

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

All that piece and parcel of Non-Agricultural land bearing Kh. No. 87/4 & 87/5, total admeasuring about 2.09 HR, situated at Mouza — Panjari , situated within the limits of the Tahsil Nagpur (Rural) and District — Nagpur.

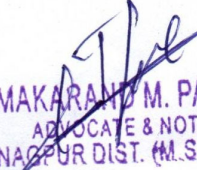
I have investigated the title of the said land on the request of M/s **GOLDEN LAND DEVELOPERS** , a Partnership Firm having PAN AAXFG1712A and following documents i.e:-

1) Description of the property.

All that piece and parcel of Non-Agricultural land bearing 87/4 & 87/5, total admeasuring about 2.09 HR, situated at Mouza — Panjari , situated at within the limits of the Tahsil Nagpur (Rural) and District — Nagpur

2) The documents of allotment of plot.

- a. Copy of General Power of Attorney dt. 18/06/2005, bearing Sr. No. 4019, executed by Smt. Ahilyabai Sukhdeo Barahate, Ku. Jyoti D/o Siddharth Chahande, Ku. Rima D/o Ramesh Moon, Ku. Rashami D/o Ramesh Moon and Ku. Supriya D/o Ramesh Moon in favour of Shri. Manohar Sukhdeo Barahate
- b. Copy of Sale Deed dt. 17/11/2005, bearing Sr. No. 6719, executed by 1. Shri. Manohar Sukhdeo Barahate (for himself and POA holder for No. 2 to 6), 2. Smt. Ahilyabar Sukhdeo Barahate, 3. Ku. Jyoti D/o Siddharth Chahande, 4. Ku. Rima D/o Ramesh Moon, 5. Ku. Rashami D/o Ramesh Moon and 6. Ku. Supriya D/o Ramesh Moon in favour of 1. Shri. Shrikant Sambhashiv Gampawar (for himself and natural guardian father for No. 4), 2. Sau. Varsha Shrikant Gampawar, 3. Ku. Minal D/o Shrikant Gampawar & 4. Ku. Hina D/o Shrikant Gampawar.
- c. Copy of Sale Deed dt. 11/10/2005, bearing Sr. No. 6084, executed by Shri. Ramkrushna Raoji Barahate in favour of 1. Shri. Shrikant Sambhashiv Gampawar (for himself and natural guardian father for No. 4), 2. Sau. Varsha Shrikant Gampawar, 3. Ku. Minal D/o Shrikant Gampawar & 4. Ku. Hina D/o Shrikant Gampawar
- d. Copy of Sale Deed dt. 02/11/2021, bearing Sr. No. 12398, executed by 1. Shri. Shrikant Sambhashiv Gampawar, 2. Sau. Varsha Shrikant Gampawar, 3. Ku. Minal- D/o Shrikant Gampawar & 4. Ku. Hina D/o Shrikant Gampawar in favour of M/s Golden Land Developers acting through it's authorized partner Shri. Nitin S/o Marotrao Upare


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- e. Copy of Deed of Declaration dt. 10/03/2023, bearing Sr. No. 2234, executed by Shri Anjaneya Developers Private Limited acting through it's authorized signatory Shri. Kuntal Anil Ashtankar and M/s Golden Land Developers acting through it's authorized partner Shri. Nitin S/o Marotrao Upare
 - f. Copy of N A Order (Sanad) dt. 14/06/2023, in Rev. Case No. 174/NAP-34/2022-2023, issued by The Tahasildar, Nagpur (Gramin)
 - g. Copy of 7/12 Extracts for Kh. No. 87/4 & 87/5 issued by the Gram Adhikari dt. 13/04/2022, in the name of M/s Golden Land Developers, Mutation Entry bearing No. 3666
- 3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion there is no litigation is pending in respect of the property bearing Kh. No. 87/4 & 87/5, total admeasuring about 2.09 HR, situated at Mouza Panjari , situated at within the limits of the Tahsil Nagpur (Rural) and District — Nagpur in any court or before any authority.

That the title of

- i. M/s Golden Land Developers acting through its authorised partner Shri Nitin Marotrao Upare is clear, Marketable and without any encumbrances.

