Online Receipt

2740 | इतर पावती | Original/Duplicate

Friday 24 November 2023 6:05 PM | नोंदणी क्रं. :39म

Regn.:39M

पावती क्र.: 11745 दिनांक: 24/11/2023

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: **नगन(ग्रा)-0-2023**

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **ॲड श्रध्दा जोशी**

वर्णन **शोध अर्ज क्रं. 4284/2023 मौजा झरी रिठी सर्वे नं. 6/1 जुन सर्वे नं. 6/1, 8/2, 9/2 सन 1993 ते 2023**

SEARCHFEE रु. 750.00

एकूण: रु. 750.00

सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामीण क्र.१०, नागपूर

NGR10

1); दस्तकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011372831202324P दिनांक: 24/11/2023

बँकेचे नाव व पत्ता:

SHRADDHA TARE JOSHI

ADVOCATE

Office at: 1st Floor, 'C' Wing, Bhauji Page Apartments, Trimurti Nagar, Near NIT Garden. Nagpur - 440022
Mobile No. : +91 7507485777, 9518574838
Email : shraddha.tare175@gmail.com

FORM A

To
Maha RERA
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 ALL THAT Piece and Parcel of Non Agricultural land bearing Survey / Khasra / **Gut No. 6/1** of **MOUZA – ZARI (RITHI)**, **P.S.K. 42A**, having an area of **4.61 Hectares,** held in Occupancy Class - 1 Rights, Rental Rs. 19.25 Yearly, and including all other easementary rights appurtenant and belonging thereto, situate at Village – Zari (Rithi), in Tahsil – Nagpur (Rural) and District – NAGPUR.

1} I have investigated the title of the said land on the request of **M/s. JAGRITI SUPPLIERS PRIVATE LIMITED,** A Company duly incorporated under the provisions of the Companies Act. 1956, having Certificate of Incorporation No. U51100MH2005PTC301050, having its Registered Office at Ghat Road, Nagpur–440018, having Income Tax Permanent Account No. AABCJ5234H and acting through its Authorized Director **SHRI. RAJESH S/o NAVRANGLALJI AGRAWAL,** Aged 53 Years, Occupation – Business, Aadhar Unique Identity No. 933711077738 and Cell No. 8600001356, Resident of Navrang, B4/B5, Vasudev, Vrindavan City, Jamtha, Nagpur-441122, Tahsil and District – NAGPUR andfollowing documents i.e.:-

i) Description of the property.

ALL THAT Piece and Parcel of amalgamated Non Agricultural land bearing Survey / Khasra / **Gut No. 6/1** (Old 6/1; 8/2 & 9/2) of **MOUZA – ZARI (RITHI)**, **P.S.K.42A**, having an area

of **4.61 Hectares,** held in Occupancy Class - 1 Rights, and including all other easementary rights appurtenant and belonging thereto, situate at Village – Zari (Rithi), in Tahsil – Nagpur (Rural) and District – NAGPUR.

ii) The Document of Ownership of Khasra/Survey No. 6/1, 8/2 and 9/2

(a) 7/12 Extracts issued by Talathi, Zari (Rithi.), Nagpur (Rural).

(a) Sale Deed of land bearing Survey/Khasra No. 6/1 and 9/2, dated 26-06-2009,Registration No. NGN-7/4546/2009.

(b) Sale Deed of land bearing Survey/Khasra No. 8/2, dated 26-06-2009, Registration No. NGN-7/4545/2009.

iii) Search report for 30 year from 1993 Till Octomber 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 Owners/Promoter isclear, marketable and without any encumbrances.

Owner of the land:

Land being ALL THAT Piece and Parcel of amalgamated Non Agricultural land bearing Survey / Khasra / **Gut No. 6/1** (Old 6/1; 8/2 & 9/2) of **MOUZA – ZARI (RITHI), P.S.K. 42A**, having an area of **4.61 Hectares,** held in Occupancy Class - 1 Rights, Rental Rs. 19.25 Yearly, and including all other easementary rights appurtenant and belonging thereto, situate at Village – Zari (Rithi), in Tahsil – Nagpur (Rural) and District – NAGPUR.	**M/s. JAGRITI SUPPLIERS PRIVATE LIMITED,** acting through its Authorized Director **Shri. Rajesh Navranglalji Agrawal**

Qualifying comments/ remarks if any

The Titles of **M/s. JAGRITI SUPPLIERS PRIVATE LIMITED** acting through its Authorized Director **Shri. Rajesh Navranglalji Agrawal** on the said lands are good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said **M/s. JAGRITI SUPPLIERS PRIVATE LIMITED** acting through its Authorized Director **Shri. Rajesh Navranglalji Agrawal** on the said lands are enclosed herewith as annexure.

Encl : Annexure

Date: 24/11/2023

Shraddha

(Shraddha Tare Joshi)
Advocate



ANNEXURE

FLOW OF THE TITLE OF THE SAID LANDS.

