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**

G7-2223-2686

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 "**RSG TOWN"** on ALL THAT Piece and Parcel of Non-Agricultural land bearing Khasra/Survey No. 137 of MOUZA – BORKHEDI, P.S.K. 74, having an area of 4.05 Hectare (i.e. 40500 Sq. Mtrs.), Rental Rs. 6075 Yearly, held in Occupancy Class-1 Rights, TOGETHERWITH all other easementary rights appurtenant and belonging thereto, situate at Village – BORKHEDI, in Tahsil – Nagpur (Rural) and District – NAGPUR.

1} I have investigated the title of the said property on the request **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, Ramdaspeth, 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.:-

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

i) Description of the property.

ALL THAT Piece and Parcel of Non-Agricultural land bearing Khasra/Survey No. 137 of MOUZA – BORKHEDI, P.S.K. 74 having an area of 4.05 Hectare (i.e. 40500 Sq. Mtrs.), Rental Rs. 6075 Yearly, held in Occupancy Class-1 Rights, TOGETHERWITH all other easementary rights appurtenant and belonging thereto, situate at Village – BORKHEDI, in Tahsil – Nagpur (Rural) and District – NAGPUR.

ii) The Document of Ownership of Khasra No. 137.
(a) 7/12 Extracts issued by Talathi, Nagpur-Rural.
(b) Sale Deed of Khasra No. 137, dated 02-02-2022, Registration No. 563 SRO-10, Nagpur.
(c) Tentative Sanctioned layout plan dated 16-01-2023.

iii) Search report for 30 years from 1994 to 2023.

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/Survey No. 137 of MOUZA – BORKHEDI, P.S.K. 74 having an area of 4.05 Hectare (i.e. 40500 Sq. Mtrs.), Rental Rs. 6075 Yearly, held in Occupancy Class-1 Rights, Togeterwith all other easementary rights appurtenant and belonging thereto, situate at Village – BORKHEDI, in Tahsil – Nagpur (Rural) and District – NAGPUR.	**R SANDESH INFRASTRUCTURES PRIVATE LIMITED,** acting through its authorised Director **SHRI. DILIP S/o PRALHADRAI AGRAWAL**

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 land is 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 land is enclosed herewith as annexure.

Encl : Annexure
Date: 30-01-2023

SANDEEP SHASTRI NAGPUR ADVOCATE

(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 THAT Piece and Parcel of Non-Agricultural land bearing Khasra/Survey No. 137 of MOUZA – BORKHEDI, P.S.K. 74 having an area of 4.05 Hectare (i.e. 40500 Sq. Mtrs.), Rental Rs. 6075 Yearly, held in Occupancy Class-1 Rights, Togetherwith all other easementary rights appurtenant and belonging thereto, situate at Village – BORKHEDI, in Tahsil – Nagpur (Rural) and District – NAGPUR.

2} Mutation Entry –

The property card (7/12 Extract) issued by Talathi, Nagpur-Rural for Khasra No. 137 reveal that vide Mutation / Ferfar Entry No. 5173 dated 28-02-2022, 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 1994 to 2023 taken from Sub-Registrar office at Nagpur.

(i) **THAT** ALL THOSE Pieces and Parcels of Agricultural lands bearing Khasra/Survey Nos. 103 and 106 of MOUZA - BORKHEDI, P.S.K. 74 having an area of 12.644 Hectares, Rental Rs. 24.90 Yearly, held in Bhumiswami Rights, including all kinds of Trees, Shurbs, Passage, right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village - Borkhedi in Tahsil- Nagpur (Rural) and District - NAGPUR, Originally belonged to Smt. Indirabai Sadashivao Phatak, Shri. Vasant Sadashivrao Phatak, Shri. Keshao Sadashivrao Phatak and Shri. Mohan Sadashivrao Phatak, being their separate property.

