt. Ltd through its Managing Director Shri Anand Narayanrao Khobragade, I have prepared the Title Verification / Search Report in respect of the properties presently owned by M/s Armors Developers Pvt. Ltd through its Managing Director Shri Anand Narayanrao Khobragade, I Shri P. S. Deshmukh, Advocate, R/o. Nagpur, do hereby submit my Title Report in respect of ALL THAT piece and parcel of Non-Agricultural Land admeasuring 1,05,900 Sq. Mtrs (OR 10.59 Hectares) comprising of Kh. No.136/A admeasuring 2300 Sq. Mtrs (OR 0.23 Hectares) & Kh. No.136/1-B admeasuring 1,03,600 Sq. Mtrs (OR 10.36 Hectares) comprising of total Platable area of 43234.60 Sq. Mtrs of MOUZA - RANALA, PH. No.18, both Occupant Class-I, situated at Ranala, within the limits of Grampanchayat - Ranala in Tah. Kamptee & Dist. NAGPUR and more particularly described in the schedule hereunder written and my findings are as under:

1. THAT originally one Shri Radheshyam Mohanlal Khetan was the owner of All Those Agricultural Lands bearing Old Kh. No.9/1, 16/1, 18, 126-128 total admeasuring 37.88 Acres of Mouza - Ranala, PH. No.18, Occupant Class-II, in Tah. Kamptee & Dist. Nagpur as per records of rights of 1954-55 and Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954.
2. THAT the said Agricultural Lands were under possession and tenancy of Shri Damodhar Govindrao Thakare in the capacity of recorded Tenant (Kul) under Adhikar Abhilekh Panji and same was recorded under the provisions of the Bombay Tenancy and Agricultural Lands (Vidarbha Region) Act, 1958.
3. THAT by virtue of aforesaid Tenancy (Kul), the said lands were transferred in favour of Shri Damodhar Govindrao Thakare and relevant entries of his ownership of the said land as per Tenancy was made in the Revenue Records of the said lands but the same was challenged by its original owner Shri Radheshyam Khetan and after prolonged litigations upto the Supreme Court in Leave Petition No.8524/1985, said Shri Damodhar Thakare is considered as the owner in possession as per Tenancy of the said lands.

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4. THAT after the said matter being finally settled, the original owner of the said lands by name Shri Radheshyam Khetan approached the Tahsildar Kamptee and by his Application registered as Revenue Case No.49/RTS-59-13/2004-2005 thus made the request for the restoration of the said land to him on account of the owner in possession under the Tenancy having committed certain breach of conditions of tenancy and accordingly the Tahsildar Kamptee by his Order dated 16.11.2005 passed in Revenue Case No.49/RTS-59-13/2004-2005 thus declared Shri Radheshyam Khetan as the owner of the said lands.

5. THAT the said Tenant Shri Damodhar Thakare being aggrieved by the said Order, thus filed an Appeal before the Sub-Divisional Officer, Nagpur bearing Appeal No.1/59-13/2005-2006 and thereby challenged the said Order. That the SDO by his Order dated 11.08.2006 set aside the order of Tahsildar Kamptee and thereby restored the ownership of the said lands in favour of the said tenant Shri Damodhar Thakare.

6. THAT said Shri Radheshyam Khetan being aggrieved by the order of the SDO, thus filed an Revision Appeal before the Maharashtra Revenue Tribunal Nagpur bearing Revision Petition No.TEN/B/(8)/2006. That meanwhile both the parties have settled the dispute amicably and accordingly withdrawn the said Petition. That consequently said Shri Damodhar Thakare thus finally became the absolute owner of the said Agricultural Lands.

7. THAT during the resurvey, the original Khasra Numbers of the said lands have been changed to Kh. No.133, 136-A & 136/1-B and the area of the same have been recorded as 4.97 Hectares, 0.23 Hectares & 10.36 Hectares respectively.

8. THAT said Shri Damodhar Thakare as a Vendor & Shri Radheshyam Mohanlal Khetan as a Consensor lateron sold the aforesaid Agricultural Lands bearing Kh. No.133 admeasuring 4.97 Hectares, Kh. No.136/A admeasuring 0.23 Hectares & Kh. No.136/1-B admeasuring 10.36 Hectares with the consent of original owner Shri Radheshyam Khetan to Shri Nishant Girish Gandhi, for a valuable consideration of Rs.4,38,50,000/- by Sale Deed dated 15.11.2008 and which is duly registered in the office of Sub-Registrar Kamptee in Book No.1 at Sr. No.5357 on even date and his name is accordingly mutated in the records of Patwari as per Mutation Entry No.7880 dated 04.12.2008.