Owners of the Land

Owners of the land – M/s Golden Land Developers acting through its authorised partner Shri Nitin Marotrao Upare for Kh. No. 87/4 & 87/5, total admeasuring about 2.09 HR, situated at Mouza — Panjari, situated at within the limits of the Tahsil Nagpur (Rural) and District — Nagpur

The report reflecting the flow of the title of

M/s Golden Land Developers acting through its authorised partner Shri Nitin Marotrao Upare for Kh. No. 87/4 & 87/5, total admeasuring about 2.09 HR, situated at Mouza — Panjari , situated at within the limits of the Tahsil Nagpur (Rural) and District — Nagpur is enclosed herewith as annexure.

QUALIFICATION COMMENTS/ REMARKS : NA

ENCL : ANNEXURE

Date : 22/11/2023


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

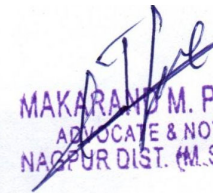
FLOW OF THE TITLE OF THE SAID LAND.

1. 7/12 Extracts for Kh. No. 87/4 & 87/5 issued by the Gram Adhikari dt. 13/04/2022, in the name of M/s Golden Land Developers,
2. 7/12 Extract Mutation Entry bearing No. 3666.
3. Search Report for 30 Years from 1993 till 2022, taken from Sub-Registrar Office at Nagpur.

NARRATION ON FLOW OF TITLE:

Initially the land bearing 87, total admeasuring about 5.39 HR, situated at Mouza Panjari (Bu), P. H. No. 42-A, situated at within the limits of the Tahsil - Nagpur (Rural) and District - Nagpur, initially belonged to la. Shri. Jagdish Namdeo Barahate, 1b. Shri. Krushna Namdeo Barahate, 1c. Shri. Arvind Namdeo Barahate, 1d. Smt. Saraswati Namdeo Barahate, 2. Shri. Charandas Raoji Barahate, Ja. Shri. Manohar Sukhdeo Barahate, 3b. Shri. Bandu Sukhdeo Barahate, 3c. Smt. Sharda- Chahande, 3d. Manda Sukhdco Barahate, 3e. Smt. Malabai Ramesh Moon, 3f. Smt. Ahilyabai Sukhdeo Barahate, 4. Shri. Ramkrushna Raoji Barahate & Sa. Shri. Prakash Kartik Barahate, Sb. Smt. Kisnabai Kartik Barahate, as per revenue record.

That thereafter the aforesaid owners have partitioned the aforesaid land between them on 09/06/2009. As per the partition land admeasuring about 1.04 HR. out of the aforesaid land bearing Kh. No. 87, came to the share of a. Shri. Manohar Sukhdeo Barahate, b. Shri. Bandu Sukhdeo Barahate, c. Smt. Sharda Chahande, d. Manda Sukhdeo Barahate, e. Smt. Malabai Ramesh Moon, & f. Smt. Ahilyabai Sukhdeo Barahate, which is renumbered as Kh. No. 87/4. And land admeasuring about 1:05 HR. out of the aforesaid land bearing Kh. No. 87, came to the share of Shri. Ramkrushna Raoji Barahate, which is renumbered as Kh. No. 87/5. (As per the Ferfar No. 269)


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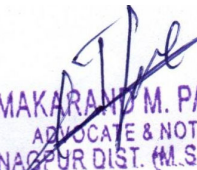
That thereafter Shri. Bandu Sukhdeo Barahate expired on 06/10/1994 and Manda Sukhdeo Barahate expired on 05/05/1995, both were issueless at the time of death and therefore their share in the aforesaid property devolved upon in favour of a Shri. Manohar Sukhdco Barahate, b. Smt. Sharda Chahande, c. Smt. Malabai Ramesh Moon & d. Smt. Ahilyabai Sukhdeo Barahate, by virtue of the intestate succession. (As per the Ferfar No. 273)

That thereafter Smt. Sharda Siddharth Chahande expired on 21/01/1986 and Smt. Malabai Ramesh Moon expired on 13/04/1989, as such their share in the aforesaid property devolved upon in favour of Ku. Jyoti D/o Siddharth Chahande, Ku Rima Dio Ramesh Moon, Ku. Rashami D/o Ramesh Moon and Ku. Supriya Dio Ramesh Moon, by virtue of the intestate succession. (As per the Ferfar No. 657)

As such 1. Shri. Manohar Sukhdeo Barahate, 2. Smt. Ahilyabai Sukhdeo Barahate, 3 Ku Jyoti D/o Siddharth Chahande, 4. Ku. Rima D/o Ramesh Moon, 5. Ku. Rashami D/o Ramesh Moon and 6. Ku. Supriya D/o Ramesh Moon became the owners of the said land bearing Kh. No. 87/4, admeasuring about 1.04 HR.

