CHALLAN
MTR Form Number-6

GRN	MH003741462202324E	BARCODE		Date	16/06/2023-17:21:37	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Search Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	BOIPM2684H
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	**Full Name**	ADV Suyog H Madavi
Location	NAGPUR		
Year	2023-2024 From 17/06/1993 To 16/06/2023	**Flat/Block No. Premises/Building**	Plot No 70 Bank Colony Bhagwan Nagar
Account Head Details	**Amount In Rs.**	**Road/Street**	Near Bante Kirana
0030072201 SEARCH FEE	750.00	**Area/Locality**	Nagpur
		Town/City/District	
		PIN	4 4 0 0 2 7
		Remarks (If Any)	Plot No 3 Kh No 185/1/A Mouza PIPLA
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023061619652	2813653858
Cheque/DD No.		Bank Date	RBI Date	16/06/2023-17:22:49	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9834585574

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 पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

ADV. SUYOG H. MADAVI Mob.No. 9834585574

Print Date 16-06-2023 05:23:05

INDIGENE LAW & ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS

Adv. RAJENDRA U. DHARPURE (Mob. No. 7588802751)
Adv. SUYOG H. MADAVI (Mob. No. 9834585574)
Regd. Office At 101, Mauli Niwas, Plot No. 54, Banerjee Layout, Bhagwan Nagar, Nagpur - 27;
Email id - indigenelawassociates@yahoo.com

To,

Maha RERA

LEGAL TITLE REPORT

Sub:- Title Clearance Certificate with respect to ALL THAT piece and parcel of land bearing **Plot No. 3** (As Per 7/12 Extract Plot/Kh. No. 185/1/A/3) admeasuring area **3639.677 Sq. Mtrs.,** being a part & portion of entire land bearing **Kh. No. 185/1/A**, containing by total admeasuring 12000 Sq. Mtrs., (i.e. 1.20 H.R.) of **Mouza - PIPLA**, P.H. No. 38, within the limits of the Nagar Panchyat Besa-Pipla, in Tah. Nagpur (Rural) & Dist. Nagpur. (hereafter referred as the said plot/land "**Plot No. 3**").

I have investigated the title of the said plot/land on the request of Promoter/Developer **M/S. NIRMAAN INFRA** a Partnership Firm, having its Office at Flat No.402, Jaggannath Enclave, above Punjab National Bank, Manish Nagar, Nagpur- 440037; acting through its Partners **1) Mr. Ashok Dhirubhai Bhuva**, R/o. Plot No. 135, Nagar Vikas Housing Society, Narendra Nagar, Nagpur-440015; **2) Mr. Ashish Arun Nilawar**, R/o. Plot No. 10, Bajaj Nagar, Nagpur- 440010; **3) Mr. Jitendra Manindranath Bose**, R/o. Plot No. 285, Dharampeth Extension, Shankar Nagar, Nagpur-440010; **4) Smt. Varsha Wd/o. Rajendra Kondawar**, R/o. Flat No. 506, Sriman Palace, Dhantoli, Patwardhan Ground, Nagpur- 440012; **5) Mr. Aniket Jagannath Khandaskar**, R/o. Plot No. 12, Manewada Road, Durga Nagar, Ayodhya Nagar, Nagpur-440024; **6) Mr. Satish Vasantrao Belsare**, R/o. 33, Pawansut Nagar, Ramna Maroti Road, Hanuman Nagar, Nagpur - 440009; **7) Mrs. Archana W/o. Sandeep Madurwar**, R/o. Flat No. 302, Plot No. 58, Khare Marg, Dhantoli, Nagpur-440012; **8) Mr. Milind Prabhakar Bhawasar**, R/o. Near Swagat Lawn, Shukrawar Peth, Washim-444505; **9) Mr. Ratnesh Sudhakarrao Paralkar**, R/o. Rukhamani Niwas, Hari Om Nagar, Washim-444505; **10) Mr. Vinod Ramesh Paralikar**, R/o. By Pass Road, Post. Mangulpir, Washim- 444403; & **11) Mr. Damodharrao Shamraoji Dandekar**, R/o. Gurudeo Nagar, Hudkeshwar Road Nagpur - 440034 and following documents i.e.

