

274/5327

Thursday, July 20, 2023

11:59 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7171 दिनांक: 20/07/2023

गावाचे नाव: बेलतरोडी

दस्तावेजाचा अनुक्रमांक: नगन(गा)-5327-2023

दस्तावेजाचा प्रकार: विक्रीपत्र

मादर करणाऱ्याचे नाव: ओएसिस इन्फ्राटेक डेव्हलपर्स तर्फे अधिकृत भागीदार श्री सचिन मधुकर चामट

नोंदणी फी

रु. 27900.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण:

रु. 28420.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
12:20 PM ह्या वेळेस मिळेल.

सह दुष्यंत निबधन GRN २,
नागपूर ग्रामीण क. १०, नागपूर

वाजार मूल्य: रु. 2735000/-

मोबदला रु. 2790000/-

भरलेले मुद्रांक शुल्क: रु. 167400/-

1) देयकाचा प्रकार: DHC रकम: रु. 520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1807202312278 दिनांक: 20/07/2023

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 27900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005380855202324E दिनांक: 20/07/2023

वैकेचे नाव व पत्ता:

Stameet

SANDEEP SHASTRI AND ASSOCIATES
ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II,
265-A, South Ambazari Road, Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : shastriassociates@gmail.com

G7-2324-0887

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

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla 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 the Lay-out of plotted development to be known as "**IOSIS GOLD**" on ALL THOSE Pieces and Parcels of Non-Agricultural lands bearing Survey / Khasra/Gat Nos. 135/1 & 135/2, having an area of 1.77 Hectares and 2.00 Hectares respectively, thus total area of 3.77 Hectares, of MOUZA - BHOKARA, P.S.K. 12-A, both held in Occupancy Class - 1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village - Bhokara, within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR.

1} I have investigated the title of the said property on the request **IOSIS CAPITAL PRIVATE LIMITED**, a Company incorporated under the provisions of Companies Act, 1956, having its Office at : "The Primus", Plot No. 6, Ward No. 1, Near Axis bank, Amravati Road, Wadi, Nagpur, (PAN AAFCI5513C) and acting through its Director **SHRI. MAHESH S/o CHANDRABHAN KINGRANI**, Resident of Plot No. 103, Mangalam Park Apartment, Flat No. 402, Opposite Shivaji Park, Shivaji

..1..



Nagar, Dharampeth Extension, Nagpur-440010, and following documents i.e.:-

i) Description of the property.

ALL THOSE Pieces and Parcels of Non-Agricultural lands bearing Survey / Khasra/Gat Nos. 135/1 & 135/2, having an area of 1.77 Hectares and 2.00 Hectares respectively, thus total area of 3.77 Hectares, of MOUZA - BHOKARA, P.S.K. 12-A, both held in Occupancy Class - 1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village - Bhokara, within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR.

ii) The Document of Ownership of Khasra Nos. 135/1 & 135/2.

- (a) 7/12 Extracts issued by Talathi, Nagpur-Rural.
- (b) Sale Deed of Khasra Nos. 135/1 and 150/1, dated 30-08-2006, Registration No. 4484, SRO-7, Nagpur.
- (c) Sale Deed of khasra Nos. 135/2 & 150/2 dated 07-10-2006, Registration No. 5509, SRO-7, Nagpur.
- (d) Sale Deed of Khasra. Nos. 135/1, 150/1, 135/2 and 150/2, dated 25-08-2008, Registration No. 5328 SRO-7, Nagpur.
- (e) Sale Deed of Khasra No. 135/1, 150/1, 135/2 and 150/2, dated 07-12-2011, Registration No. 5412, SRO-10, Nagpur.
- (f) Sale Deed of Khasra No. 135/1 and 135/2, dated 06-11-2020, Registration No. 9673, SRO-10, Nagpur.
- (g) Tentative Sanctioned layout plan dated 19-04-2023.

iii) Search report for 30 years from 1994 to 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 owner and Developer is clear, marketable and without any encumbrances.



