

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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FORM A

To
Maha RERA
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kuria 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 ALL THAT Piece and Parcel of Non Agricultural land bearing Survey / Khasra / Gut No. 87/1 of **MOUZA – PANJRI (BU), P.S.K. 42**, having an area of **1.05 Hectares** (out of which 10,476.64 Sq. Mtrs. available project land at site), held in Occupancy Class - 1 Rights, Khate No. 197 and including all other easementary rights appurtenant and belonging thereto, situate at Village – Panjri Farm, in Tahsil – Nagpur (Rural) and District – NAGPUR.

1) I have investigated the title of the said land on the request of **M/s. AADITYA INFRA**, a Partnership Firm, having its Office at Block No. 4, Ghatate Building, Panchasheel Square, Nagpur-440010, having Income Tax Permanent Account No. ABXFA1053F and acting through its Authorised Partners (1) **SHRI. AMIT S/o SUKHLAL JAISWAL**, Aged about 46 Years, Occupation – Business, Aadhar Unique Identity No. 7772 1471 1891, Cell No. 9370259082, Resident of Plot No. 39, Gopal Nagar, Nagpur-440022, Tahsil and District – NAGPUR, (2) **SHRI. ALANKAR S/o VIJAY JAISWAL**, Aged about 42 Years, Occupation – Business, Aadhar Unique Identity No. 9712 5007 0986, Cell No. 9822573966, Resident of "Vandan", Sankat Mochan Road, Samarthawadi, Yavatmal-445001, Tahsil and District – YAVATMAL, (3) **MRS. PRAGYA KUMAR**, Aged 49 Years, Occupation – Agriculturist & Business, Aadhar Unique Identity No. 6550 7653 1141, Resident of Flat No. 6A, 8, Ballygunge Park Road, Arhant Gardens, Ballygunge, Kolkata, WEST BENGAL-700019 and (4) **SHRI. SOUMYA PRIYADARSHI**, Aged 29 Years, Occupation – Agriculturist & Business, Aadhar Unique Identity No.511375324477, Resident of Flat No. 6A, 8, Ballygunge Park Road, Arhant Gardens, Ballygunge, Kolkata, WEST BENGAL-700019 and following documents i.e.:-

i) Description of the property.

ALL THAT Piece and Parcel of Non Agricultural land bearing Survey / Khasra / Gut No. 87/1 of **MOUZA – PANJRI (BU), P.S.K. 42**, having an area of **1.05 Hectares**, (out of which 10,476.64 Sq. Mtrs. available project land at site), held in Occupancy

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Class - 1 Rights, Khate No. 197 and including all other easementary rights appurtenant and belonging thereto, situate at Village - Panjri Farm, in Tahsil - Nagpur (Rural) and District - NAGPUR.

ii) The Document of Ownership of Khasra/Survey No. 87/

- (a) 7/12 Extracts issued by Talathi, Panjri Farm (Bu.), Nagpur (Rural).
- (b) Certified copy of Sale Deed of land admeasuring 1.05 Hectares, Rental Rs. 3.15 Yearly (bearing Survey/Khasra No. 87/1) out of the entire land bearing Survey/Khasra/Gut No. 87, dated 24-12-1990, Registration No. 362(P).
- (c) Deed of Confirmation dated 14-07-2023, Registration No. NGN-R-10/5216/2023.
- (d) Power of Attorney dated 14-07-2023, Registration No. NGN-R-10/5217/2023.

iii) Search report for 30 year from 1994 Till July 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 Owners/Promoter is clear, marketable and without any encumbrances.

Owner of the land:

Land being ALL THAT Piece and Parcel of Non Agricultural land bearing Survey / Khasra / Gut No. 87/1 of MOUZA - PANJRI (BU.), P.S.K. 42, having an area of 1.05 Hectares, (out of which 10,476.64 Sq. Mtrs. available project land at site) held in Occupancy Class - 1 Rights, Khate No. 197 and including all other easementary rights appurtenant and belonging thereto, situate at Village - Panjri Farm, in Tahsil - Nagpur (Rural) and District - NAGPUR.	Shri. Manohar Sukhdeo Barhate
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Qualifying comments/ remarks if any

The Tiles of SHRI. MANOHAR S/o SUKHDEO BARHATE acting through his duly Constituted Attorney/Promoter and Developer M/s. AADITYA INFRA acting through its Authorised Partners (1) Shri. Amit Sukhlal Jaiswal, (2) Shri. Alankar Vijay Jaiswal, (3) Mrs. Pragma Kumar and (4) Shri. Soumya Priyadarshi on the said land is good, valid, marketable, clear and salable.