1) DESCRIPTION OF THE PROPERTY :-

ALL THAT piece and parcel of land bearing **Plot No. 3** (As Per 7/12 Extract Plot/Kh. No. 185/1/A/3) admeasuring area **3639.677 Sq. Mtrs.,** being a part & portion of entire land bearing **Kh. No. 185/1/A**, containing by total admeasuring 12000 Sq. Mtrs., (i.e. 1.20 H.R.) of **Mouza - PIPLA**, P.H. No. 38, within the limits of the Nagar Panchyat Besa-Pipla, in Tah. Nagpur (Rural) & Dist. Nagpur and same is bounded as under:-

On the East	:	Kh. No. 185 (Part),
On the West	:	Plot No. 2,
On the North	:	9.00 Mtrs. Wide Road,
On the South	:	9.00 Mtrs. Wide Road.

2) The Documents of Allotment of Plot.

3) 7/12 extract or property card issued by Talathi, Nagpur (Rural) dt. 14/03/2023, Mutation Entry No. 3809.

ADV. SUYOG H. MADAVI Mob. No. 9834585574

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Regd. Office At 101, Mauli Niwas, Plot No. 54, Banerjee Layout, Bhagwan Nagar, Nagpur - 27;
Email id - indigenelawassociates@yahoo.com

4) Search Report of 30 Years from 17/06/1993 till 16/06/2023.

5) On perusal of the above mentioned documents and all other relevant documents relating to the said property I am of the opinion that the title of **M/S. NIRMAAN INFRA** acting through its Partners 1) Mr. Ashok Dhirubhai Bhuva, 2) Mr. Ashish Arun Nilawar, 3) Mr. Jitendra Manindranath Bose, 4) Smt. Varsha Wd/o. Rajendra Kondawar, 5) Mr. Aniket Jagannath Khandaskar, 6) Mr. Satish Vasantrao Belsare, 7) Mrs. Archana W/o. Sandeep Madurwar, 8) Mr. Milind Prabhakar Bhawasar, 9) Mr. Ratnesh Sudhakarrao Paralkar, 10) Mr. Vinod Ramesh Paralkar & 11) Mr. Damodharrao Shamraoji Dandekar are clear, marketable and without any encumbrances.

6) The report reflecting the flow of the title of the

Owner of The Land		
Sr. No.	**Name**	**City Survey No.**
1	**M/S. NIRMAAN INFRA** acting through its Partners 1) Mr. Ashok Dhirubhai Bhuva, 2) Mr. Ashish Arun Nilawar, 3) Mr. Jitendra Manindranath Bose, 4) Smt. Varsha Wd/o. Rajendra Kondawar, 5) Mr. Aniket Jagannath Khandaskar, 6) Mr. Satish Vasantrao Belsare, 7) Mrs. Archana W/o. Sandeep Madurwar, 8) Mr. Milind Prabhakar Bhawasar, 9) Mr. Ratnesh Sudhakarrao Paralkar, 10) Mr. Vinod Ramesh Paralkar & 11) Mr. Damodharrao Shamraoji Dandekar	Kh. No. 185/1/A, Plot No. 3 City Survey No. Not Applicable

7) **On the said land is enclosed herewith as annexure.**

Qualifying Comments/ Remark if any : - That I have taken search by inspecting the Index Registers for a period of 30 years, i.e. **1993 to 2023** in the office of Registrar & Sub-Registrar Nagpur. I have also perused document placed before me.

That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing ***Rs.750/-*** vide Receipt No. ***GRN MH003741462202324E*** dated ***16.06.2023***.