Owner of the land:

ALL THOSE Pieces and Parcels of Non-Agricultural lands bearing Survey / Khasra/Gat Nos. 135/1 & 135/2, having an area of 1.77 Hectares and 2.00 Hectares respectively, thus total area of 3.77 Hectares, of MOUZA - BHOKARA, P.S.K. 12-A, both held in Occupancy Class - 1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village - Bhokara, within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR.	IOSIS CAPITAL PRIVATE LIMITED , acting through its Director SHRI. MAHESH S/o CHANDRABHAN KINGRANI
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Qualifying comments/ remarks if any

The Title of **IOSIS CAPITAL PRIVATE LIMITED**, acting through its Director **SHRI. MAHESH S/o CHANDRABHAN KINGRANI** on the said land is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said **IOSIS CAPITAL PRIVATE LIMITED**, acting through its Director **SHRI. MAHESH S/o CHANDRABHAN KINGRANI** on the said lands are enclosed herewith as annexure.

Encl : Annexure
Date: 24-07-2023




(SANDEEP SHASTRI)
Advocate

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

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

The name of **IOSIS CAPITAL PRIVATE LIMITED**, acting through its Director **SHRI. MAHESH S/o CHANDRABHAN KINGRANI** is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising ALL THOSE Pieces and Parcels of Non-Agricultural lands bearing Survey / Khasra/Gat Nos. 135/1 & 135/2, having an area of 1.77 Hectares and 2.00 Hectares respectively, thus total area of 3.77 Hectares, of MOUZA - BHOKARA, P.S.K. 12-A, both held in Occupancy Class - 1 Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village - Bhokara, within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR.

- 2} Mutation Entry -

The property card (7/12 Extract) issued by Talathi, Nagpur-Rural for Khasra Nos. 135/1 and 135/2 reveal that vide Mutation / Ferfar Entry No. 2437 dated 02-02-2021, the name of **IOSIS CAPITAL PRIVATE LIMITED**, acting through its Director **SHRI. MAHESH S/o CHANDRABHAN KINGRANI** is recorded as Owner of the said land.

- 3} Search report for 30 years from 1994 to 2023 taken from Sub-Registrar office at Nagpur.

- (i) **THAT**, ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra/Gat Nos. 135/1 & 150/1, having an area of 1.77 Hectares and 1.67 Hectares respectively, Rental Rs. 4.17 & Rs. 5.97 Yearly respectively of MOUZA - BHOKARA, P.S.K. 12-A, both held in Occupancy Class - 1 Rights, including all kinds of trees, shrubs, passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Bhokara in Tahsil-Nagpur (Rural) and District - NAGPUR, originally belonged to (i) Shri. Laxman Sampatrao Dukre (Mahajan), (ii) Shri Umrao Sampatrao Dukre (Mahajan), (iii) Shri. Manik Sampatrao Dukre (Mahajan),



(iv), Shri. Dhanraj Sampatrao Dukre (Mahajan) and (v) Shri Vinayak Sampatrao Dukre (Mahajan), being their ancestral property and the same were also accordingly mutated in their joint names in all relevant records and also in 7/12 Extract.

(ii) **THAT** in the like manner ALL THOSE Pieces and Parcel of Agricultural lands bearing Khasra/Survey/Gut No. 135/2 & 150/2 having an area of 2.00 Hectors and 1.27 Hectors respectively, Land Revenue Rs. 4.80 & Rs. 5.97 respectively Yearly, both held in Bhogwatdar Class-1 Rights of Mouza-BHOKARA, P.S.K. 12-A, Khate No. 72, both situated at village-Bhokarna, within the limits of the of the Grampanchayat - Bhokara in Tahsil- Nagpur (Rural) and District- NAGPUR, Originally belonged to (i) Shri. Dadarao Jagannathrao Dukre (Mahajan), (ii) Shri. Shyamraoji Jagannath Dukre (Mahajan), (iii) Shri. Omprakash Jagannathrao Dukre (Mahajan), (iv) Shri Omedeo Jagannathrao Dukre (Mahajan), (v) Shri. Rajesh Jagannathrao Dukre (Mahajan), and (vi) Smt. Deokibai Jagannathrao Dukre (Mahajan), being their ancestral property and the same were also accordingly mutated in their joint names in all relevant records and also in 7.12 Extract.