That thereafter Smt. Ahilyabai Sukhdeo Barahate, Ku. Jyoti D/o Siddharth Chahande, Ku. Rima D/o Ramesh Moon, Ku. Rashami D/o Ramesh Moon and Ku. Supriya D/o Ramesh Moon have executed the General Power of Attorney in favour of Shri. Manohar Sukhdeo Barahate, on 18/06/2005, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 4019.

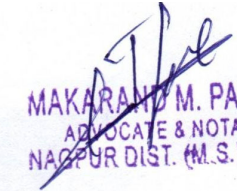
That thereafter 1. Shri. Manohar Sukhdeo Barahate (for himself and POA holder for No. 2 to 6), 2. Smt. Ahilyabai Sukhdeo Barahate, 3. Ku. Jyoti D/o Siddharth Chahande, 4. Ku. Rima D/o Ramesh Moon, 5. Ku. Rashami D/o Ramesh Moon and 6. Ku Supriya D/o Ramesh Moon sold the aforesaid land bearing Kh. No. 87/4. admeasuring about 1.04 HR, to 1. Shri. Shrikant Sambhashiv Gampawar (for himself and natural guardian father


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for No. 4), 2. Sau. Varsha Shrikant Gampawar, 3. Ku- Minal D/o Shrikant Gampawar & 4. Ku. Hina D/o Shrikant Gampawar, by virtue of the Sale Deed d. 17/11/2005, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 6719. As such 1. Shri. Shrikant Sambhashiv Gampawar, 2. Sau. Varsha Shrikant Gampawar, 3. Ku. Minal D/o Shrikant Gampawar & 4. Ku. Hina D/o Shrikant Gampawar became the owners of the aforesaid land bearing Kh. No. 87/4, admeasuring about 1.04 HR.

That thereafter Shri. Ramkrushna Raoji Barahate sold the aforesaid land bearing Kh. No. 87/5, admeasuring about 1.05 HR, to 1. Shri. Shrikant Sambhashiv Gampawar (for himself and natural guardian father for No. 4). 2. Sau. Varsha Shrikant Gampawar, 3. Ku. Minal D/o Shrikant Gampawar & 4. Ku. Hina D/o Shrikant Gampawar, by virtue of the Sale Deed dt. 11/10/2005, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 6084. As such 1. Shri. Shrikant Sambhashiv Gampawar, 2 Sau. Varsha Shrikant Gampawar, 3. Ku. Minal D/o Shrikant Gampawar & 4. Ku. Hina D/o Shrikant Gampawar became the owners of the aforesaid land bearing Kh. No. 87/5, admeasuring about 1.05 HR.

That thereafter I Shri. Shrikant Sambhashiv Gampawar, 2. Sau. Varsha Shrikant Gampawar, 3. Ku. Minal D/o Shrikant Gampawar & 4. Ku. Hina D/o Shrikant Gampawar have sold the aforesaid land bearing Kh. No. 87/4, admeasuring about 1.04 HR & Kh. No. 87/5, admeasuring about 1.05 HR to M/s Golden Land Developers acting through it's authorized partner Shri. Nitin S/o Marotrao Upare, by virtue of the Sale Deed dt. 02/11/2021, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 12398. As such M/s Golden Land Developers became the owner of the land bearing Kh. No. 87/4 & 87/5.


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That thereafter Shri Anjaneya Developers Private Limited acting through it's authorized signatory Shri. Kuntal Anil Ashtankar and M/s Golden Land Developers acting through it's authorized partner Shri. Nitin S/o Marotrao Upare have executed the Deed of Declaration on 10/03/2023, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 2234. And thereby declared that the land admeasuring about 201.08 Sq. Mtrs. is shown under adjustment in the layout of Kh. No. 105/1 & 89, owned by Shri Anjaneya Developers Private Limited, belongs to M/s Golden Land Developers, and the said land is under the possession of M/s Golden Land Developers.

That thereafter the aforesaid land bearing Kh. No. 87/4 & 87/5, total admeasuring about 2.09 HR, is converted for Non-Agricultural Use (Residential, Group Housing). vide Order (Sanad) passed by The Tahasildar, Nagpur (Gramin) 14/06/2023, in Rev. Case No. 174/NAP-34/2022-2023

4. Any other relevant Title : No

5. Any Other Litigation : No

Place : Nagpur

Date : 22/11/2023


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