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Ashwin R. Patil
ADVOCATE

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

a) All That Piece and parcel of Nagpur Improvement Trust Leasehold Land Adm. About 3.24 HR bearing Kh. No. **36/A**, in Mouza : Gonhi(SIM), P.H. No. 35, in held in Class 1 Bhumiswami Rights, situated at Umred Road, Nagpur, Tahsil Nagpur Gramin and District- Nagpur.
b) All That Piece and parcel of property bearing Khasra No. **36B**, Old Khasra No. 9/1, 9/2, Mouza Gonhi (SIM) Tal and District Nagpur, admeasuring about 6.47 HR (Approx. 16 Acres)

I have investigated the title of the said Lands on the request of RUBYTOUCH INFRASTRUCTURE LLP having registered office at Plot No. 32, Central Avenue Road, Tahsil Police Station, Nagpur-440010 and following documents i.e:-

1) Description of the property.

All That Piece and parcel of Nagpur Improvement Trust Leasehold Land Adm. About 3.24 HR (Approx. 8 Acres) bearing Kh. No. 36/A, in Mouza : Gonhi(SIM), P.H. No. 35, in held in Class 1 Bhumiswami Rights, situated at Umred Road, Nagpur, Tahsil Nagpur Gramin and District- Nagpur.

All That Piece and parcel of property bearing **Khasra No. 36B, Old Khasra No. 9/1, 9/2, Mouza Gonhi (Sim) Tal and District Nagpur**, admeasuring about 6.47 HR (Approx. 16 Acres)

2) The documents of allotment of plot.

i. Sale certificate dated 19/12/2018 for Khasra No. **36A** executed by Mukesh Mamtani, Tax Recovery Officer, Nagpur in favour of Rubytouch Infrastructure duly registered with the Office of the Sub-Registrar-7 at Sr. No. 11028

ii. Deed of Assignment of leasehold rights and Sell dated 08/09/2022 for Kh. No. NO.**36B** executed by R S Niwas Private Limited in favour of RubyTouch Infrastructure duly registered with the office of the Sub-Registrar, Nagpur-7 at Sr. No. 8094.

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iii. Agreement to Sell and Assignment dated 13/10/2020 for Kh. No. 36B executed by R S Niwas Private Limited in favour of Ruby Touch Infrastructure duly registered with the office of the Sub-Registrar, Nagpur-7 at Sr. No. 5761

iv. Indenture of Lease dated for a period commencing from 1st day of April 2013 for a period of 30 years ending on 31.03.2043 which is duly registered with the Office of the Sub-Registrar Nagpur at Sr. No. 7021 dated 08.08.2022

v. Property Card Issued by City Survey Officer-7 Nagpur Mutation Entry No.(1) vide Ferfar No. 818 on dated 07/11/2022

vi. Property Card Issued by City Survey Officer-7Nagpur Mutation Entry No. (1) vide Ferfar No. 739 on dated 11/01/2022

3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion there is no litigation is pending in respect of Khasra No. 36A and Kh. No. 36B in any court or before any authority.
That the title of

i. Rubytouch Infrastructure LLP for Kh. No. 36A and 36B,is clear,Marketable and without any encumbrances.

Owners of the Land

Owners of the land –

Rubytouch Infrastructure LLP for Kh. No. 36A and 36B,is clear,Marketable and without any encumbrances.

The report reflecting the flow of the title of

Rubytouch Infrastructure LLP for Kh. No. 36A and 36B,is clear,Marketable and without any encumbrances.

REMARKS :

ENCL : ANNEXURE

Date : 09/05/2023

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

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 Extract / PR Card for Kh. No. 36A and 36B as on date of application for Registration.