- 3) The report reflecting the flow of the title of the said SHRI. MANOHAR S/o SUKHDEO BARHATE acting through his duly Constituted Attorney/Promoter and Developer M/s. AADITYA INFRA acting through its Authorised Partners (1) Shri. Amit Sukhlal Jaiswal, (2) Shri. Alankar Vijay Jaiswal, (3) Mrs. Pragma Kumar and (4) Shri. Soumya Priyadarshi on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 03-08-2023




(SANDEEP SHASTRI)
Advocate

ANNEXURE

FLOW OF THE TITLE OF THE SAID LANDS.

- 1} Property Card (7/12 Extract) issued by Talathi, Panji (Bu.) as on date of application for registration -

The name of **Shri. Manohar Sukhdeo Barhate** is recorded in the Property Card (7/12 Extract) issued by Talathi, Panji (Bu.), Nagpur (Rural) in respect of the property comprising ALL THAT Piece and Parcel of Non Agricultural land bearing Survey / Khasra / Gut No. 87/1 of MOUZA - **PANJRI (BU.)**, P.S.K. 42, having an area of **1.05 Hectares**, held in Occupancy Class - 1 Rights, Khate No. 197 and including all other easementary rights appurtenant and belonging thereto, situate at Village - Panji Farm, in Tahsil - Nagpur (Rural) and District - NAGPUR.

2} Mutation Entry -

The property card (7/12 Extract) issued by Talathi, Panji (Bu.), Hingna of Survey/Khasra No. 87/1 reveal that vide Mutation / Ferfar Entry No. 271 dated 14-05-1996 the names of **Shri. Manohar Sukhdeo Barhate** is recorded as owner of the said land.

- 3} Search report for 30 years from 1994 to 2023 Taken from data available on the website of Registration Department /relevant documents provided to us.

(i) THAT the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. (Old) 53 of MOUZA - **PANJRI (BU.)**, P.S.K. 42, having an area of 12.57 Acres (i.e. 5.09 Hectares), Rental Rs. 15.40 Yearly, held in Occupancy Class - 2 Rights (Bhumidhari), Khate No. 70 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses, Well and all other easementary rights appurtenant and belonging thereto, situate at Village - Panji (Bu.), in Tahsil - Nagpur (Rural) and District - NAGPUR, originally belonged to Shri. Raoji Jairam Barahate, as a recorded Owner thereof as per Record of Rights of 1954-55.

(ii) THAT the aforesaid Shri. Raoji Jairam Barahate left for heavenly abode in the Year 1974 and consequent upon his demise his aforesaid property devolved upon his legal heirs namely (i) Shri. Namdeo Raoji Barahate, (ii) Shri. Charandas Raoji Barahate, (iii) Shri. Sukhdeo Raoji Barahate, (iv) Shri. Ramkrushna Raoji Barahate, (v) Shri. Prakash Kartik Barahate & (vi) Smt. Kisanbai Kartik Barahate, jointly by way of intestate succession being the only heirs of the deceased and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 56 dated 24-06-197.

(iii) THAT the aforesaid Shri. Namdeo Raoji Barahate left for heavenly abode on 01-05-1976 and consequent upon his demise his undivided share in the aforesaid property devolved upon his widow namely Smt. Saraswati Namdeo Barahate, three sons namely (i) Shri. Jagdish Namdeo Barahate, (ii) Shri. Krishna Namdeo Barahate & (iii) Shri. Arvind Namdeo Barahate jointly by way of intestate succession being the only heirs of the deceased and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 131 dated 03-12-1976.

