

Pintu. K. Gumgaonkar

Advocate

Email id : gumgaonkarpintu@gmail.com

District Court Add. : Canteen bar room, ground floor

Nyay mandir Civil Lines Nagpur – 1

40, Deshmukh Appartment

Dattatraya Nagar,

Nagpur - 24

Mob. No:9850395361,8459930698

Format "A"

To,

1. MahaRERA

6th& 7th Floor, Houseflin Bhavan,

Plot No.C-21, E-Block,

Bandra Kurla Complex,

Bandra (E), Mumbai-400 051.

2. MahaRERA

Administrative Building No. 1,

Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT piece and parcel of non-agricultural land bearing Khasra No.169 of Mouza-Jamtha, Patwari Halka No.42, having an area of 1.00 Hectares, Rental Rs. 1.15 yearly, held in Occupancy Class-I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Jamtha within



2

**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 of **Ample Mercantile Private Limited**, a company duly incorporated under the companies act, 1956 bearing Incorporation Certificate No. U51909WB2008PTC131129 having its registered office at House No. 897, Shiv Narayan Bhawan, P.S. Agrawal Marg, Santra Market, Nagpur-440018 with the following documents as below:

i) **Description of the property :**

All that piece and parcel of agricultural land bearing Khasra No. 169 of Mouza-Jamtha, Patwari Halka No.42, having an area of 1.00 Hectares, Rental Rs. 1.15 yearly, held in Occupancy Class-I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Jamtha within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District- Nagpur.

- ii) The Document of Ownership of Khasra No. 169
(a) 7/12 Extracts issued by Talathi, Nagpur-
Rural



(b) Sale deed of Khasra No. 169, dated 21-09-2020, registration No. 4822/2020, SRO-7, Nagpur.

iii) Search Report for 30 years from Jan.1995 till April 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 that piece and parcel of agricultural land bearing Khasra No. 169 of Mouza-Jamtha, Patwari Halka No.42, having an area of 1.00 Hectares, Rental Rs. 1.15 yearly, held in Occupancy Class-I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Jamtha within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District- Nagpur	Ample Mercantile Private Limited
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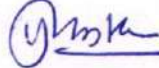
Qualifying comments/remarks if any :

The Title of **Ample Mercantile Private Limited** on the said land is good, valid, marketable, clear and salable.

- 3) The report reflecting the flow of the title of the said **Ample Mercantile Private Limited** on the said lands are enclosed herewith as annexure.

Encl : Annexure

Date : 03/04/2023


(Pintu.K.Gumgaonkar)
P.K. GUMGAONKAR
Advocate

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 **Ample Mercantile Private Limited** is recorded in the property card (7/12 extract) issued by Talathi Nagpur- Rural in respect of the property comprising of land bearing All that piece and parcel of non-agricultural land bearing Khasra No. 169 of Mouza-Jamtha, Patwari Halka No.42, having an area of 1.00 Hectares, Rental Rs.1.15 yearly, held in Occupancy Class-I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Jamtha 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 No. 169 reveal that vide Mutation / **Ferfar Entry No. 4985, dated 23/10/2020**, the name of **Ample Mercantile Private Limited** is recorded as owner of the said land.



3. Search report for 30 years from Jan. 1995 to April 2023 taken from Sub registrar Office at Nagpur

- i. **THAT**, all that piece and parcel of land bearing Kh. No. 169 of MOUZA - JAMTHA, Patwari Halka No. 42, having an area of 1.00 Hectares (i.e., 10,000 Sq. Mtrs), Land Revenue Rs. 1.15, held Occupancy Class - I, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Mouza-Jamtha, Tahsil Nagpur (Rural), District - Nagpur, originally the said land being old Survey No. 169/3, admeasuring about 1.75 Hectares was owned by Shri Daulat Raghu Jaipurkar as prerecords of Jama Bandhi of 1954-55 and Adhikar Abhilekh prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954. Whereas Shri Daulat Raghu Jaipurkar expired in the year 1978 and on his death his legal heirs sons Shri Sitaram Daulat Jaipurkar, Shri Lakshman Daulat Jaipurkar, Shri Suryabhan Daulat Jaipurkar, Window Smt. Jankubai Daulat Jaipurkar daughters Smt. Sayatra Tukaram Dahake, Smt. Kisani Ankush Ashtankar, Smt. Kalabai Narayan Sontakke and Smt. Saraswati Ramhari Sawarkar and their names were mutated in Revenue records as the co-owners of



the said land. And whereas under the re-survey and re-measurement of the lands carried out by the Govt in year 1979-80 under the consolidation and fragmentation, the said old field survey number 169/3 have been given / changed as new survey no. 169 admeasuring about 1.00 Hectares.

ii. Whereas all the co-owners sold the said land to Shri Hussain Noorallah Ajani , Shri Bhupender Singh Sardar Singh Kohli and Shri Vikrant Mahendrakumar Jain jointly by a single sale deed dated 07-01-2008 registered with Sub registrar Nagpur 10 (Rural) at Book No. 1, at Sr. No. 156 dated 07-01-2008 and the name of Shri Hussain Noorallah Ajani, Shri Bhupender Singh Sardar Singh Kohli and Shri Vikrant Mahendrakumar Jain mutated in revenue records as the co-owners of the said land.

