

ROHIT. R. CHOUGULE
ADVOCATE

'FORMAT - A'

To

MAHARERA, Headquarter,
Mumbai, Maharashtra.

Subject:

"Title Clearance Certificate" with respect to
ALL THAT piece and parcel of land
admeasuring 1.59 Hectors (or 3.92 Acres),
bearing Khasra No. 259/1, having a Land
Revenue of Rs.4.12 Paise, P.S.K No. 42, Mouza:
Jamtha, Tehsil and District: Nagpur (hereinafter
referred to and called as "**said land**" for the sake
of brevity).

I have investigated the title of the said land under the instruction and
authority of "Aska Real Estate Private Limited" (hereinafter referred to and
called as "**said company**" for the sake of brevity) (Pan No. AAECA7304E), a
company incorporated and registered under the Companies Act, 1956, having
its incorporation No.U70109MH2004PTC146481, and its Office at: New Rajinder
Nagar, Shankar Road, New Delhi, and acting through its Authorised Signatory
Shri. Kunal S/O Navneet Shukul, Aged About: 36 Years, Occupation: Business,
R/O: 538, Clark Town, Thapar Marg, Nagpur, which is based only on the basis
of the following documents:

1. **DESCRIPTION OF THE PROPERTY:**

ALL THAT piece and parcel of land admeasuring 1.59 Hector (or 3.92
Acres), bearing khasra No. 259/1, having a Land Revenue of Rs.4.12
Paise, P.S.K No. 42, Mouza: Jamtha, Tehsil and District: Nagpur
(Grameen).

2. **THE DOCUMENTS OF ALLOTMENT OF SAID LAND:**

2.i. Certified Copy of 7/12 extract of Khasra No.259/1 dated 27.06.2023.

2.ii. Photocopy of the Order dated 13.06.2012 passed by the Hon'ble
Sub Divisional Officer, Nagpur, in case no. SV23/SR/kavi 648/2011,
whereby, the area of land in khasra No.259 has been increased by 1.59
Hectors.

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2.iii. Photocopy of the Notice Dated 27.08.2013 and order dated 03.10.2013 passed by the Hon'ble Sub Divisional Officer Nagpur (Grameen).

2.iv. Photocopies dated 24.09.2013 (Pavti No. 2688523) Deputy Superintendent of Land Records, Nagpur, (Grameen).

2.v. Sale Deed dated 24.10.2013.

2.vi. Order Dated 14.06.2023 (*inadvertently mentioned as 14.06.2022*) issued by the Nagpur Metropolitan Region Development Authority.

2.vii. Search Report of 30 years as follows:

2.vii.i. Period 01.01.1991 to 31.12.2001 (Offline).

2.vii.ii. Period 01.01.2002 to 31.12.2022 (Online).

2.vii. Photocopy of the Order dated 24.07.2023 for use of land for Non-Agriculture purposes as per Section 42A of the Maharashtra Land Revenue Code, 1966.

A bare perusal of the above mentioned documents and only on the basis of the above mentioned documents, I am of the opinion that the title of the said Company over the said land is clear, marketable and without any encumbrance.

Owner(s) of the land: The said Company is owner of ALL THAT piece and parcel of land admeasuring 1.59 Hecter (or 3.92 Acres), bearing khasra No. 259/1, having a Land Revenue of Rs.4.12 Paise, P.S.K No. 42, Mouza: Jamtha, Tehsil and District: Nagpur (Grameen).

The report reflecting the title of the ownership of the said Company over the said land is enclosed herewith as 'ANNEXURE-A'.

NAGPUR
DATED: 04.08.2023


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'ANNEXUE-A'

"FLOW OF TITLE OF THE SAID LAND"

- a. 7/12 extract of Khasra No.259/1: On perusal of the 7/12 extract procured on 19.06.2023 it can be seen that the name of the Company is incorporated in the 7/12 extract over an area admeasuring 1.59 Hector on the said land.
- b. Photocopy of the Order dated 13.06.2012 passed by the Hon'ble Sub Divisional Officer, Nagpur, in case no. SV23/SR/kavi 648/2011: On perusal of the order dated 13.06.2012 its can be seen, that the area of land in khasra No.259 has been increased by 1.59 Hectors, as mentioned in greater detail in order dated 13.06.2012.
- c. Photocopies of the Notice Dated 27.08.2013 and order dated 03.10.2013 passed by the Hon'ble Sub Divisional Officer Nagpur (Grameen): On perusal of the Notice Dated 27.08.2013 and order dated 03.10.2013 passed by the Hon'ble Sub Divisional Officer Nagpur (Grameen) it can be seen, that the Company filed Application before the Hon'ble Sub-Divisional Officer Nagpur (Grameen), for grant of permission to purchase the said land and grant of no objection under Section 89 of the Bombay Tenancy and Agriculture land (Vidarbha Region) Act, 1958. In this regard, the Hon'ble Sub Divisional Office issued Notice dated 27.08.2013. Thereafter, the Hon'ble Sub Divisional passed order dated 03.10.2013 in case no. R.M. No. 2/59-23/2013-14, granting it's no objection in favour of the Company to purchase the said land from Shri. Mahadeo Gulabrao Dahake and 2 others area admeasuring 1.59 Hectors for non-agriculture purposes, as mentioned in greater detail in order dated 03.10.2013.
- d. Photocopies dated 24.09.2013 (Pavti No. 2688523) certified by the appropriate officer, Deputy Superintendent of Land Records, Nagpur, (Grameen): On perusal of the Photocopies dated 24.09.2013 it can be seen as follows:
 - (d.i.) Letter Dated 23.05.2013 was sent by Deputy Superintendent of Land Records to Tahsildar Nagpur (Grameen) that correction in village Map was directed to done in Khasra No. 259.
 - (d.ii.) Village map *(to be prepared)* dividing Khasra No. 259 into two parts i.e. Khasra No. 259/1 and Khasra No. 259/2.