(iv) THAT during the course of time Resurvey of the said Mouza - Panji (Bu.) was conducted and the aforesaid land bearing Survey / Khasra / Gut No. (Old) 53 of MOUZA - **PANJRI (BU.)**, P.S.K. 42, having an area of 12.57 Acres (i.e. 5.09 Hectares), Rental Rs. 15.40 Yearly, held in Occupancy Class - 2 Rights (Bhumidhari), Khate No. 70 is now identified as Survey / Khasra / Gut No. 96 then 87 (new) of MOUZA - **PANJRI (BU.)**, P.S.K. 42, having an area of 5.39 Hectares, Rental Rs. 16.14 Yearly, held in Occupancy Class - 2 Rights (Bhumidhari), Khate No. 32.

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(iv) THAT the aforesaid Shri. Sukhdeo Raoji Barahate left for heavenly abode on 25-04-1989 and consequent upon his demise his undivided share in the aforesaid property bearing Survey/Khasra/Gut No. 87 having total area of 5.39 Hectares devolved upon his widow namely Smt. Ahilyabai Sukhdeo Barahate, two sons namely (i) Shri. Manohar Sukhdeo Barahate & (ii) Shri. Bandu Sukhdeo Barahate and three daughters namely (i) Ku. Manda Sukhdeo Barahate, (ii) Mrs. Sharda Chahande & (iii) Mrs. Malabai Ramesh Moon jointly by way of intestate succession being the only heirs of the deceased and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 268 dated 14-05-1996.

(vi) THAT the aforesaid the then recorded Co-Owners namely (1-a) Smt. Saraswati Namdeo Barahate, (1-b) Shri. Jagdish Namdeo Barahate, (1-c) Shri. Krishna Namdeo Barahate, (1-d) Shri. Arvind Namdeo Barahate, (2) Shri. Charandas Raoji Barahate, (3-a) Smt. Ahilyabai Sukhdeo Barahate, (3-b) Shri. Manohar Sukhdeo Barahate, (3-c) Shri. Bandu Sukhdeo Barahate, (3-d) Ku. Manda Sukhdeo Barahate, (3-e) Mrs. Sharda Chahande, (3-f) Mrs. Malabai Ramesh Moon, (4) Shri. Ramkrushna Raoji Barahate, (5-a) Shri. Prakash Kartik Barahate and (5-b) Smt. Kisanbai Kartik Barahate later on partition their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 87 of MOUZA – PANJRI (BU.), P.S.K. 42, having an area of 5.39 Hectares, Rental Rs. 16.14 Yearly, held in Occupancy Class - 2 Rights (Bhumidhari), Khate No. 32 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Panji (Bu.), in Tahsil – Nagpur (Rural) and District – NAGPUR in between them by executing a Deed of Partition dated 09-06-1989. In terms of the said Partition Deed dated 09-06-1989, the land admeasuring 1.05 Hectares being a portion of the entire land bearing Survey/Khasra/Gut No. 87 having total area of 5.39 Hectares, Rental Rs. 16.14 Yearly fallen to the exclusive share of Smt. Saraswati Namdeo Barahate, Shri. Jagdish Namdeo Barahate, Shri. Krishna Namdeo Barahate, Shri. Arvind Namdeo Barahate, Mrs. Antakala Satyanarayan Jadhav & Ku. Mina Namdeo Barahate, the Party No. 1 called therein absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 87/1 having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 269 dated 14-05-1996.

(vii) THAT in terms of the said Partition Deed dated 09-06-1989, the land admeasuring 1.20 Hectares being a portion of the entire land bearing Survey/Khasra/Gut No. 87 having total area of 5.39 Hectares, Rental Rs. 16.14 Yearly fallen to the exclusive share of Shri. Charandas Raoji Barahate, the Party No. 2 called therein absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 87/2, having an area of 1.20 Hectares, Rental Rs. 3.60 Yearly and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 269 dated 14-05-1996.