iii. And whereas the said co-owners Shri Hussain Noorallah Ajani, Shri Bhupender Singh Sardar Singh Kohli and Shri Vikrant Mahendrakumar Jain jointly sold the land of Kh No. 169 to the Sandesh Infrastructures Pvt. Ltd herein by a single sale deed dated 22-10-2009 registered with sub registrar Nagpur 7 at Book No.1 at Sr. No. 7101 dt.22-10-2009 and the name of the seller as Sandesh Infrastructures Pvt Ltd herein



was mutated in revenue records as the sole and exclusive owner of the said land.

iv. Whereas the said Sandesh Infrastructure Pvt Ltd were not beneficial to the said land and decided to transfer the said lands and utilise the sale proceeds thereof for its best interest and accordingly took resolution to that effect and after negotiations agreed to sell the said lands alongwith other lands to the purchaser here in on 08-03-2011.

v. **THAT**, the aforesaid Sandesh Infrastructure Pvt.Ltd., a company incorporated under the provisions of companies act, 1956 having registered office at landmark Wardha Road, Ramdaspath, Nagpur 440010 having in corporation no. U45200MH2005PTC155257 Later on sold the said land bearing Kh. No. 169 of Mouza - Jamtha, P.S.K. 42, having an area of 1.00 Hectors to Ample Mercantile Private Limited by a sale Deed dated 21-09-2020, which is duly registered in the office of Joint Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 4822/2020 on even date. As a result, therefore, the said Ample Mercantile Private Limited has now become an exclusive, absolute and full owner of the aforesaid property comprising khasra no. 169 Mouza-Jamtha, Patwari Halka no. 42, having an area of 1.00Hectares, Rental Rs. 1.15 yearly with



heritable and transferable rights therein and the name of same is also accordingly mutated in the revenue records vide **Ferfar entry no. 4985, dated 23.10.2020.**

vi. **THAT**, the aforesaid land bearing khasra no. 169 of Mouza-Jamtha admeasuring 1.00 Hectares (10,000 Sq. Mtrs), is converted for non-agricultural (residential) use by the Collector, Nagpur vide its Order No. आदेश क्र. प्रस्तुत/कावि-१४६९/२२, दिनांक १९.०९.२०२२, Mouza-Jamtha, PH No. 42, Case no. Ra.Ma.Kra.90/N.A.P.-34/2022-23 passed in Revenue Case No. 2022-23, Dated 17-01-2023.

vii. **THAT**, the aforesaid Ample Mercantile Private Limited later on decided to develop the aforesaid land into a layout by carving out various plots of different sizes therein and shall be known and styled as "Sandesh Park View-2" and the said layout is tentatively sanctioned and approved by the executive engineer, Nagpur Metropolitan Region Development Authority, Nagpur have recommended and approved the layout plan of said land vide its letter no. का.अभि./नामप्रविप्रा/7502 दि. 08-09-2022.

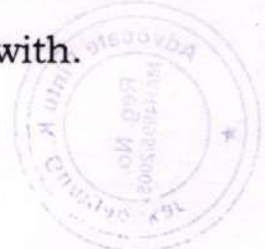
viii. **THAT**, for the purpose of verification of title, the following documents relating to said property are provided to us :



- a. Property card (7/12 extract) Khasra No. 169.
- b. Sale deed dated 21-09-2020 between Sandesh Infrastructure Pvt. Ltd in favour of Ample Mercantile Private Limited, registered at Sr. No. 4822/2020 at SRO No. - 7 for Khasra / Survey No. 169.

THAT, all the aforesaid documents produced before me by Ample Mercantile Private Limited to me for scrutiny and examinations of photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owner. In the like manner, it is further necessary to obtain an affidavit from the aforesaid owner that it has not executed any unregistered deed or document whereby its ownership rights are affected, diluted or third party interest is created.

- ix. **THAT**, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra No. 169, Mouza-Jamtha, Nagpur- Rural for the period of 20 (twenty) years from 2004 to 2023 by depositing necessary search fees online with the depart of Registration vide **GRN no. MH000115626202324 dated 03-04-2023**. The receipt of the same is enclosed herewith.



- x. **THAT**, during our online search we did not come across any subsisting adverse entry recorded relating to the aforesaid property.

4. Any other relevant title

We observed that the said land is freehold property.

5. Litigation if any :

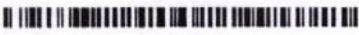
During our online search we did not come across any entry for lispendence recorded relating to aforesaid property.

Date : 03/04/2023


(Pintu.K.Gumgaonkar)
P.K. GUMGAONKAR
Advocate

ADVOCATE



GRN	MH000115626202324E	BARCODE			Date	03/04/2023-17:55:11		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		ADV PINTU K GUMGAONKAR			
Location									
Year				Flat/Block No.		KH NO 169			
Account Head Details				Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE				750.00		Road/Street		MOUZA JAMTHA	
						Area/Locality		NAGPUR	
						Town/City/District			
						PIN		441122	
				Remarks (If Any)					
				1 JAN 1994 TO 3 APRIL 2023					
				Amount In		Seven Hundred Fifty Rupees Only			
Total				750.00		Words			
Payment Details				FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA									
Cheque-DD Details				Bank CIN		Ref. No.		00040572023040376914 IK0CEKFNW6	
Cheque/DD No.				Bank Date		RBI Date		03/04/2023-17:24:58 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

सदर. चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तासाठी लागू नाही.