S. S. Dwivedi B.A., L.L.B.
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ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k Advocates

Format A

(Circular 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **KH No 81/2, 87, 88, 89, PH No 34/A, Mouza – Pandhurna, Tah- Kamptee, Dist - Nagpur** (hereinafter referred as the said plot"_____").

I have investigated the title of the said plot on the request of **L7 Media Private Limited** and following documents i.e.:

1) Description of the property.

Titles of the entire sanctioned residential Plotted Scheme known as "SHRI KHATU SHYAMJI" to be developed on Land being ALL THOSE pieces and parcels of lands bearing (i) land bearing Kh. Survey No. 81/2, 97, 88 and 89, jointly/togather admeasuring about 6.68 Hectares, (66800.00 Sq. Mtrs.), with Occupant Class I Bhumiswami rights situated at Mauza : PANDHURNA, P. H. No. 34-A, Tahsil : KAMPTEE and District : NAGPUR, owned by L7 MEDIA PRIVATE LIMITED {PAN : AACCL5525E} a Company incorporated under the provisions of the Companies Act, 1956 / 2013, bearing CIN U92190MH2013PTC247929 and having Office at Jamuna Co. Op. Housing Society, Lakadganj, Nagpur - 440008.

2) The documents of allotment of plot.

A. Photo copy of registered sale deed dated 02.08.2005 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 3302 dated 02.08.2005.
B. Photo copy of registered sale deed dated 21.05.2007 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 2699 dated 21.05.2007.
C. Photo copy of registered agreement for sale dated 09.03.2015 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 1626 dated 09.03.2015.
D. Photo copy of registered sale deed dated 11.02.2019 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 838 dated 11.02.2019.
E. Photo copy of registered sale deed dated 28.06.2013 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 4767 dated 28.06.2013.
F. Photo copy of registered sale deed dated 18.04.2023 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 1546 dated 18.04.2023.



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G. Photo copy of registered sale deed dated 20.03.2012 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 1519 dated 20.03.2012.
H. Photo copy of registered sale deed dated 18.04.2023 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 1544 dated 18.04.2023.
I. Photo copy of registered sale deed dated 31.05.2008 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 3347 dated 31.05.2008.
J. Photo copy of registered sale deed dated 03.05.2011 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 1535 dated 03.05.2011.
K. Photo copy of registered sale deed dated 26.03.2012 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 1604 dated 26.03.2012.
L. Photo copy of registered sale deed dated 18.04.2023 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 1546 dated 18.04.2023.
M. Photo copy of sanctioned residential layout plan by Nagpur Metropolitan Region Development Authority for entire said land Kh No. 81/2, 87, 88, 89, in all jointly admeasuring about 6.68 Hectares vide No. 5984 dated 2021

3) 7 /'12 extract or property card issued by **NA** dated **NA**, mutation entry no **KH No 81/2: 14, 204, 460, 1200. KH No 87: 149, 309, 438, 1350. KN No 88: 33, 382, 1345. KH No 89: 260, 276, 345, 384, 1350.**

4) Search report for 30 years from **1993** till **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 **L7 Media Private Limited** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1. **KH No 81/2, 87, 88, 89, PH No 34/A, Mouza – Pandhurna, Tah- Kamptee, Dist - Nagpur** : Owner - **L7 Media Private Limited.**
2. Qualifying comments/remarks if any **NA**

3 /- The report reflecting the flow of the title of the **L7 Media Private Limited** on the said land is enclosed herewith as annexure.

M/S DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

(S.M. KHEDKAR)
ADVOCATE
09.10.2023

Encl : Annexure.

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FLOW OF THE TITLE OF THE SAID LAND.

1) 7 /12 extract / P.R. Card as on date of application for registration.

2) Mutation Entry No: **KH No 81/2: 14, 204, 460, 1200. KH No 87: 149, 309, 438, 1350. KN No 88: 33, 382, 1345. KH No 89: 260, 276, 345, 384, 1350.**

3) Search report for 30 years from Taken from Sub-Registrar' office at Kamptee, Dist – Nagpur.

4) Any other relevant title: **NA**

5) Litigations if any: **NA**

(S.M. KHEDKAR)
ADVOCATE
09.10.2023

Date: 09.10.2023

Advocate. (Stamp)

M/S DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

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Flow Of The Title Of The Said Land (30 Years)

Kh. No. 81/2

(i) That, originally the said land bearing old Khasra No. 56/2 (old) New 81/2 was owned by Shri Ramaji Khandya Wase as per the records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code of

(ii) (ii) That under the re-survey and re- measurement of the lands carried out in the said Mauza by the Govt. sometime in the year 1979-80 under the Consolidation and Fragmentation, the said Field Survey Number 56/2 have been changed as New Survey No. 81 admeasuring about 2.73 H.R.