(viii) THAT in the like manner as per said Partition Deed dated 09-06-1989, the land admeasuring 1.05 Hectares being a portion of the entire land bearing Survey/Khasra/Gut No. 87 having total area of 5.39 Hectares, Rental Rs. 16.14 Yearly fallen to the exclusive share of Smt. Kisanbai Kartik Barahate, Shri. Chhatrapati Kartik Barahate, Shri. Prakash Kartik Barahate, Shri. Vilas Kartik Barahate, Shri. Arun Kartik Barahate, Ku. Chhaya Kartik Barahate and Mrs. Maya Sontakke jointly the Party No. 3 called therein absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 87/3 having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 269 dated 14-05-1996.

(ix) THAT in terms of the said Partition Deed dated 09-06-1989, the land admeasuring 1.04 Hectares being a portion of the entire land bearing Survey/Khasra/Gut No. 87 having total area of 5.39 Hectares, Rental Rs. 16.14 Yearly fallen to the exclusive share of Smt. Ahilyabai Sukhdeo Barahate, Shri. Manohar Sukhdeo Barahate, Shri. Bandu Sukhdeo Barahate, Ku. Manda Sukhdeo Barahate, Mrs. Sharda Chahande and Mrs. Malabai

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Ramesh Moon jointly the Party No. 4 called therein absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 87/4 having an area of 1.04 Hectares and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 269 dated 14-05-1996.

(x) THAT in the like manner as per said Partition Deed dated 09-06-1989, the land admeasuring 1.05 Hectares being a portion of the entire land bearing Survey/Khasra/Gut No. 87 having total area of 5.39 Hectares, Rental Rs. 16.14 Yearly fallen to the exclusive share of Shri. Ramkrushna Raoji Barahate, absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 87/5 having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 269 dated 14-05-1996.

(xi) THAT the aforesaid Co-owners namely Smt. Saraswati Namdeo Barahate, Shri. Jagdish Namdeo Barahate, Shri. Krishna Namdeo Barahate, Shri. Arvind Namdeo Barahate, Mrs. Antakala Satyanarayan Jadhav & Ku. Mina Namdeo Barahate jointly later on transferred/sold a portion of land out their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural bearing Survey / Khasra / Gut No. 87/1 of MOUZA – PANJRI (BU.), P.S.K. 42, having an area of 1.05 Hectares, Rental Rs. 3.15 Yearly, held in Occupancy Class - 2 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Panji (Bu.), in Tahsil – Nagpur (Rural) and District – NAGPUR, by way Sale to Shri. Manohar Sukhdeo Barahate, by a Sale Deed Dated 24-12-1990, which is duly registered at the Office of the Joint Sub Registrar, Nagpur-Rural in Addl. Book No. 1, Volume No. 12 on Pages 244 to 247 at Serial No. 362(P) on even date and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 271 dated 14-05-1996.

(xii) THAT as a result therefore the aforesaid Shri. Manohar Sukhdeo Barahate, has now an exclusive, absolute and full Owner of the property bearing Survey / Khasra / Gut No. 87/1 having an area of 1.05 Hectares with heritable transferable rights therein and the same is accordingly recorded in the Revenue Records.

(xiii) THAT it is evident that during the course of time aforesaid land bearing Survey / Khasra / Gut No. 87/1 of MOUZA – PANJRI (BU.), P.S.K. 42, having an area of 1.05 Hectares is converted from Occupancy Class-2 Rights (Bhumidhari Rights) to Class-1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Sub Divisional Officer, Nagpur and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 667 dated 23-08-2005.

(xiv) THAT for cogent reason and good causes the aforesaid Shri. Manohar Sukhdeo Barahate later on decided to develop his aforesaid property bearing Survey / Khasra / Gut No. 87/1 of MOUZA – PANJRI (BU.), P.S.K. 42, having an area of 1.05 Hectares, into RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein.

(xv) THAT accordingly by an Agreement of Development Dated 30-03-2022, he has entrusted the entire work of development to M/s. Aaditya Infra upon the several terms and conditions contained therein. The said Agreement of Development Dated 30-03-2022 executed on Rs. 100/- Stamp paper and thus the same is adjudicated by the Joint District Registrar, Nagpur (City) under Section 32(1)(b) of the Maharashtra Stamp Act, 1958 in Adj. Case No. 09/2022 dated 15-03-2022 and thereby declared Market value of said land is Rs. 3,40,71,500/- and Full Stamp Duty of Rs. 17,03,575/- which is paid vide Challan No. MH014659757202122E dated 15-03-2022.

