A. S. LULAY
AJINKYA A. LULAY
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ADVOCATES

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'PRARABDHA' 34,
VYANKATESH NAGAR,
KHAMLA ROAD,
NAGPUR- 440025 (M.S.)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

SUBJECT : Title Certificate with respect to property comprising ALL THOSE Pieces and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot Nos. 303 and 304 in Civil Station Expansion Scheme, containing by total admeasurement 20518 Sq. Ft. (OR 1906.186 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 29 of Mouza – GADGA TOGETHERWITH the existing more than 40 Years Old Building standing thereon known and styled as "Sudama Theatre" covering a Built-up area of 732.73 Sq. Mtrs., bearing Corporation House No. 94, City Survey No. 1111 and Sheet No. 24 of Mouza – GADGA, situate on West High Court Road, Gokulpeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR

1. I have investigated the title of the said Piece of land on the request of M/S. RADHESANDESH INFRA LLP, A Limited Liability Partnership Firm duly Incorporated under Section 12(1) of the Limited Liability Partnership Act, 2008 having its Office at House No 143-A, Mohata Kunj, Ramdaspeth, Nagpur-440010 and the verified the documents placed before me for my perusal:-

I. **Description of the Property:**

ALL THOSE Pieces and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot Nos. 303 and 304 in Civil Station Expansion Scheme, containing by total admeasurement 20518 Sq. Ft. (OR 1906.186 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 29 of Mouza – GADGA TOGETHERWITH the existing more than 40 Years Old Building standing thereon known and styled as "Sudama Theatre" covering a Built-up area of 732.73 Sq. Mtrs., bearing Corporation House No. 94, City Survey No. 1111 and Sheet No. 24 of Mouza – GADGA, situate on West High Court Road, Gokulpeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR and bounded as under :-

ON THE EAST	-	**9.00 MTRS. WIDE ROAD.**
ON THE WEST	-	**24.00 MTRS. WIDE WEST HIGH COURT ROAD.**
ON THE NORTH	-	**PLOT NO. 302.**
ON THE SOUTH	-	**PLOT NO. 305.**

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Advocate
Reg. No. MAH/4294/2016

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II. **Documents available/perused:**

1. Photocopy of Lease Deed Dated 23-5-1997.
2. Photocopy of Family Settlement Deed 29-2-1996.
3. Photocopy of Will Dated 15-3-2003 of Shri. Manoharlal S/o Shrilal Beohar.
4. Photocopy of Death Certificate of Shri. Manoharlal S/o Shrilal Beohar.
5. Photocopy of Death Certificate of Smt. Kamla W/o Lt. Col. Manmohan Lal Beohar.
6. Photocopy of Death Certificate of Smt. Rajkumari Wd/o Late Shri. Yogendranath Singh.
7. Photocopy of Death Certificate of Mrs. Vijayalakshmi W/o Shivkumar Khare.
8. Photocopy of Lease Deed Dated 10-7-2018.
9. Photocopy of Deed of Relinquishment/Release Dated 1-6-2022.
10. Photocopy of Building Permit No. CS/4218/3529 Dated 21-9-1962.

III. Property Card Dated 5-2-2023 issued by City Survey Officer, Nagpur-3. Mutation Entry Nos. 1998 Dated 12-2-2008, 3513 Dated 27-6-2013, 5542 Dated 4-11-2019 and 6422 Dated 5-8-2022.

IV. Search Report for 13 Years i.e. from 2010 to 2022.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I found that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever.

Owners of the land :

Sr. No. / Owner No.	Name	City Survey No.	Mutation Entry No.
1.	SHRI. NAVNEET S/o LATE SHRI. YOGENDRANATH SINGH	1111	5542 6442
2.	SHRI. VINEET S/o LATE SHRI. YOGENDRANATH SINGH	1111	5542 6442
3.	SHRI. PRANEET S/o LATE SHRI. YOGENDRANATH SINGH	1111	1998
4.	SHRI. RAJEEV S/o LT. COL. MANMOHAN LAL BEOHAR	1111	3513
5.	SHRI. MUKESH S/o LT. COL. MANMOHAN LAL BEOHAR	1111	3513 5542

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3. The report reflecting the flow of the title of Shri. Navneet S/o Late Shri. Yogendranath Singh, Shri. Vineet S/o Late Shri. Yogendranath Singh, Shri. Praneet S/o Late Shri. Yogendranath Singh, Shri. Rajeev S/o Lt. Col. Manmohan Lal Beohar and Shri. Mukesh S/o Lt. Col. Manmohan Lal Beohar on the said Land/Plot is enclosed herewith as Annexure - A.