ADV. SUYOG H. MADAVI Mob.No. 9834585574

Place:- Nagpur
Date : 01/08/2023

Suyog H. Madavi
Advocate

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FLOW OF THE TITLE OF THE SAID LAND:

1) 7/12 extract /P.R. Card as on date of application of registration.
2) Mutation Entry No. 3809

Owner of The Land		
Sr. No.	**Name**	**Mutation Entry No.**
1	**M/S. NIRMAAN INFRA** acting through its Partners 1) Mr. Ashok Dhirubhai Bhuva, 2) Mr. Ashish Arun Nilawar, 3) Mr. Jitendra Manindranath Bose, 4) Smt. Varsha Wd/o. Rajendra Kondawar, 5) Mr. Aniket Jagannath Khandaskar, 6) Mr. Satish Vasantrao Belsare, 7) Mrs. Archana W/o. Sandeep Madurwar, 8) Mr. Milind Prabhakar Bhawasar, 9) Mr. Ratnesh Sudhakarrao Paralkar, 10) Mr. Vinod Ramesh Paralkar & 11) Mr. Damodharrao Shamraoji Dandekar	3809

3) Search report of 30 years from **1993 to 2023** taken from Sub-Registrar Office Nagpur.
4) Any other relevant title ----------No.
5) Litigation if Any ----------No.

a) That, all that piece and Parcel of Agricultural Land bearing **Kh. No. 185/1** of **Mouza - Pipla**, P. H. No. 38, having an area 2.68 Hectare R. situated at Village - Pipla, held in Occupancy Class-I Rights, within the limits of the Grampanchayat Pipla in Tahsil Nagpur (Rural) & District-Nagpur, was Originally belonged to (1) Shri. Shalik Pundlikrao Bhoyar, (2) Shri. Bhaurao Pundlikrao Bhoyar, (3) Shri. Nagorao Pundlikral Bhoyar, (4) Shri. Jago Pundlikrao Bhoyar, (5) Smt. Rambha Shrawan Korde, (6) Smt. Uma Kashinathji Dhole & (7) Smt. Bebi Rameshji Dongre, as a recorded joint Owners thereof being their ancestral property.

b) That, the aforesaid by (1) Shri. Shalik Pundlikrao Bhoyar, (2) Shri. Bhaurao Pundlikrao Bhoyar, (3) Shri. Nagorao Pundlikral Bhoyar, (4) Shri. Jago Pundlikrao Bhoyar, (5) Smt. Rambha Shrawan Korde, (6) Smt. Uma Kashinathji Dhole & (7) Smt. Bebi Rameshji Dongre, having held and owned the property within the limits of the Nagpur Urban/Rural Agglomeration and the Urban Land (Calling and Regulation) Act, 1976 having come into force w.e.f. 17/02/1976, they had filed a Statement/Return Under Section 6(i) of the said Act before the Deputy Collector and Competent Authority, ULC Nagpur and on Completion of its enquiry in respect of the aforesaid case the Competent Authority vide its Order dt. 03/06/2006 declared 4300 Sq. Mtrs., of Land out of the said total extend as a Surplus Vacant land within the meaning of the said Act and the aforesaid land owners had permissible 15 shares in the aforesaid total land i.e. one share each 1500 Sq. Mtrs., thus 15 shares 1500 Sq. Mtrs. equal to 22500.00 Sq. Mtrs., of land was declared as a Retainable Land.

c) That, the aforesaid Owners Shri. Shalik Pundlikrao Bhoyar & 6 others, jointly later on applied for exemption to the aforesaid Surplus Vacant land containing by admeasurements 4300 Sq. Mtrs., under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and Tenements in accordance with the special dispensation issued by the Government Resolution Housing and Special Assistance No. CSC/ULC/1091/5(3977)/D-III dt. 15/01/1992.

d) That, considering the application of the aforesaid Owners Shri. Shalik Pundlikrao Bhoyar & 6 others, the Additional Collector and Competent Authority, ULC, Nagpur vide his Provisional

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Order dt. 03/06/2006 passed in Case No. ATP/ULC/TD(714A)/2006/1253 exempted the aforesaid Surplus Land form the provisions of the said Act, Under Telegaon Dabhade Scheme Subject to certain terms and condition contained therein.