(xvi) THAT the aforesaid Agreement of Development could not be registered within the stipulated time period. Thus the aforesaid Owner namely Shri. Manohar Sukhdeo Barahate later on executed a Confirmation Deed on 14-07-2023 to said Agreement of Development. The said Deed of Confirmation is further adjudicated by the Joint District Registrar, Nagpur (City) under Section 32 (1)(b) of the Maharashtra Stamp Act, 1958 in Adj. Case No. 76/2023

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and thereby declared Market value of said the land is Rs. 5,21,55,500/- and recovered deficit stamp duty of Rs. 9,04,200/- vide its **Challen No. MH002165356202324E** dated 22.05.2023. The said Deed of Confirmation is registered in the Office of the Joint Sub Registrar, Nagpur-Rural-10 in Book No. 1 at Serial No. NGN-R-10/2023 on even date.

(xvii) THAT in pursuance to the said Agreement of Development and for completion of the said contract in all respect the aforesaid Shri. Manohar Sukhdeo Barahate has executed a General Power of Attorney on 14-07-2023 in respect of the aforesaid property and there by empowered M/s. Aaditya Infra to deal with various acts and deeds under the said contract of Development and Sale and the said General Power of Attorney Dated 14-07-2023 is duly registered at the Office of the Joint Sub-Registrar, Nagpur-Rural-10- in Book No. 1 at Serial No. NGN-R-10/5217/2023 on even date.

(xviii) THAT the layout plan carved out on the aforesaid land bearing Survey No. 87/1 having an area of 1.05 Hectares, out of which the land admeasuring 1.0476 Hectare (i.e. 10476.64 Sq. Mtrs.) is tentatively sanctioned by the Hon'ble Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority on 19-04-2023. In pursuance of the said order, the said layout is tentatively sanctioned and approved and recommended for the Demarcation purpose by the Executive Engineer-1, Nagpur Metropolitan Region Development Authority vide its letter No. Ex. Eng/NMRDA/8318 Dated 27-04-2023.

(xix) THAT in pursuance of Government Notification Dated 05-01-2017, the State Government has included Section 42B & 42K by amending Section 42 and 42A of the Maharashtra Land Revenue Code, 1996 wherein provision has been made for Deemed Conversion for non agricultural use of land as per the use shown in the final development plan. And use of any land included in such area, in form of allotment, reservation or instruction in such development plan, if the conversion tax, non agricultural levy and payment of nazarana or premium or other government dues where applicable as provided in Section (2), will be deemed to have been converted and no separate permission under Section 42 or Section 44 will be required for use which is permitted under such development plan. Thus as per Order of the Tahsildar, Nagpur (Rural) Passed in Revenue Case No. 206/NAP-34/2022-2023 dated 19-07-2023 has levied Non Agricultural Cess/Tax on land bearing Survey No. 87/1 containing by total admeasurements 10500 Sq. Mtrs. of land out of which the land admeasuring 1.0476 Hectare (i.e. 10476.64 Sq. Mtrs.).

(xx) THAT for the purpose of development of said land the aforesaid Vendor through Promoter/Developer entered into an Agreement of Development with Nagpur Metropolitan Region Development Authority on 14-08-2023 upon several terms and conditions contained therein and the said layout is finally sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide its letter No. Ex Eng./NMRDA/DPC/Agreee/986 dated 14-08-2023. In terms of said final sanctioned layout Map, **Opens Space is admeasuring 1012.37 Sq. Mtrs., Total Plottable Area admeasuring 7273.30 Sq. Mtrs.**