6/2/23

NAGPUR

DATED : 6-2-2023.

(A. A. LULAY)
Advocate

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"Tarabdha", Plot No. 34,
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Enclosed : Annexure - A.

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ANNEXURE - A

FLOW OF THE TITLE OF THE SAID LAND

A. FLOW OF THE TITLE:

THAT ALL THOSE Pieces and Parcel of land bearing Nagpur Improvement Trust Leasehold Plot Nos. 303 and 304 in Civil Station Expansion Scheme, containing by total admeasurement 20518 Sq. Ft. (OR 1906.186 Sq. Mtrs.) being a portion of the entire land bearing Kh. No. 29 of Mouza – GADGA, bearing City Survey No. 1111 and Sheet No. 24 of Mouza – GADGA, situate at West High Court Road, Gokulpeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70 in Tahsil and District – NAGPUR, Originally belonged to Smt. Rajkumari Wd/o Late Shri. Yogendranath Singh, Shri. Manoharlal S/o Shrilal Beohar and Smt. Kamla W/o Lt. Col. Manmohan Lal Beohar, having been acquired the same by them jointly from The Nagpur Improvement Trust on Leasehold Rights for a term commencing from 1-4-1983 and ending on 31-3-2013 by an Indenture of Lease Dated 23-5-1997.

THAT the said Smt. Rajkumari Wd/o Late Shri. Yogendranath Singh, Shri. Manoharlal S/o Shrilal Beohar and Smt. Kamla W/o Lt. Col. Manmohan Lal Beohar lateron constructed a Building on the said Plots of land known and styled as "Saroj Talkies" (now called "Sudama Theatre") covering a Built-up area of 732.73 Sq. Mtrs. in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust vide his Building Permit No. CS/4218/3529 Dated 21-9-1962.

THAT the said Smt. Rajkumari Wd/o Late Shri. Yogendranath Singh, Shri. Manoharlal S/o Shrilal Beohar and Smt. Kamla W/o Lt. Col. Manmohan Lal Beohar lateron executed a Family Settlement Deed between them on 29-2-1996 and thereby the Undivided 50% share and interest in the said Plot Nos. 303 and 304 was allotted to the exclusive share of Smt. Rajkumari Wd/o Late Shri. Yogendranath Singh absolutely forever with heritable and transferable rights therein. By the same Deed the Undivided 30% share and interest in the said Plot Nos. 303 and 304 was allotted to the exclusive share of Shri. Manoharlal S/o Shrilal Beohar absolutely forever with heritable and transferable rights therein and the remaining Undivided 20% share and interest in the said Plot Nos. 303 and 304 was allotted to the exclusive share of Smt. Kamla W/o Lt. Col. Manmohan Lal Beohar absolutely forever with heritable and transferable rights therein.

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A. A. LULAY 6/2/2023
Advocate
Reg. No. MAH/4294/2016

THAT during his life time the said Shri. Manoharlal S/o Shrilal Beohar executed his LAST WILL AND TESTAMENT on 15-3-2003 and thereby he had bequeathed his Undivided 30% share and interest in the said Plot Nos. 303 and 304 to Shri. Praneet S/o Late Shri. Yogendranath Singh absolutely forever with heritable and transferable rights therein.

THAT the said Shri. Manoharlal S/o Shrilal Beohar breathed his last on 15-11-2007 and consequent upon his death/demise his Undivided 30% share and interest in the said Plot Nos. 303 and 304 devolved upon Shri. Praneet S/o Late Shri. Yogendranath Singh in terms of his Last Will Dated 15-3-2003.