(iii) **THAT**, the aforesaid (i) Shri Laxman Sampatrao Dukre (Mahajan) , (ii) Shri Umrao Samaptrao Dukre (Mahajan), (iii) Shri Manik Samapatrao Dukre (Mahajan) , (iv), Shri. Dhanraj Sampatrao Dukre (Mahajan) and (v) Shri Vinayak Sampatrao Dukre (Mahajan) lateron jointly transferred/sold the aforesaid Agricultural Lands bearing Khasra/ Survey/Gut Nos. 135/1 and 150/1 both situated at Village Bhokara in Tahsil- Nagpur(Rural) and District- NAGPUR by way of sale to M/s. Om Developers, a Partnership Firm having its office at Nagpur acting through its Partners (1) Shri Manohar Vyankatrao Katole and (2) Shri Hitesh Hariram Nathani, by a Sale Deed Dated 30-08-2006, which is duly registered at the Office of the Joint Sub Registrar, Nagpur No. 7 in Book No. 1 at Sr. No. 4484 on even dates.

(iv) **THAT**, in the like manner the aforesaid (i) Shri Dadarao Jagannathrao Dukre (Mahajan), (ii) Shri Shyamraoji Jagannath Dukre (Mahajan), (iii) Shri Omprakash Jagannathrao Dukre



(Mahajan), (iv) Shri Omedeo Jagannathrao Dukre (Mahajan), (v) Shri Rajesh Jagannathrao Dukre (Mahajan), and (vi) Smt. Deokibai Jagannathrao Dukre (Mahajan) lateron jointly transferred/ sold the aforesaid Agricultural Lands bearing Khasra/Survey/Gut Nos. 135/2 and 150/2 both situated at Village- Bhokara in Tahsil- Nagpur (Rural) and Distrcit- NAGPUR by way of sale to the aforesaid M/s. Om Developers, acting through its Partners (1) Shri. Manohar Vyankatrao Katole and (2) Shri Hitesh Hariram Nathani, by a Sale Deed Dated 07-10-2006, which is duly registered at the Office of the Joint Sub Registrar, Nagpur No. 7 in Book No. 1 at Sr. No. 5509 on even.

(v) **THAT**, the aforesaid M/s. Om Developers acting through its Partners (1) Shri. Manohar Vyankatrao Katole and (2) Shri. Hitesh Hariram Nathani further in its turn transferred/ sold all the aforesaid Agricultural Lands bearing Khasra/Survey/Gut Nos. 135/1, 150/1, 135/2 & 150/2 having an area of 1.77 Hectares, 1.67 Hectares, 2.00 Hectares and 1.27 Hectares, all situated at Village- Bhokara, within the limits of the Grampanchayat- Bhokara in Tahsil- Nagpur (Rural) and District- NAGPUR jointly by way of sale to Shri Y.V.S.S. Raju, Resident of Leela House, Plot No. 41- A, North Ambazari Road, Nagpur, by a Sale Deed Dated 25-08-2008, which is duly registered at the office of the Joint Sub Registrar, Nagpur No. 7 in Book No. 1 at Sr. No. 5328 on even date and its name were also accordingly mutated in 7/12 Extract.

(vi) **THAT**, the aforesaid Shri. Y.V.S.S. Raju lateron in his turn transferred/sold the aforesaid Agricultural Lands bearing Khasra/Survey/Gut Nos. 135/1, 150/1, 135/2 & 150/2 having an area of 1.77 Hectares, 1.67 Hectares, 2.00 Hectares and 1.27 Hectares, all situated at village - Bhokara within the limits of the Grampanchayat- Bhokara in Tahsil- Nagpur (Rural) and Distrcit- NAGPUR jointly by way of sale to JP & SONS CONSTRUCTIONS PRIVATE LIMITED, a company duly incorporated under the Companies ACT, 1956, having its Registered Office at 48, Residency Road, Sadar, Nagpur acting through its Director Shri Jaiprakash Gurdasmal Khushalani, by a Sale Deed Dated 07-12-2011, which is duly registered at the