e) That, the registered Agreement of Development executed by (1) Shri. Shalik Pundlikrao Bhoyar, (2) Shri. Bhaurao Pundlikrao Bhoyar, (3) Shri. Nagorao Pundlikral Bhoyar, (4) Shri. Jago Pundlikrao Bhoyar, (5) Smt. Rambha Shrawan Korde, (6) Smt. Uma Kashinathji Dhole & (7) Smt. Bebi Rameshji Dongre in favour of Shri. Uday Bhaskarrao Talmale, same was registered in the office of Sub-registrar Nagpur – Rural-7, at Sr. No. 470/2007 dt. 18/01/2007 in respect of aforesaid land bearing Kh. No. 185 area 2.68 H.R. out of 3.57 H.R. under various terms and conditions.

f) That, in pursuance of the aforesaid registered Irrevocable Power of Attorney executed by (1) Shri. Shalik Pundlikrao Bhoyar, (2) Shri. Baburao Pundlikrao Bhoyar, (3) Shri. Nagorao Pundlikral Bhoyar, (4) Shri. Jago Pundlikrao Bhoyar, (5) Smt. Rambha Shrawan Korde, (6) Smt. Uma Kashinathji Dhole & (7) Smt. Bebi Rameshji Dongre in favour of Shri. Uday Bhaskarrao Talmale, same was registered in the office of Sub-registrar Nagpur – Rural-7, at Sr. No. 471/2007 dt. 18/01/2007.

g) That, aforesaid land bearing Kh. No. 185 admeasuring 3.57 H.R. (i.e. 35700 Sq. Mtrs.) also converted into a Non-agricultural use i.e. in residential use by the order passed by Hon'ble Collector, Nagpur in revenue case no. 1145/N.A.P-34/2006-2007 of Mouza - Pipla dt. 27/04/2007.

h) That, thereafter residential Layout demarcated on the said entire land bearing Kh. No. 185 (part) and said layout also sanctioned on 03/06/2006 as per terms of ULC exemption order.

i) That, thereafter the aforesaid owners (1) Shri. Shalik Pundlikrao Bhoyar, (2) Shri. Baburao Pundlikrao Bhoyar, (3) Shri. Nagorao Pundlikral Bhoyar, (4) Shri. Jago Pundlikrao Bhoyar, (5) Smt. Rambha Shrawan Korde, (6) Smt. Uma Kashinathji Dhole & (7) Smt. Bebi Rameshji Dongre acting through their POA holder Shri. Uday Bhaskarrao Talmale had sold the **Plot No. R-4 & R-5** total admeasuring 3000 Sq. Mtrs., to (1) Shri. Damodharrao Shamraoji Dandekar & (2) Shri. Dinesh Dnyaneshwarrao Khedkar, by way of executing registered Sale Deed, same was registered in the office of Sub-registrar Nagpur – Rural-10, at Sr. No. 3360/2007 dt. 21/07/2007.

j) That, thereafter the Corrigendum to ULC exemption order issued by Additional Collector and Competent Authority ULC, Nagpur on dt. 21/08/2007 and the thereby amalgamated the **Plot No. R-4 to R-11** total admeasuring **12000 Sq. Mtrs.,** and Plot No. R-12 & R-13 total admeasuring 3000.00 Sq. Mtrs.

k) That, in pursuance of the aforesaid Corrigendum to ULC exemption order the Layout Plan also revised on dt. 21/08/2007.

l) That, (1) Mr. Piyush Prakash Bende, (2) Mrs. Manjusha Vinod Nalamwar had agreed to sell the said **Plot No. R-12 & R-13** total admeasuring 3000 Sq. Mtrs., to Mr. Pramod Shankarrao Pipare, by way of executing unregistered Agreement to Sell (impounded by Collector of Stamp on 29/11/2010) on dt. 04/11/2007.

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m) That, the aforesaid Agreement to Sell dt. 04/11/2007, later on is duly impounded u/s. 33 of Bombay Stamp Act, 1958 by the Collector of Stamps, Nagpur City vide EVN Case No. 900/2010-11 decided on 29/11/2010 and thereby insufficient/adequate Stamp Duty Rs. 55,900/- and Penalty Rs. 41,366/- is paid thereon.