(ii) **THAT**, the aforesaid Smt. Indirabai Sadashivao phatak, Shri.Vasant Sadashivrao Phatak, Shri. Keshao Sadashivrao phatak and Shri. Mohan Sadashivrao Phatak lateron transferred ALL THAT piece and Parcel of Agricultural land having an area of 4.05 Hectares (i.e. 10 Acres) out Khasra/Survey Nos. 103 and 106 of MOUZA - BORKHEDI,

SANDEEP SHASTRI NAGPUR ADVOCATE

P.S.K. 74 having a total area of 12.644 Hectares, Rental Rs. 24.90 yearly, held in Bhumiswami Rights, including all kinds of Trees, Shurbs, passage, right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village - Borkhedi in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to The Vidarbha Cooperative Marketing Federation Limited (Formerly The Vidarbha Cooperative Marketing Society Limited), by a Sale Deed Dated 21-06-1977, which is duly Registered at the Office of the Joint Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 1814 on even date and same is accordingly recorded In the Revenue records vide Ferfar Entry No.4104 dated 22-04-2020. The said land having an area of 4.05 Hectares was renumbered as Khasra No.103/1.

(iii) **THAT**, during re-survey, the aforesaid land admeasuring 4.05 Hectares bearing Khasra/Survey No. 103/1 was renumbered as Khasra/Survey No. 137 of Mouza - Borkhedi having an area of 4.05 Hectares.

(iv) **THAT**, The Vidarbha Cooperative Marketing Federation Limited (Formerly The Vidarbha Cooperative Marketing Society Limited) has got the above said land bearing Khasra/Survey No. 137 of Mouza - Borkhedi, converted for Non-Agricultural (Industrial) Use by the Sub-Divisional Officer, Nagpur vide his Order Dated 06-05-1978 Passed in Revenue Case No. 20/NAP-34/1976-77.

(v) **THAT**, Director of Marketing, Maharashtra State, Pune Vide his letter No. पणन–३/वुटीयोगी/जा.वि. विकास/परवानगी/२०२०/३६७ Dated 31-01-2020 has allowed and permitted to dispose off the said property at its discretion

(vi) **THAT**, based on the above communication of Director of Marketing, Pune, the Board of Directors in its meeting dated 03-02-2020, vide resolution No.5, decided to sell the said property by following proper sale procedure and giving wide publicity.

(vii) **THAT**, vide resolution No. 5 of Executive Committee Meeting held on 07-08-2021, it was decided to accept the tender submitted by H-1 party namely Sandesh Infrastructure Private Limited, Nagpur for the consideration of Rs. 22.85 Cr. (Rupees Twenty Two Crore Eighty Five Lakh) Only.

(viii) **THAT**, The Vidarbha Cooperative Marketing Federation Limited (Formerly The Vidarbha Cooperative Marketing Society Limited) vide his letter No. 717, dated 18-08-2021 informed Sandesh Infrastructure Private Limited for the

SANDEEP SHASTRI NAGPUR ADVOCATE

acceptance of their offer with tender terms and further agreed to execute Sale Deed of the aforesaid property to Sandesh Infrastructure Private Limited.

(ix) THAT, the aforesaid The Vidarbha Cooperative Marketing Federation Limited (Formerly The Vidarbha Cooperative Marketing Society Limited) lateron transferred/sold the properties comprising ALL THAT Piece and Parcel of Non-Agricultural land bearing Khasra/Survey No. 137 of MOUZA – BORKHEDI, P.S.K. 74 having an area of 4.05 Hectare (i.e. 40500 Sq. Mtrs.), Rental Rs. 6075 Yearly, held in Occupancy Class-1 Rights, Togetherwith all other easementary rights appurtenant and belonging thereto, situate at Village – BORKHEDI in Tahsil – NAGPUR (RURAL) and District – NAGPUR, by way of Sale to Sandesh Infrastructure Private Limited, by a Sale Deed dated 02-02-2022, which is duly registered in the office of Sub-Registrar, Nagpur (Rural)-10 in Book No. 1 at Sr. No. 563 on even date and same was accordingly recorded in the Revenue Records Vide Ferfar Entry No. 5173 dated 28-02-2022.