THAT the said Smt. Kamla W/o Lt. Col. Manmohan Lal Beohar left for heavenly abode on 3-12-2012 and consequent upon her death/demise her Undivided 20% share and interest in the said Plot Nos. 303 and 304 devolved upon her husband Lt. Col. Manmohan Lal Beohar and 2 sons namely Shri. Rajeev and Shri. Mukesh, by way of intestate succession, being the only legal heirs of the deceased.

THAT during the course of time the said Lt. Col. Manmohan Lal Beohar left for heavenly abode on 31-12-2013 and consequent upon his death/demise his share in the aforesaid property devolved upon his 2 sons namely Shri. Rajeev and Shri. Mukesh, by way of intestate succession, being the only legal heirs of the deceased.

THAT on expiration of the Original term of Lease, the Nagpur Improvement Trust lateron extended the same for a further term commencing from 1-4-2013 and ending on 31-3-2043 by executing a Renewed Indenture of Lease regarding the aforesaid Plots in favour of Smt. Rajkumari Wd/o Late Shri. Yogendranath Singh, Shri. Praneet S/o Late Shri. Yogendranath Singh, Shri. Rajeev S/o Lt. Col. Manmohan Lal Beohar and Shri. Mukesh S/o Lt. Col. Manmohan Lal Beohar on 10-7-2018, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 3642 on 12-7-2018.

THAT the said Smt. Rajkumari Wd/o Late Shri. Yogendranath Singh also left for heavenly abode on 15-12-2018 (her daughter Mrs. Vijayalakshmi W/o Shivkumar Khare pre-deceased her on 3-2-2015) and consequent upon her death/demise her Undivided 50% share and interest in the said Plot Nos. 303 and 304 devolved upon her 3 sons namely Shri. Navneet, Shri. Vineet and Shri. Praneet, son-in-law Shri. Shivkumar S/o Pannalal Khare and 2 Grandsons namely Shri. Saurav S/o Shivkumar Khare and Shri. Gaurav S/o Shivkumar Khare, by way of intestate succession, being the only legal heirs of the deceased.

THAT the said Shri. Praneet S/o Late Shri. Yogendranath Singh, Shri. Shivkumar S/o Pannalal Khare, Shri. Saurav S/o Shivkumar Khare and Shri. Gaurav S/o Shivkumar Khare lateron relinquished their respective rights, title and interest in

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respect of the share inherited by them consequent upon the death of Late Smt. Rajkumari Wd/o Late Shri. Yogendranath Singh in favour of Shri. Vineet S/o Late Shri. Yogendranath Singh and Shri. Navneet S/o Late Shri. Yogendranath Singh by a Deed of Relinquishment/Release Dated 1-6-2022, which is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 5486 on even date. However, Shri. Praneet S/o Late Shri. Yogendranath Singh has retained his Undivided 30% Percent share in the said property for his exclusive use and occupation. As a result, therefore, the Shri. Navneet S/o Late Shri. Yogendranath Singh, Shri. Vineet S/o Late Shri. Yogendranath Singh, Shri. Praneet S/o Late Shri. Yogendranath Singh, Shri. Rajeev S/o Lt. Col. Manmohan Lal Beohar and Shri. Mukesh S/o Lt. Col. Manmohan Lal Beohar hereinabovenamed have now become the Joint/Co-owners of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records.

THAT the Owners Shri. Navneet S/o Late Shri. Yogendranath Singh, Shri. Vineet S/o Late Shri. Yogendranath Singh, Shri. Praneet S/o Late Shri. Yogendranath Singh, Shri. Rajeev S/o Lt. Col. Manmohan Lal Beohar and Shri. Mukesh S/o Lt. Col. Manmohan Lal Beohar lateron jointly decided to develop the aforesaid property into a COMMERCIAL ESTATE by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments/Shops/Chambers/Commercial Premises therein.