n) That, thereafter in pursuance of the aforesaid Agreement to Sell dt. 04/11/2007, the aforesaid owners (1) Mr. Piyush Prakash Bende, (2) Mrs. Manjusha Vinod Nalamwar had sold the said **Plot No. R-12 & R-13** total admeasuring 3000 Sq. Mtrs., to Mr. Pramod Shankarrao Pipare, by way of executing registered Sale Deed, same was registered in the Office of the Sub-Registrar Nagpur-Rural-7, at Sr. No. 8209/2010 dt. 15/12/2010.

o) That, thereafter the aforesaid owners (1) Shri. Shalik Pundlikrao Bhoyar, (2) Shri. Baburao Pundlikrao Bhoyar, (3) Shri. Nagorao Pundlikral Bhoyar, (4) Shri. Jago Pundlikrao Bhoyar, (5) Smt. Rambha Shrawan Korde, (6) Smt. Uma Kashinathji Dhole & (7) Smt. Bebi Rameshji Dongre acting through their POA holder Shri. Uday Bhaskarrao Talmale had sold the **Plot No. R-7 & R-8** total admeasuring 3000 Sq. Mtrs., to (1) Shri. Prakash Balkrushna Bende and (2) Shri. Pravin Vitthalrao Ainchwar, by way of executing registered Sale Deed, same was registered in the Office of the Sub-Registrar Nagpur-Rural-10, at Sr. No. 3361/2007 dt. 21/07/2007.

p) That, (1) Sau. Shobha Prakash Bende, (2) Shri. Gajanan Madhukar Aainchwar had agreed to sell the said **Plot No. R-6 & R-11** total admeasuring 3000 Sq. Mtrs., to Smt. Yogita Pramod Pipare, by way of executing unregistered Agreement to Sell (impounded by Collector of Stamp on 29/11/2010) on dt. 04/11/2007.

q) That, the aforesaid Agreement to Sell dt. 04/11/2007, later on is duly impounded u/s. 33 of Bombay Stamp Act, 1958 by the Collector of Stamps, Nagpur City vide EVN Case No. 902/2010-11 decided on 29/11/2010 and thereby insufficient/adequate Stamp Duty Rs. 55,900/- and Penalty Rs. 41,366/- is paid thereon.

r) That, in pursuance of the aforesaid Agreement to Sell dt. 04/11/2007, the (1) Sau. Shobha Prakash Bende, (2) Shri. Gajanan Madhukar Aainchwar had sold the said **Plot No. R-6 & R-11** total admeasuring 3000 Sq. Mtrs., to Smt. Yogita Pramod Pipare, by way of executing registered Sale Deed, same was registered in the Office of the Sub-Registrar Nagpur-Rural-7, at Sr. No. 8210/2010 dt. 15/12/2010.

s) That, the Smt. Yogita Pramod Pipare had sold the **Plot No. R-6** admeasuring 1500 Sq. Mtrs., to 1) Shri. Rakesh Vinayak Nagare, 2) Shri. Umaji Dadaji Wasade, by way of executing registered Sale Deed, same was registered in the Office of Sub Registrar, Nagpur – 7, at Sr. No. 4585/2012 dt. 07/09/2012.

t) That, registered Power of Attorney for Admission executed by (1) Mr. Prakash Balkrushna Bende, (2) Mr. Pravin Vitthalrao Ainchwar in favour of Shri. Shyam Prabhakar Lohakare in respect of **Plot No. R-7 & R-8**, same was registered in the Office of Sub Registrar, Nagpur – 7, at Sr. No. 3372/2015 dt. 08/05/2015.

u) That, registered Power of Attorney for Admission executed by (1) Mrs. Manjusha Vinod Nalamwar, (2) Sau. Shobha Prakash Bende in favour of Shri. Shyam Prabhakar Lohakare, in respect of **Plot No. R-9 & R-10**, same was registered in the Office of Sub Registrar, Nagpur – 10 (Rural), at Sr. No. 3912/2015 dt. 15/05/2015.

