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Date: 21/3/2024

REJOINDER TO LEGAL TITLE REPORT DATED 26.07.2023

SUB : Rejoinder to the Title Clearance Certificate with respect to project "Rachana Purva" to be constructed on ALL that piece and parcel of Land property admeasuring about **4431.42Sq. Mtrs.** Plot No. 05, Municipal House No. 437/A/5, Jagdish Nagar, Katol Road, CTS No. 652, Sheet No. 1/30, Kh. No. 22/1-2-3/3, Mouza Borgaon, Tah. & Dist. Nagpur.

1. In furtherance to the earlier Title Report issued by me on 26.07.2023, it is further observed that one Smt. Sunanda Thiske and Smt. Vidya Gurav have filed Special Civil Suit No. 1351 of 2023 on 21.12.2023 against Shri Panchmurti Shikshan Sanstha, M/s Rachana Developers and others for seeking partition, declaration and perpetual injunction. The suit property consists of land bearing Land situated at Mauza: Borgaon, P.H.No. 8, Tah.Nagpur, Dist. Nagpur, bearing Kh. No. 22/2, Total area 14.80 Acres, Land Revenue Rs. 10.15/-, Class-2, within the jurisdiction of Nagpur Municipal Corporation and Nagpur Improvement Trust. That out of the suit property 6 Acre of land is owned and possessed by M/s Rachana Developers. (Hereinafter referred as "Suit Property").
2. That out of the aforesaid suit property M/s. Rachana Developers is the owner and possessor of 6 Acres of land by virtue of Sale Deed dated 18/2/2017 and out of which on the portion of land being ALL that piece and parcel of Land property admeasuring about **4431.42Sq. Mtrs.** Plot No. 05, Municipal House No. 437/A/5, Jagdish Nagar, Katol Road, CTS No. 652, Sheet No. 1/30, Kh. No. 22/1-2-3/3, Mouza: Borgaon, Tah. & Dist. Nagpur which is duly registered with Maharashtra Real Estate Regulatory Authority vide registration number P50500053221 project of M/s. Rachana Developers by the name "Rachana Purva" is being constructed.
3. That I have checked the status of the said Special Civil Suit No. No. 1351 of 2023 on the site of जिल्हा न्यायालय, महाराष्ट्र <https://court.mah.nic.in> > courtweb > index_eng In respect of suit property and also gone through the disclosure dated 20/3/2024, regarding litigation with respect to aforesaid property given by Advocate Masood Shareef, 1/A-3, Vrindavan Apartments, Civil Lines, Opp. Hislop College, Nagpur -4400001 (Ph.9822572250) who is appearing in the said civil suit on behalf of M/S Rachana Developers and after going through the same it is found that there is no injunction or



no order of any Court of law prohibiting or creating any impediment on the rights of the said M/s Rachana Developers from carrying out construction over the aforesaid entire land admeasuring 6 acres and from dealing with the same in any manner whatsoever.



(Adv. Pushpalata Ranjan)