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(d.iii.) Form Nos. 11 and 12 (to be prepared) wherein Khasra No. 259/1, area admeasuring 1.59 Hectors under the ownership of "Mahadeo Gulabrao Dahake", and Khasra No. 259/2, area admeasuring 4.68 Hectors under the ownership of "M/S Neerja Realtors Private Limited".

- e. Sale Deed dated 24.10.2013: On Perusal of the Sale Deed dated 24.10.2013 executed between the Company (Purchaser) and (a) Mahadeo Gulabrao Dahake, (b) Anusaya Gulab Dahake and (c) Vatchalabai Gulab Dahake (Sellers), the Company purchased the said land. In addition, on perusal of the 7/12 extract appended with Sale Deed dated 24.10.2013 at page no. 13, it can be seen that the names of (a) Mahadeo Gulabrao Dahake, (b) Anusaya Gulabrao Dahake and (c) Vatchalabai Gulabrao Dahake, were there in the 7/12 extract as owner of the said land. The Sale Deed dated 24.10.2013 is registered before the office of the Joint Sub-Registrar Class-2, Nagpur Rural No. 10 at serial no. 12147-2013. Also, Board resolution dated 24.10.2013, issued by the Company in favour of Shri. Kunal S/O Shri. Navneet Shukul to act on behalf of the Company, appended at page no. 30 of the Sale Deed dated 24.10.2013.
- f. Order Dated 14.06.2023 (inadvertently mentioned as 14.06.2022) issued by the Nagpur Metropolitan Region Development Authority: On perusal of the order dated 14.06.2023 issued by the Nagpur Metropolitan Region Development Authority (hereinafter referred to and called as "NMRDA" for the sake of brevity), the said land is approved under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, for use of land for residential purposes on fulfillment of certain terms and conditions as mentioned in greater detail in the order dated 14.06.2023.
- g. The said property i.e. ALL THAT piece and parcel of land admeasuring 1.59 Hector (or 3.92 Acres), bearing khasra No. 259/1, having a Land Revenue of Rs. 4.12 Paise, P.S.K No. 42, Mouza: Jamtha, Tehsil and District: Nagpur (Grameen) is converted for non-Agricultural (Residential) vide order of the Collector, Nagpur, dated 24.06.2023, subject to terms and conditions more particularly setout therein. The area Statement mentioned in the order dated 24.06.2023 is as follows:

<u>Sr. No.</u>	<u>AREA OF LAND:</u>			
1.	As per ownership Document	15900.00	SQ. M.	

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	(7/12, CTS Extract			
	As per 'K' Prat	15900.00	SQ. M.	
2.	DEDUCTIONS FOR			
	A) Proposed DP/DP Road Widening Area	1439.477	SQ. M.	
3.	BALANCE AREA OF PLOT	14460.523	SQ. M.	
4.	AMENITY SPACE (IF APPLICABLE)			
	A) Required - (5.00%)	NA	SQ. M.	
	B) Proposed	NA	SQ. M.	
5.	NET PLT AREA (3-4(B))	14460.523	SQ. M.	100%
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)			
	A) Required - (10.00%)	1446.052	SQ. M.	10%
	B) Proposed	1448.664	SQ. M.	10.02%
7.	SERVICE ROAD & HIGHWAY WIDENING	----	SQ. M.	
8.	INTERNAL ROAD AREA	3261.352	SQ. M.	22.55%
9.	AREA UNDER RESIDENTIAL PLOTS	9700.498	SQ. M.	67.08%
10.	AREA UNDER ESS & STP	50.009	SQ. M.	00.35%
11.	PRO-RATA FACTOR FOR PERMISSIBLE FSI CALCULATION ON LAYOUT PPOTS = (5/9)	1.491	SQ. M.	

- h. Search Report of 30 years: That I have taken search by inspecting the Index Registers for the period of Thirty (30) Years from 01.01.1991 till 09.07.2023 in respect of property i.e. **ALL THAT** piece and parcel of land admeasuring 1.59 Hector (or 3.92 Acres), bearing Khasra No. 259/1, Mouza: Jamtha, Tehsil and District: Nagpur (Grameen). I have verified with all the index entries from the available books maintained in the office of the Sub-Registrar, Nagpur, for a period of 11 years from 01.01.1991 to 31.12.2001 by depositing necessary fees vide Challan No. MH004284525202324P, dated 28.06.2023. I have taken e-search by inspecting the Index Registers for a period of 20 years from 01.01.2002

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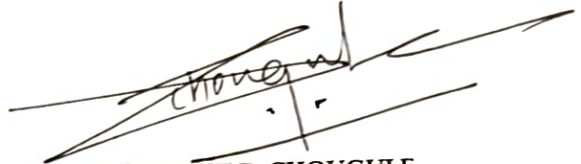
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to 31.12.2022 by depositing necessary fees vide Challan No. MH004910699202324E and Receipt No. 1112984654 , dated 09.07.2023.

A bare perusal of the above mentioned documents and only on the basis of the above mentioned documents, I am of the opinion that the title of the said Company over the said land is clear, marketable and without any encumbrance.

NAGPUR
DATED: 04.08.2023


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