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v) That, (1) Mr. Prakash Balkrushna Bende, (2) Mr. Pravin Vitthalrao Ainchwar had sold the **Plot No. R-7 & R-8** total admeasuring 3000 Sq. Mtrs., to (1) Sanjay Satynarayan Joshi H.U.F. through its Karta Mr. Sajay Satyanarayan Joshi (2) Rajeev Chunnilal Agrawal H.U.F. through its Karta Mr. Rajeev Chunnilal Agrawal (3) Mr. Nitesh Yashwant Adwani, (4) Mr. Anthony Cosme Gonsalves, by way of executing registered Sale Deed, same was registered in the Office of Sub Registrar, Nagpur – 7, at Sr. No. 1864/2017 dt. 14/03/2017.

w) That, the (1) Mrs. Manjusha Vinod Nalamwar, (2) Sau. Shobha Prakash Bende had sold the **Plot No. R-9 & R-10** total admeasuring 3000 Sq. Mtrs., (as per sale deed 0.30 H.R.) to (1) Mr. Rajendra Bhayyaji Kondawar, (2) Mrs. Archana Sandeep Madurwar, (3) Mr. Abhishek Rohit Jejani, and (4) Mr. Anthony Cosme Gonsalves, by way of executing registered Sale Deed, same was registered in the Office of Sub Registrar, Nagpur - 7, at Sr. No. 5458/2017 dt. 15/06/2017.

x) That, during the course of time the aforesaid Mr. Rajendra Kondawar left for heavenly abode on 21/05/2020 and consequent upon his demise/death, his undivided share in the aforesaid property comprising Retainable Land admeasuring 0.30 H.R. (i.e. 3000 Sq. Mtrs.) devolved upon his widow namely Smt. Varsha Rajendra Kondawar and two sons namely (1) Mr. Yash Rajendra Kondawar (2) Mr. Jay Rajendra Kondawar, by way intestate succession being only heirs of the deceased. As a result therefore the aforesaid (1) Smt. Varsha Rajendra Kondawar (2) Mr. Yash Rajendra Kondawar (3) Mr. Jay Rajendra Kondawar, (4) Mrs. Archana Sandeep Madurwar, (5) Mr. Abhishek Rohit Jejani, (6) Mr. Anthony Cosme Gonsalves, and have become an exclusive, absolute and full Owners of the aforesaid property comprising Retainable land admeasuring 0.30 H.R. (i.e. 3000 Sq. Mtrs.).

y) That, as per applications of erstwhile owners before the Hon`ble Tahsildar, Nagpur (Rural) has passed the order dt. 09/09/2021 in Revenue Case No. 09/R.T.S.-64/2021-22 and thereby corrected the 7/12 extract.

z) That, as per the aforesaid order the Retainable Land owned by various land owners hereinabove named was renumbered/identified as **Kh. No. 185/1/A** having an area of **1.20 H.R.,.** out of which the area **0.30 H.R.** owned by (1) Mr. Damodharrao Shamraoji Dandekar, (2) Mr. Dinesh Dnyaneshwar Khedkar, the land admeasuring **0.30 H.R.** owned by (3) Mr. Pramod Shankarrao Pipre, the land admeasuring **0.30 H.R.** owned by (4) Sanjay Satyanarayan Joshi H.U.F. through its Karta Mr. Sajay Satyanarayan Joshi, (5) Rajeev Chunnilal Agrawal H.U.F. through its Karta Mr. Rajeev Chunnilal Agrawal, (6) Mr. Nitesh Yashwant Adwani, (7) Mr. Anthony Cosme Gonsalves and the land admeasuring **0.30 H.R.** owned by (8) Smt. Varsha Rajendra Kondawar (9) Mr. Yash Rajendra Kondawar & (10) Mr. Jay Rajendra Kondawar, (11) Mrs. Archana Sandeep Madurwar, (12) Mr. Abhishek Rohit Jejani (13) Mr. Anthony Cosme Gonsalves.

aa) That, thereafter the aforesaid owners (1) Mr. Damodharrao Shamraoji Dandekar, (2) Mr. Dinesh Dnyaneshwar Khedkar, (3) Mr. Pramod Shankarrao Pipre, (4) Sanjay Satyanarayan Joshi H.U.F. through its Karta Mr. Sajay Satyanarayan Joshi, (5) Rajeev Chunnilal Agrawal H.U.F. through its Karta Mr. Rajeev Chunnilal Agrawal, (6) Mr. Nitesh Yashwant Adwani, (7) Mr. Anthony Cosme Gonsalves, (8-A) Smt. Varsha Wd/o. Rajendra Kondawar, (8-B) Mr. Yash Rajendra Kondawar, (8-C) Mr. Jay Rajendra Kondawar, (9) Mrs. Archana Sandeep Madurwar & (10) Mr. Abhishek Rohit Jejani collectively sold the said Retainable Land bearing **Kh. No. 185/1/A**, containing by admeasuring **12000 Sq. Mtrs.,** (1.20 H.R.) to **M/S. NIRMAAN INFRA** acting