1} Property Card (7/12 Extracts) issued by Talathi, Zari (Rithi), Nagpur (Rural) as ondate of application for registration –

The name of **M/s. JAGRITI SUPPLIERS PRIVATE LIMITED** is recorded in the Property Cards (7/12 Extracts) issued by Talathi, Zari (Rithi), Nagpur (Rural) in respect of the property comprising ALL THAT Piece and Parcel of amalgamated Non Agricultural land bearing Survey / Khasra / **Gut No. 6/1** (Old 6/1; 8/2 & 9/2) of **MOUZA – ZARI (RITHI), P.S.K. 42A**, having an area of **4.61 Hectares,** held in Occupancy Class - 1 Rights, Rental Rs. 19.25 Yearly, and including all other easementary rights appurtenant and belonging thereto, situate at Village – Zari (Rithi), in Tahsil – Nagpur (Rural) and District – NAGPUR.

2} Search report for 30 years from 1994 to 2023 Taken from data available on thelbsite of Registration Department /relevant documents provided to us.

Khasra No. 6/1

(i) THAT it is seen from the Revenue Records that as per 7/12 Extract in the Year 1978-79 bearing Folio No. 000184, the property comprising ALL THAT Piece and Parcel of Agricultural lands bearing Survey / Khasra / Gut No. (Old) 48/1 of MOUZA – ZARI, P.S.K. 73, having an area of 3.11 Hectares, Rental Rs. 14.05 Yearly, held in Occupancy Class-2 (Bhumidhari) Rights, Khate No. 5 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses, Ill and all other easementary rights appurtenant and belonging thereto, situate at Village – Zari, in Tahsil and District – NAGPUR, originally belonged to (i) Shri. Kisan Sadya Ganar, (ii) Shri. Murari Bisan Ganar, (iii) Shri. Premdas Bisan Ganar, (iv) Smt. Mainabai Bisan Ganar, (v) Ku. Annapurna Bisan Ganar and (vi) Mrs. Tatikabai Timaji Fulzele as a recorded Co-Owners thereof being their separate property and the same is accordingly recorded in the Revenue Records.

(ii) THAT during the course of time the aforesaid Co-owners namely Shri. Kisan Sadya Ganar left for heavenly abode on 10-09-1978 and his wife Mrs. Bakabai Kisan Ganar predeceased him on 05-01-1977 and Smt. Mainabai Bisan Ganar also left for heavenly abode on 21-02-1987 and consequent upon their demise, their undivided share in theaforesaid property devolved upon their legal heirs are (i) Shri. Parasram Kisan Ganar, (ii) Shri. Murari Bisan Ganar, (iii) Shri. Premdas Bisan Ganar, (iv) Smt. Mainabai Bisan Ganar, v) Mrs. Annapurnabai Madhukar Sonarkar (before marriage Ku. Annapurna Bisan

Ganar) and (vi) Mrs. Tatikabai Timaji Fulzele jointly by way of succession being only heirs of the deceased and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 24 & 25 dated 31-08-1990.

(iii) THAT during the course of time Resurvey of the said Mouza – Zari was conducted and the aforesaid land bearing Survey / Khasra / Gut No. (Old) 48/1 of MOUZA – ZARI,
P.S.K. 73, having an area of 3.11 Hectares, Rental Rs. 14.05 Yearly, held in Occupancy Class-2 (Bhumidhari) Rights is now identified as Survey / Khasra / Gut No. 84, 87 thereafter Survey / Khasra / Gut No. 6, having an area of 3.02 Hectares, Rental Rs. 14 Yearly, held in Occupancy Class - 2 (Bhumidhari) Rights.

Khasra No. 9/2

(iv) THAT it is seen from the Revenue Records that as per 7/12 Extract in the Year 1978-79, the property comprising ALL THAT Piece and Parcel of Agricultural lands bearing Survey / Khasra / Gut No. (Old) 46/1 of MOUZA – ZARI, P.S.K. 73, having an area of 3.69 Hectares, Rental Rs. 14.50 Yearly, held in Occupancy Class-2 (Bhumidhari) Rights, Khate No. 27 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses, Ill and all other easementary rights appurtenant and belonging thereto, situate at Village – Zari, in Tahsil and District – NAGPUR, originally belonged to (i) Shri. Murari Bisan Ganar, (ii) Shri. Premdas Bisan Ganar, (iii) Smt. Mainabai Bisan Ganar, (iv) Ku. Annapurna Bisan Ganar and (v) Mrs. Tatikabai Timaji Fulzele as a recorded Co-Owners thereof being their separate property and the same is accordingly recorded in the Revenue Records.