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9. THAT the Occupant Class of the said entire land bearing Kh. No.136/A & 136/1-B have been changed from Class-II to Class-I in terms of Order dated 16.03.2009 passed by the Sub-Divisional Officer, Nagpur in Revenue Case No.544/LND-18/2008-2009 of Mouza – Ranala. That the entry to that effect is duly noted in the records of Patwari (i.e. 7/12 Extract) as per Mutation Entry No.7880.
10. THAT by General Power of Attorney dated 04.10.2012, said Shri Nishant Gandhi constitute and appoint Shri Anand Narayanrao Khobragade as his duly constituted Attorney to do various acts, deeds and things as required by the law for the completion of the entire development of the aforesaid property. That the said General Power of Attorney is duly registered in the office of Sub-Registrar No.6 Nagpur in Book No.4 at Sr. No.4854 on 04.10.2012.
11. THAT said Shri Nishant Gandhi through his Attorney Shri Anand Khobragade accordingly prepared Layout Plan of the said lands and submitted to the Grampanchayat - Ranala & to the Nagpur Improvement Trust for further sanction thereof. That the Executive Engineer (Metro) of the Nagpur Improvement Trust accordingly granted its consent on 18.06.2012 for sanction of layout for Kh. No.136/A & 136/B total admeasuring 8.53 Hectares for Residential purpose under the Group Housing Scheme vide its Letter No.EE(Metro)/1805 dated 26.06.2013 and also granted its consent on 07.09.2013 for sanction of layout for Kh. No.133 admeasuring 4.45 Hectares for Residential purpose under the Group Housing Scheme vide its Letter No.EE(Metro)/174 dated 20.09.2013.
12. THAT the said entire land admeasuring 10.59 Hectares (OR 105900 Sq. Mtrs), bearing Kh. No.136/A & 136/1-B was lateron duly converted for N.A. use (Residential) as per Order dated 12.03.2018 passed by the Collector, Nagpur in Revenue Case No.168/NAP-34/2017-18 of Mouza – Ranala.
13. THAT the layout of the aforesaid land admeasuring 8.5334 Hectares (OR 85,334 Sq. Mtrs) out of the entire land admeasuring 10.59 Hectares (OR 105900 Sq. Mtrs), bearing Kh. No.136/A & 136/1-B comprising of Platable land is 43234.60 Sq. Mtrs (as per Revised Layout Map) was initially tentatively sanctioned by the Executive Engineer of the Nagpur Metropolitan Region Development Authority in

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terms of Letter No.EE/NMRDA/6016 dated 01.10.2021. That the final Revised Layout Map has been submitted by the Present Owner Company to the NMRDA which is yet to be sanctioned by the NMRDA.

14. THAT said Shri Nishant Gandhi lateron sold the said lands bearing Kh. No.136/A admeasuring 0.23 Hectares & Kh. No.136/1-B admeasuring 10.36 Hectares to M/s Armors Developers Pvt. Ltd, a company duly incorporated under the Companies Act, 1956 bearing Certificate of Incorporation No.11-111021 dated 01.10.1997 and having its Registered Office at 590, Nava Nakasha, Nagpur and acting through its Managing Director Shri Anand Narayanrao Khobragade, for a valuable consideration of Rs.3,20,00,000/- by Sale Deed dated 30.11.2022 and which is duly registered in the office of Sub-Registrar Kamptee Book No.1 at Sr. No.5044 on even date. That the said Sale Deed dated 30.11.2022 is duly consented by M/s Maven Infracon Pvt. Ltd through its Authorised Director Shri Ashok Narayandas Rathi in the capacity of the Consensor.

That as a result therefore, said M/s Armors Developers Pvt. Ltd thus became the absolute & full owner of the said N.A. Lands bearing Kh. No.136/A admeasuring 0.23 Hectares & Kh. No.136/1-B admeasuring 10.36 Hectares with heritable and transferable rights therein and the name of the said company is duly mutated in the records of Patwari (i.e. 7/12 Extract) as per Mutation Entry No.28420 dated 11.02.2023 & 28420 dated 15.02.2023 and also in the records of Grampanchayat - Ranala.

15. THAT said M/s Armors Developers Pvt. Ltd is desirous of developing the said lands by constructing an independent self content Duplex / Row House / Apartment thereon and collectively known & style as "ARMOR'S ESTATES".

16. THAT I have taken the search in respect of the aforesaid property by inspecting the relevant records kept and maintained in the office of Sub-Registrar Kamptee for the period 1994 to 2023 by paying necessary Search Fee of Rs.750/- vide Receipt / GRN No.MH015987769202223E dated 27.02.2023, the Original Copy of Search Fee Receipt is enclosed herewith.



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17. THAT said M/s Armors Developers Pvt. Ltd is intending to register the entire Project known and style as "ARMOR'S ESTATE" under the Real Estate (Regulation & Development) Act, 2016 for its prospective buyers who are intending to purchase the various Built-up spaces alongwith the variable undivided share of land.

18. THAT on the basis of search and inspection of records in the offices of Sub Registrar and other appropriate Govt. Authorities, I have not found any adverse remarks in respect of the aforesaid properties and found that the said properties are free from encumbrances of all kinds whatsoever. That I am satisfied that the properties under reference are heritable and transferable and the Present Owner Company here in above referred holds good, valid and marketable title of the said properties. That it is needless to mention here that the Present Owner Company have full authority and power to negotiate with the prospective purchasers, as a result therefore I am satisfied that the title of the prospective purchaser would be clear and marketable after obtaining a proper Sale Deed from the Present Owner Company. That consequently therefore the prospective purchaser shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deeds from said the Present Owner Company. **That there shall be no impediments for registering the said entire Project known and style as "ARMOR'S ESTATE" under the Real Estate (Regulation & Development) Act, 2016.**

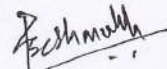
SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Non-Agricultural Land admeasuring 1,05,900 Sq. Mtrs (OR 10.59 Hectares) comprising of Kh. No.136/A admeasuring 2300 Sq. Mtrs (OR 0.23 Hectares) & Kh. No.136/1-B admeasuring 1,03,600 Sq. Mtrs (OR 10.36 Hectares) comprising of total Plotable area of 43234.60 Sq. Mtrs of MOUZA - RANALA, PH. No.18, both Occupant Class-I, situated at Ranala, within the limits of Grampanchayat - Ranala in Tah. Kamptee & Dist. NAGPUR and bounded as under:

ON THE EAST : Kh. No.137, 135, 140, 11
ON THE WEST : Kh. No.131, 130
ON THE NORTH : Ranala Yerkheda Shivdhura & Kh. No.135
ON THE SOUTH : Kh. No.121, 134

Nagpur
Date: 27.02.2023




(P. S. Deshmukh)
Advocate