(xxi) THAT, for the purpose of Verification of Title, the following documents/xerox copies relating to the property comprising ALL THAT Piece and Parcel of Non Agricultural land bearing Survey / Khasra / Gut No. 87/1 of **MOUZA – PANJRI (BU.)**, P.S.K. 42, having an area of **1.05 Hectares**, out of which the land admeasuring 1.0476 Hectare (i.e. 10476.64 Sq. Mtrs.) is under project land, held in Occupancy Class - 1 Rights, Khate No. 197 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses, Well and all other easementary rights appurtenant and belonging thereto, situate at Village – Panjri Farm, in Tahsil – Nagpur (Rural) and District – NAGPUR were provided to us :-

- a) Copy of 7/12 Extracts issued by Talathi, Panjri Farm (Bu.), Nagpur (Rural).
- b) Copy of Adhikar Abhilekh.
- c) Copy of 7/12 Extracts in the Year 1979-80 to 1984-85; 1998-99 to 2009-10.



- d) Copy of Sale Deed of Survey No. 87/1, dated 24-12-1990 Registration No. 362(P).
- e) Copy of Ferfar Panji Nos. 268 dated 14-05-1996; 269 dated 14-05-1996; 271 dated 14-05-1996 and 667 dated 23-08-2005.
- f) Copy of Development Agreement of Survey No. 87/1, dated 30-03-2022.
- g) Copy of Confirmation Deed of Survey No. 87/1, dated 14-07-2023, Registration No. NGN-R-10/5216/2023.
- h) Copy of General Power of Attorney of Survey No. 87/1, dated 14-07-2023, Registration No. NGN-R-10/5217/2023.
- i) Copy of tentatively Layout Map & Sanctioned Letter of the Executive Engineer-1, Nagpur Metropolitan Region Development Authority vide its letter No. Ex. Eng/NMRDA/8318 Dated 27-04-2022.
- j) Copy of Order of the Tahsildar, Nagpur (Rural) Passed in Revenue Case No. 206/NAP-34/2022-2023 dated 19-07-2023.
- k) Copy of Development Agreement with Nagpur Metropolitan Region Development Authority Dated 14-08-2023.
- l) Copy of Final Sanctioned Layout Map of Survey No. 87/1.

(xxii) THAT, all the aforesaid documents produced before us are photocopies of certified copies. It is necessary to verify Original copies in the custody of aforesaid present land Owner/the aforesaid Developer.

(xxiii) THAT links in the title history of last 30 (Thirty) years of chain of title have been established. All the transactions which have taken place at Nagpur have been verified from the relevant records of the Sub-Registrar and Revenue Department. We have taken search of records of Sub-Registrar's Office from inspection Book No. (i) and day books, which were kept and maintained by the office and made available to us.

(xxiv) While searching the records, it was found that some record was mutilated and torn form, some was incomplete and disorganized, lot of jurisdictional changes have taken place during different periods in Sub-Registrar Office. It is also informed that recent Indexes are not sorted out and compiled Mouzawise, some indexes are even yet not printed out at the Sub-Registrar Office at Nagpur (Rural).

(xxv) In alternative only entry of the registration of the documents can be verified from the Token register/day book. As per procedure adopted in the office of the Sub-Registrar only name of the Purchaser is noted and the name of Vendor and details of property are not noted in the Token Register/Day book. In Nagpur District Encumbrance Certificate is not issued by the Sub-Registrar offices. In view of abovementioned reasons, unavailable records, concurrent jurisdiction of the Sub-Registrar Office.

(xxvi) THAT, we have verified all the relevant index entries from on line search available on the website of Registration Department for the period of last 30 (Thirty) Years (i.e. for 1994 to 2023) by depositing necessary Search Fees in the Office of in the Office of the Joint Sub Registrar, Nagpur-10 (Rural) vide GRN No. MH005816082202324E Receipt No. 7062 Dated 31-07-2023 for the period 1992 to 2003; Joint District Registrar, Pune Urban vide GRN No. MH005930010202324E of which Receipt No. 1113004509 Dated 29-07-2023 for the period 2004 to 2023 and Joint District Registrar, Pune Urban vide GRN No. MH006978932202324E of which Receipt No. 1113048138 Dated 25-08-2023 for the period 2004, only those made available out of the torn and disarrange index and found that no adverse entries are recorded in respect of the aforesaid properties. The Original Search fees Receipts are enclosed herewith.