THAT in the mean time, the said Shri. Navneet S/o Late Shri. Yogendranath Singh, Shri. Vineet S/o Late Shri. Yogendranath Singh, Shri. Praneet S/o Late Shri. Yogendranath Singh, Shri. Rajeev S/o Lt. Col. Manmohan Lal Beohar and Shri. Mukesh S/o Lt. Col. Manmohan Lal Beohar by an Agreement Dated 14-9-2022 had jointly agreed to sell the aforesaid property comprising Plot Nos. 303 and 304 Togetherwith the existing Building standing thereon known and styled as "Sudama Theatre" to M/s. Radhesandesh Infra LLP, Shri. Navneet S/o Late Shri. Yogendranath Singh, Shri. Vineet S/o Late Shri. Yogendranath Singh, Shri. Praneet S/o Late Shri. Yogendranath Singh, Shri. Rajeev S/o Lt. Col. Manmohan Lal Beohar and Shri. Mukesh S/o Lt. Col. Manmohan Lal Beohar upon the several terms and conditions contained therein. The said Agreement to Sell Dated 14-9-2022 is duly Registered in the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 8386 on even date on payment of requisite Stamp Duty of Rs. 2,22,25,000/- and Full Registration Fees of Rs. 30,000/- Only payable thereon.

THAT Shri. Navneet S/o Late Shri. Yogendranath Singh, Shri. Vineet S/o Late Shri. Yogendranath Singh, Shri. Praneet S/o Late Shri. Yogendranath Singh, Shri. Rajeev S/o Lt. Col. Manmohan Lal Beohar and Shri. Mukesh S/o Lt. Col. Manmohan Lal Beohar have prepared a Plan of a Multistoreyed building proposed to be

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constructed on the said Plots of land and to be known and styled as "ICONIC SUDAMA" and the same is duly sanctioned by the Deputy Engineer, Town Planning of the Nagpur Municipal Corporation vide his Building Permit No. NMO/B/2023/APL/01086 Dated 17-1-2023.

THAT naturally therefore the aforesaid Buyer namely M/s. Radhesandesh Infra LLP shall also acquire equally good, valid and marketable title to the aforesaid property on obtaining a proper and duly registered Sale Deed from the present Owners.

B. Property Card Dated 5-2-2023 issued by City Survey Officer, Nagpur-3. Mutation Entry Nos. 1998 Dated 12-2-2008, 3513 Dated 27-6-2013, 5542 Dated 4-11-2019 and 6422 Dated 5-8-2022.

C. I have verified all the relevant index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur-1 and found that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever and that the present Owners thereof namely Shri. Navneet S/o Late Shri. Yogendranath Singh, Shri. Vineet S/o Late Shri. Yogendranath Singh, Shri. Praneet S/o Late Shri. Yogendranath Singh, Shri. Rajeev S/o Lt. Col. Manmohan Lal Beohar and Shri. Mukesh S/o Lt. Col. Manmohan Lal Beohar hold good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 2010 to 2022 is deposited in the Office of the Sub-Registrar, Nagpur-1 vide Receipt No. MH014901770202223E Dated 6-2-2023.

D. There is No Litigation/pending Litigation against the aforesaid property as on today.

6/2/23

(A. A. LULAY)

AJINKYA A. LULAY
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Reg. No. MAH/4294/2018
"Prarabdha", Plot No. 34,
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NAGPUR

DATED : 6-2-2023.

CHALLAN
MTR Form Number-6

GRN	MH014901770202223E	BARCODE		Date	06/02/2023-21:43:38	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**	Ajinkya Anant Lulay
Location	PUNE		
Year	2022-2023 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	325.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023020700097	420778124
Cheque/DD No.		Bank Date	RBI Date	06/02/2023-21:44:15	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 570084265 Mobile No. : 9730414589

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 पेर्मेट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 06-02-2023 09:44:36

MH014901770202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
06 Feb 2023	Receipt	Receipt no.: 1112765286
	Name of the Applicant :	Ajinkya Anant Lulay
	Details of property of which document has to be searched :	Dist :Nagpur Village :Gadga S.No/CTS No/G.No. : 1111
	Period of search :	From :2011 To :2023
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH014901770202223E		
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'.		