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Regd. Office At 101, Mauli Niwas, Plot No. 54, Banerjee Layout, Bhagwan Nagar, Nagpur - 27;
Email id - indigenelawassociates@yahoo.com

through its Partners (1) Mr. Ashok Dhirubhai Bhuva, (2) Mr. Ashish Arun Nilawar, (3) Mr. Jitendra Manindranath Bose, (4) Smt. Varsha Wd/o. Rajendra Kondawar, (5) Mr. Aniket Jagannath Khandaskar, (6) Mr. Satish Vasantrao Belsare, (7) Mrs. Archana W/o. Sandeep Madurwar, (8) Mr. Milind Prabhakar Bhawasar, (9) Mr. Ratnesh Sudhakarrao Paralkar, (10) Mr. Vinod Ramesh Paralikar, (11) Mr. Damodharrao Shamraoji Dandekar, same was registered in the Office of Sub Registrar, Nagpur - 10 (Rural), at Sr. No. 585/2022 dt. 03/02/2022.

bb) That, the above said land bearing **Kh. No. 185/1/A** (Plot No. **R-4 to R-11**), containing by admeasuring **12000 Sq. Mtrs.,** (1.20 H.R.) is converted for Non-Agricultural Use (Residential Group Housing Use) as per the Order passed by Tahasildar, Nagpur (Gramin) in Revenue Case No. 20/N.A.P.-34/2022-2023 of Mouza - Pipla dt. 18/10/2022, there is area under Residential Layout Plots out of the entire land is **9780.46 Sq. Mtrs.,** area under Open Space/Proposed is **1218.426 Sq. Mtrs.,** area under Amenity Space/ESS & WWTP is **50.00 Sq. Mtrs.,** area under Internal Road is **951.138 Sq. Mtrs.,** and accordingly the 7/12 extracts are also prepared by the Revenue Officer.

cc) That, for the purpose of development of said land the aforesaid Vendor/Promoter have prepared a layout on the said Non-agricultural Land admeasuring **12000 Sq. Mtrs.,** (1.20 H.R.) by carving out various Plots of different sizes therein and the said LAY-OUT PLAN is duly approved by Hon. Metropolitan Commissioner/Executive Engineer NMRDA, Nagpur subject to terms & condition mentioned in Development Agreement of Nagpur Metropolitan Regional Development Authority vide its Letter No. **E.E./NMRDA/Nagpur/DPC/Agree/788** dt. **22/11/2022** duly executed by the Executive Engineer (NMRDA), upon the several terms and conditions contained therein. The Vendor also agrees to develop the layout as per the drawings, design & specifications approved/Terms/Conditions by N.M.R.D.A as per the terms & conditions of letter No. **E.E.1/(NMRDA)/278** dt. **21/10/2022** of Assistant/executive Engineer N.M.R.D.A.

dd) That, the Executive Engineer, Nagpur Metropolitan Region Development Authority vide its Release Letter No. **E.E/NMRDA/DPC/RL/1137** dt. **03/01/2023**, Releases the scheduled **Plot No. 3** and as per the said Release Letter the Net Area Released of **Plot No. 3** containing by admeasurements **3639.677 Sq. Mtrs.**

ee) That the name of the aforesaid owner M/S. NIRMAAN INFRA also mutated in 7/12 extract as owner of **Plot No. 3** (as per 7/2 extract **Kh. No./Plot No. 185/1/A/3**) as owner thereupon vide Mutation Entry No. 3809.

Hence, this report of Search & Verification of Title.

Place:- Nagpur
Date : 01/08/2023

Suyog H. Madavi
Advocate