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(xxvii) THAT, in view of the searches made by us and subject to compliances stated herein below, the aforesaid **SHRI. MANOHAR S/o SUKHDEO BARHATE** is the Owner of the property comprising ALL THAT Piece and Parcel of Non Agricultural land bearing Survey / Khasra / Gut No. 87/1 of MOUZA – PANJRI (BU.), P.S.K. 42, having an area of **1.05 Hectares**, Rental Rs. 3.15 Yearly, held in Occupancy Class - 1 Rights, Knate No. 197 and including all other easementary rights appurtenant and belonging thereto, situate at Village – Panjri Farm, in Tahsil – Nagpur (Rural) and District – NAGPUR and his Constituted Attorney/Promoter and Developer **M/s. AADITYA INFRA** acting through its Authorised Partners (1) Shri. Amit Sukhlal Jaiswal, (2) Shri. Alankar Vijay Jaiswal, (3) Mrs. Pragya Kumar and (4) Shri. Soumya Priyadarshi, the Developer has valid rights to Develop and Sale the said property in lieu of said Agreement of Development Dated 30-03-2022.

(xxviii) The said Owner and his Constituted Attorney/Promoter and Developer **M/s. Aaditya Infra** has absolute rights to develop/sale his/its aforesaid property in accordance with provisions of prevailing Development Control Rules. The prospective Buyers of various individual Plot of land out of the aforesaid project shall thereafter acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed subject to observation made herein under and fulfilling following modalities:-

i) The present Owner/Promoter/Developer shall comply with the provisions applicable in accordance with the prevailing Development Control Rules and all the developmental activities to abide with and/or to be made subject to directions of the Local Body Planning Authority.

ii) The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The aforesaid project is new project and the provisions of the said Act, Rules and Regulation thereof are applicable to the said Project thus the Registration is to be sought from the said Authority on getting aforesaid various approvals from the Competent Authorities empowered on that behalf.

(xxix) THAT in view of getting clarity as regards non execution of any unregistered documents/mentioning no transaction of any kind has taken place in respect of the aforesaid properties or plots of land out of the proposed layout at any of the Sub-Registrar Offices or any other place till this date, an affidavit from the present owner namely **SHRI. MANOHAR S/o SUKHDEO BARHATE** and/or his Constituted Attorney/Promoter & Developer **M/s. Aaditya Infra** be obtained.

(xxx) THAT, it is needless to mention here that on obtaining such Sale Deed, the prospective buyers can very well mortgage his/her/their property/plot of land to any Bank/Financial Institution by way of scrutiny for the repayment of such loan, if any advanced to him/her/them.

4) Any other relevant Title.

We observed that the said land is Freehold property.

5) Litigations if any.

During our online search we did not came across any entry of lispendence recorded relating to aforesaid property.

Contd.



Hence this Title Verification Report.

NAGPUR.

DATE : 26-08-2023



...

(SANDEEP SHASTRI)
ADVOCATE



GRN	MH006978932202324E	BARCODE											Date	22/08/2023-14:30:34	Form ID
Department	Inspector General Of Registration	Payer Details													
Search Fee		TAX ID / TAN (If Any)													
Type of Payment	Other Items	PAN No.(If Applicable)													
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	SANDEEP ANANT SHASTRI												
Location	PUNE														
Year	2023-2024 One Time	Fiat/Block No.													
Account Head Details		Amount In Rs.	Premises/Building												
0030072201 SEARCH FEE		300.00	Road/Street												
			Areal/Locality												
			Town/City/District												
			PIN												
			Remarks (if Any)												
Total		300.00	Amount In Words	Three Hundred Rupees Only											
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK												
Cheque/DD Details		Bank CIN	Ref. No.	69103332023082216596 2824724044											
Cheque/DD No.		Bank Date	RBI Date	22/08/2023-14:31:31 23/08/2023											
Name of Bank		Bank-Branch	IDBI BANK												
Name of Branch		Scroll No., Date	100 , 23/08/2023												