(iii) That, Shri Ramaji Wase expired sometime in the year 1983 and on his death the said land is inherited by his legal heirs his sons Bhaurao, Bhimrao, Viju widow Smt. Renuka Wase and married daughters Smt. Saijawanti Bapurao Gaygauri, Smt. Shivra Ghanshyam Bagade and Smt. Sarubai Bhimrao Meshram and their names were mutated in Revenue Records of Patwari vide Ferfar No. 14 dt. 12.11.1987.

(iv) That, the said Owners viz. Bhaurao, Bhimrao, Viju, Smt. Renuka Wase, Smt. Saijawanti Bapurao Gaygauri, Smt. Shivra Ghanshyam Bagade and Smt. Sarubai Bhimrao Meshram sold the Southern portion admeasuring about 2.34 Hectares to Shri Arunabh Santoshkumar Chaterjee by registered Sale Deed dt. 02.08.2005 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 3302 dt. 02.08.2005 and his name is mutated as the owner of the said Southern portion in Revenue records of Patwari vide Ferfar No. 204.

(v) That, said Shri Arunabh Santoshkumar Chaterjee sold the Southern portion of the land admeasuring about 0.81 Hectares to Shri Nilkanth Harbaji Khonde by registered Sale Deed dt. 21.05.2007 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 2699 dt. 25.06.2007 and the said portion of land is renumbered as New Kh. No. 81/2.

(vi) That, said Shri Nilkanth Harba Khode expired on 16.04.2011 and on his death the said property is inherited by his legal heirs his son Kashinath married daughters Smt. Yenubai Madhukar Ukunde, Munnibai Liladhar Kathane, Kalpana Chandrabhan Raut and Sangeeta alias Revati Sudhakar Mamulkar and Widow Smt. Shakuntala Nilkanth Khonde and their names are mutated in Revenue records of Patwari vide Ferfar No. 460 dt. 21.06.2014.

(vii) That, said Kashinath Nilkanth Khonde, Smt. Renubai alias Yenubai Madhukar Ukunde, Munnibai Liladhar Kathane, Kalpana Chandrabhan Raut and Sangeeta alias

Revati Sudhakar Mamulkar and Smt. Shakuntala Nilkanth Khonde agreed to sell the said land to L7 Media Private Limited by Agreement to Sell dt. 09.03.2015 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 1626 dt. 09.03.2015 and hereafter executed Sale Deed in respect of said land in favour of L7 Media Private Limited by Sale Deed dt. 11.02.2019 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 838 dt. 18.02.2019 and the name of L7 Media Private Limited was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 1200 dt. 23.01.2020.

Kh. No. 87

(i) That, originally the land bearing old Khasra No. 58/2 was owned by Shri Shripat Tukaram Dadmal which was purchased by him from Chintaman Nimba and Shri Keshav Laxman by registered Sale Deed dt. 30.05.1972 and his name is mutated on revenue records vide Ferfar No. 149 on 26.07.1974 as per the records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya pradesh Land Revenue Code of 1954-55.

(ii) That, under the re-survey and re- measurement of the lands carried out in the said Mauza by the Govt. sometime in the year 1979-80 under the Consolidation and Fragmentation, the said Field Survey Number 58/2 have been changed as New Survey No. 87 admeasuring about 2.34 Hectares, AND;

(iii) That, said Shri Shripat Tukaram Dadmal expired on his death the said land is inherited by his legal heirs Shri Sudhakar, Shri Laxman and married daughters Smt. Indu Narnaware, Smt. Tulsabai Gharad and Smt. Tarabai Motiram Choudhary by way of intestate succession and their names were mutated in revenue records as the co-owners of the said land vide Ferfar No. 309 dt. 05.01.2010.

(iv) That, one of the legal heirs of Shripat Tukaram Dadmal viz. married daughter Smt. Tarabai Motiram Choudhary expired on 12.07.1972 and on her death her share in the said property is inherited by her only legal heir Smt. Indira Dineshrao Gajabe.

(v) That, said Shri Sudhakar Shripat Dadmal, Shri Laxman Shripat Dadmal and Smt. Indu Parasram Narnaware and Smt. Tulsabai Natthu Gharad with the consent of Smt. Indira Dinesh Gajabe sold the said agriculture land admeasuring about 2.34 Hectares to Shri Ravi Omprakash Agrawal by Sale Deed dt. 28.06.2013 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 4767 dt. 28.06.2013 and the name of Shri Ravi Omprakash Agrawal was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 438.