2) Mutation Entry No. 818 dated 07/11/2022 for Kh. No.36A

3) Mutation Entry No. 739 dated 11/01/2022 for Plot No.36B

3) Search report for 30 years Taken from Sub-Registrar-10 office at Nagpur Vide Receipt vide GRN No. MH001962504202324E

NARRATION ON FLOW OF TITLE:

KH. No. 36A

Originally Nagpur Improvement Trust (NIT) executed a Lease Deed in respect of land admeasuring 24 acres (1.e. 97,068.933 Sq.Mtrs. or 10,44,850 Sq.Ft. being a portion of Land bearing Survey No. 9/1, 9/2, 11 of Mouza - Gonhi(Sim) against the proportionate Premium of Rs. 19,230/- and the said Lease Deed is duly registered at the office of Joint Sub-Registrar, Nagpur City - 2 in Book No. 1 (Addl.) Volume No. 892 on pages 119 to 121 at Registration Serial No. 1793 on 09.02.1989.

Pursuant to Re-survey of Village Gonhi(Sim), the Land bearing Old Survey Nos. 9/1, 9/2 and 11 admeasuring 14.61 Hectares and 3.24 Hectares, was numbered as Gut No. 34 and subsequently allotted New Survey No. 36-A admeasuring 3.24 Hectares and Survey No. 36-B admeasuring 14.61 Hectares.

Smt. Sheela Ramchandra Tikhe transferred the land bearing Survey No. 36-A (wrongly mentioned as 36-B in the Sale Deed) of Mouza - Gonhi (Sim) admeasuring an area of 8.00 Acres (i.e. 3.24 Hectares) situated at Mouza Gonhi (Sim), Tahsil & District Nagpur and more particularly described in the Schedule written herein under and hereinafter be called and referred to as the said land/property to M/s. R.S. Niwas Private Limited, the ASSIGNOR/TRANSFEROR named hereinabove by a registered Sale Deed dated 20.03.2010 registered with the office of Joint Sub- Registrar, Nagpur Rural - 10 in Book No. 1 at Serial No. 1296 on 20.03.2010. A Deed of Correction to the said Sale Deed is registered at the Office of Joint Sub- Registrar, Nagpur Rural-10 in Book No. 1 at Serial No. 4552 on 12.10.2010, thereby rectifying the Khasra Number of the land sold. i.e. by incorporating the correct Kh. No. 36A.

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Supratik Infra Ventures Private Limited, (formerly known as Supratik Estate Private Limited), entered into an Agreement of Development Rights for three different patch of land with the land owners of 16 Acres, 20.72 Acres and 8 Acres dated 12.10.2010, which is duly registered at Serial No. 4553 in the Sub Registrar Office Nagpur (Gramin) and and the same was terminated vide Agreement / MOU dt. 29.08.2020 and by virtue of executing the Agreement To Sell dt. 13.10.2019 in favour of the ASSIGNEE here-in, all the rights of said Supratik Infra Ventures Private Limited comes to end.

M/s. R.S. Niwas Private Limited transferred the land bearing Survey No. 36-A of Mouza - Gonhi (Sim) admeasuring an area of 8.00 Acres (i.e. 3.24 Hectares) situated at Mouza Gonhi (Sim), Tahsil & District Nagpur and more particularly described in the Schedule written herein under and hereinafter be called and referred to as the said land/property to M/s. Ruby Touch Infrastructure , by a registered Deed of Assignment of leasehold Rights and Sell dated 08/09/2022 registered with the office of Joint Sub- Registrar, Nagpur Rural - 7 at Serial No. 8094

KHASRA NO. 36B

The property , all that Piece and parcel of property bearing Khasra No. 36B, Old Khasra No. 9/1, 9/2, Mouza Gonhi (Sim) Tal and District Nagpur, admeasuring about 6.47 HR (Approx. 16 Acres) belonging to Shri Vijay Tulsiramji Dange, Proprietor Of M/s Maharaja Developer, Nagpur was sold in Public Auction on 12/11/2018 for recovery of arrears , by Income Tax Department, Nagpur and purchased by Rubytouch Infrastructure . vide Sale Certificate dated 19/12/2018 which is duly registered at Joint Sub Registrar Office, Nagpur-7 with Serial No. 11028.

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur

Dated 12/05/2023

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