Signature Not

Verified



MH006978932202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 Aug 2023	Receipt	Receipt no.: 1113048138
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Panjari Pharm S.No/CTS No/G.No. : 87
	Period of search :	From :2022 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH006978932202324E		
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



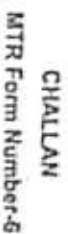
GRN	MH005930010202324E	BARCODE											Date	29/07/2023-18:16:59	Form ID
Department	Inspector General Of Registration		Payer Details												
Search Fee			TAX ID / TAN (If Any)												
Type of Payment Other Items			PAN No.(If Applicable)												
Office Name			Full Name			SANDEEP ANANT SHASTRI									
Location			Flat/Block No.												
Year			2023-2024 One Time												
Account Head Details			Amount In Rs.												
0030072201 SEARCH FEE			450.00												
			Road/Street												
			Area/Locality												
			Town/City/District												
			PIN												
			Remarks (If Any)												
Total			Amount In			Four Hundred Fifty Rupees Only									
			Words												
Payment Details			IDBI BANK			FOR USE IN RECEIVING BANK									
			Cheque-DD Details												
Cheque/DD No.			Bank CIN			Ref. No.			69103332023072917204			2820814160			
			Bank Date			RBI Date			29/07/2023-18:17:43			Not Verified with RBI			
Name of Bank			Bank-Branch			IDBI BANK									
Name of Branch			Scroll No. , Date			Not Verified with Scroll									

Department ID : 282478399
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदेप शस्त्री "सुपु ऑफिस धांदल" माली मजदूर कार्यालयधीन लागू आहे .संदेप कार्यालयही तिथी मोजक्या व कार्यालयाला कटविल्याची लागू आहे .
Mobile No. : 9850361454



MH005930010202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
29 Jul 2023	Receipt	Receipt no.: 1113004509
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Panjari Pharm S.No/CTS No/G.No. : 87
	Period of search :	From :2006 To :2023
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH005930010202324E		
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'.		





GRN MH006816084202324E		BARCODE [Barcode]		Date 27/07/2023-14 50:05		Form ID	
Department Inspector General Of Registration		Payer Details					
Search Fee		TAX ID / TAN (If Any)					
Type of Payment Other Items		PAN No. (If Applicable)					
Office Name NGR_MAGPUR NO10 RURAL SUB REGISTRAR		Full Name		SANDEEP ANANT SHASTRI			
Location MAGPUR							
Year 2023-2024 One Time		Flat/Block No.					
Account Head Details		Premises/Building					
0030072201 SEARCH FEE		Road/Street		MOUZA PANYARI BU			
		Area/Locality		MAGPUR			
		Town/City/District					
		PIN		4 4 1 1 0 8			
		Remarks (If Any)					
		SEARCH FEES FOR 12 YEARS 1994 TO 2005 KHASRA NO 87					
Total		Amount In Words		Three Hundred Rupees Only			
300.00							
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN		Ref. No.		69103332023072716586 2820433020	
Cheque/DD No.		Bank Date		RBI Date		27/07/2023-14:51:12 Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID: 9850361454
Mobile No.:
NOTE: This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालान दायर और धोत" ताले तगुद कारणासाठी किंवा ताली न कलदायका दस्तासाठी ताले ताली.



Other Receipt

2740

Monday, 31 July 2023 6:57 PM

द्वार पारदर्शी

Original/Duplicate

नॉंरशी नं. 398

Regn.:39M

नारशी नं.: 7602 फातो: 31/07/2023

नारशी नार:

दरारुन नार नारनारु: नार(00)-0-2023

दरारुन नार नार

नार नारनारु नार: नार नारु नारु

नारु नारु नारु नं. 1667/23 नार पारु नं. नारु नं. 87, नार 1994 नं 2005

SEARCHFEE

₹. 300.00

नार:

₹. 300.00

1). नारुनार नार: eChallan नार: ₹.300/-

नारुनारुनारु नार नार: नार: MH005816082202324E फातो: 31/07/2023 नारु नारु नारु नं. 90, नारु नारु नारु नार नारु

नारु नारु नारु नं. 90, नारु नारु