(vi) That, said Shri Ravi Omprakash Agrawal further transferred / sold the said land of Kh. No. 87 and other lands to L7 Media Private Limited by Sale Deed dt. 17.04.2023

by registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 1546 dt. 18.04.2023 and name of L7 Media Private Limited was mutated in all Revenue Records as the owner of the said land vide Ferfar No. 1350 dt. 05.06.2023.

Kh. No. 88

(i) That, originally land bearing Kh No. 88 admeasuring about 2.23 Hectares was owned by Shri Shivcharan Pandya Wase who sold the same to Shri Vijay Madhavrao Chikte by registered Sale Deed dt. 18.09.2007 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 4171 dt. 18.09.2007 and name of Shri Vijay Madhavrao Chikte was mutated in Revenue Records as the owner of the said land vide Ferfar No. 33 dt. 26.10.2007.

(ii) That, said Shri Vijay Madhavrao Chikte sold the said land to Shri Dhiraj Omprakash Agrawal by registered Sale Deed dt. 31.12.2011 by registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 1519 dt. 20.03.2012 and name of Shri Dhiraj Omprakash Agrawal was mutated in all Revenue Records as the owner of the said land vide Ferfar No. 382.

(iii) That, said Shri Dhiraj Omprakash Agrawal further transferred / sold the said land of Kh. No. 88 to L7 Media Private Limited by Sale Deed dt. 12.04.2023 by registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 1544 dt. 18.04.2023 and name of L7 Media Private Limited was mutated in all Revenue Records as the owner of the said land vide Ferfar No. 1345 dt. 11.05.2023.

Kh No. 89

(i) That, originally the land bearing Survey No. 89 admeasuring about 1.30 Hectares was the inherited land of Dashrath Domaji Kagdemeshram, Smt. Mandabai Purnaji Bondre and Baranbai Upas Shinde Meshram.

(ii) That, said Smt. Mandabai Purnaji Bondre expired on 05.07.2001 and on her death her legal heirs her son Dhanraj Punaji Meshram and daughter Manorama Laxman Khandale inherited her share in the said land and Baranbai Upas Shinde Meshram also expired on 08.06.2001 and on her death her share in the said land was inherited by her sons Kavadu Upas Shinde meshram and Maroti Upas Shinde Meshram and their names were mutated in all revenue records as the co- owners of the said land in the records of Patwari vide Ferfar No. 260 dt. 07.04.2008.

(iii) That, the co-owners of the said land viz. Shri Dashrath Doma Kagdemeshram Dhanraj Punaji Meshram, Manorama Laxman Khandale, Kavadu Upas Shindemeshram and Maroti Upas Shinde Meshram sold the said land to Shri Bandu Udaram Gomase and Shri Sitaram Gopalrao Bangadkar by Sale Deed dt. 31.05.2008 registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 3347 dt.

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31.05.2008 and the name of said Shri Bandu Udaram Gomase and Shri Sitaram Gopalrao Bangadkar were mutated in revenue records as the co- owners of the said land vide Ferfar No. 276 dt. 11.08.2008.

(iv) That, said Shri Bandu Udaram Gomase and Shri Sitaram Gopalrao Bangadkar sold the said land to Shri Subhaschand Vimalchand Jain by a Sale Deed dt. 03.05.2011 registered with Sub Registrar Kamptee at Book No.1 at Sr. No. 1535 dt. 03.05.2011 and the name of Shri Subhaschand Vimalchand Jain was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 345.

(v) That, said Shri Subhaschand Vimalchand Jain by a Sale Deed dt. 31.12.2011 sold the land admeasuring about 1.30 Hectares of Kh No. 89 to Shri Ravi Omprakash Agrawal and the said Sale Deed registered with Sub Registrar Kamptee at Book No.1 at Sr. No. 1604 dt. 26.03.2012 and name of Shri Ravi Omprakash Agrawal was mutated in Revenue Records as the owner of the said land vide Ferfar No. 384.

(vi) That, said Shri Ravi Omprakash Agrawal further transferred / sold the said land of Kh. No. 89 and other lands to L7 Media Private Limited by Sale Deed dt. 17.04.2023 by registered with Sub Registrar Kamptee in Book No. 1 registered at Sr. No. 1546 dt. 18.04.2023 and name of L7 Media Private Limited was mutated in all Revenue Records as the owner of the said land vide Ferfar No. 1350 dt. 05.06.2023.

(S.M. KHEDKAR)
ADVOCATE
09.10.2023

Date: 09.10.2023

Advocate. (Stamp)

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