(x) **THAT**, Sandesh Infrastrucutres Private Limited, who is a owner of land bearing Kh. No. 137 of MOUZA – BORKHEDI, 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.

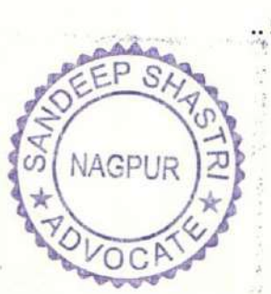
(xi) **THAT**, the aforesaid **R SANDESH INFRASTRUCTURES PRIVATE LIMITED (formerly known as SANDESH INFRASTRUCTURES PRIVATE LIMITED),** later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as "**RSG TOWN**" and the said layout is tentatively sanctioned and approved by the Chief Officer, Municipal Council, Butibori, vide its Letter No. जा. क्र. नपवा/सा.बा./85/2023 Dated 16-01-2023.

(i) **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) of Khasra No. 137

(b) Sale Deed dated 02-02-2022 between The Vidarbha Cooperative Marketing Federation Limited (Formerly The Vidarbha Cooperative Marketing Society Limited) in favour of Sandesh Infrastructure Private Limited, registered at Sr. No. 563 for Khasra / Survey / Gut No. 137.

(c) Tentative Sanctioned layout plan dated 16-01-2023.



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.

(ii) **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 No. 137 MOUZA : BORKHEDI, NAGPUR – RURAL for the period of 30 (Thirty) years (i.e. from 1994 to 2023 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH014402967202223E, dated 27-01-2023 i.e. for the period of 1994 to 2005 and GRN No. MH014401174202223E, dated 27-01-2023 i.e. for the period of 2006 to 2023. The receipts of the same are enclosed herewith.

(iii) **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.

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Date: 30-01-2023

(SANDEEP SHASTRI)
Advocate

SANDEEP SHASTRI ★ NAGPUR ★ ADVOCATE

CHALLAN

MTR Form Number-6

GRN	MH014402967202223E	BARCODE		Date	27/01/2023-17:20:17	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	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	**Full Name**	SANDEEP ANANT SHASTRI
Location	NAGPUR		
Year	2022-2023 One Time	**Flat/Block No.**	.
		Premises/Building	
		Road/Street	MOUZA BORKHEDI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 1 1 0 8

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	300.00
Total	300.00

Remarks (If Any)

SEARCH FEES FOR 12 YEARS 1994 TO 2005 KHASRA NO 137

Amount In Words: Three Hundred Rupees Only

Payment Details	IDBI BANK
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

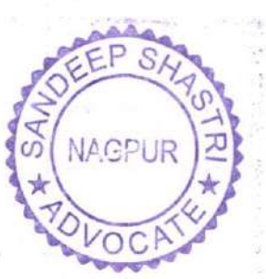
Bank CIN	Ref. No.	69103332023012719750	2789752866
Bank Date	RBI Date	27/01/2023-17:21:20	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

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 चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही .



Print Date 27-01-2023 05:21:32

CHALLAN
MTR Form Number-6

GRN	MH014401174202223E	BARCODE		Date	27/01/2023-17:02:17	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	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)	
Total	450.00	Amount In Words	Four Hundred Fifty Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	91033320230127193 70	2789748680
Cheque/DD No.		Bank Date	RBI Date	27/01/2023-17:03:24	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 800409469 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 चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

SANDEEP SHASTRI ★ ADVOCATE ★ NAGPUR

Print Date 27-01-2023 05:05:38

MH014401174202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
27 Jan 2023	Receipt	Receipt no.: 1112749550
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Borakhedi S.No/CTS No/G.No. : 137
	Period of search :	From :2006 To :2023
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH014401174202223E		
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'.		