THAT during the course of time the aforesaid Co-owners namely Smt. Mainabai Bisan Ganar also left for heavenly abode on 21-02-1987 and consequent upon her demise, her undivided share in the aforesaid property devolved upon her legal heirs are (i) Shri. Murari Bisan Ganar, (ii) Shri. Premdas Bisan Ganar, (iii) Mrs. Annapurnabai Madhukar Sonarkar (before marriage Ku. Annapurna Bisan Ganar) and (iv) Mrs. Tatikabai Timaji Fulzele jointly by way of succession being only heirs of the deceased and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 25 dated 31-08-1990.

(v) THAT during the course of time Resurvey of the said Mouza – Zari was conducted and the aforesaid land bearing Survey / Khasra / Gut No. (Old) 46/1 of MOUZA – ZARI,
P.S.K. 73, having an area of 3.69 Hectares, Rental Rs. 14.50 Yearly, held in Occupancy Class-2 (Bhumidhari) Rights is now identified as Survey / Khasra / Gut No. 9, having an area of 3.69 Hectares, Rental Rs. 14.50 Yearly, held in Occupancy Class - 2 (Bhumidhari) Rights.

(vi) THAT during the course of time the aforesaid Co-owner Mrs. Tatikabai Timaji Fulzele later on relinquished/released all her rights, titles, shares and interest in the aforesaid lands bearing Survey/Khasra/Gut No. 6 and 9 alongwith Survey/Khasra/ Gut No.93 in favour of remaining Co-owners namely (i) Shri. Murari Bisan Ganar, (ii) Shri. Premdas Bisan Ganar, (iii) Smt. Mainabai Bisan Ganar, (iv) Mrs. Annapurnabai Madhukar Sonarkar and the same is accordingly recorded in the Revenue Records vide Ferar Ferfar Entry No.26 dated 01-09-1990.

(vii) THAT the aforesaid the then recorded Co-Owners namely (i) Shri. Murari Bisan Ganar, (ii) Shri. Parasram Kisan Ganar, (iii) Shri. Premdas Bisan Ganar and (iv) Mrs. Annapurnabai Madhukar Sonarkar later on partition their aforesaid properties bearing comprising ALL THOSE Pieces and Parcels of Agricultural lands bearing (i) Survey / Khasra
/ Gut No. 6, having an area of 3.02 Hectares; (ii) Survey / Khasra / Gut No. 9, having an areaof 3.69 Hectares and (iii) Survey / Khasra / Gut No. 93, having an area of 9.21 Hectares, all held in Occupancy Class - 2 Rights (Bhumidhari) of MOUZA – ZARI, P.S.K. 73 and includingall kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all othereasementary rights appurtenant and belonging thereto, situated at Village – Zari, in Tahsil – Nagpur (Rural) and District – NAGPUR in betlen them by executing a Deed of Partition held in the Year 1990. In terms of the said Partition, the land admeasuring 1.51 Hectares comprising Istern Portion out of entire land bearing Survey/Khasra/Gut No. 6 having total area of 3.02 Hectares fallen to the exclusive share of Shri. Parasram Kisan Ganar, the Party No. 1 called therein absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 6/1 having an area of 1.51 Hectares, Rental Rs. 7 Yearly.

In terms of the said Partition, the land admeasuring 1.51 Hectares comprising Eastern Portion out of entire land bearing Survey/Khasra/Gut No. 6 having total area of 3.02 Hectares fallen to the exclusive share of Shri. Murari Bisan Ganar and Shri. Premdas Bisan Ganar, the Party No. 2 called therein jointly absolutely forever having heritable transferable rights therein.

In terms of the said Partition, the land admeasuring 1.60 Hectares comprising Northern Portion out of entire land bearing Survey/Khasra/Gut No. 9 having total area of 3.69 Hectares fallen to the exclusive share of Shri. Murari Bisan Ganar, the Party No. 3 called therein absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 9/1 having an area of 1.60

Hectares and the land admeasuring 4 Hectares comprising Eastern Portion out of the entire land bearing Survey/Khasra/Gut No. 93 having total area of 9.21 Hectares fallen to the exclusive share of Shri. Murari Bisan Ganar, the Party No. 3 called therein absolutely foreverhaving heritable transferable rights therein.

In terms of the said Partition, the land admeasuring 2.09 Hectares comprising Southern Portion out of entire land bearing Survey/Khasra/Gut No. 9 having total area of 3.69 Hectares fallen to the exclusive share of Shri. Premdas Bisan Ganar, the Party No. 4 called therein absolutely forever having heritable transferable rights therein and the said portion of land is now identified as Survey / Khasra / Gut No. 9/2 having an area of 2.09 Hectares and the land admeasuring 4 Hectares comprising Istern Portion out of the entire land bearing Survey/Khasra/Gut No. 93 having total area of 9.21 Hectares fallen to the exclusive share of Shri. Premdas Bisan Ganar, the Party No. 4 called therein absolutely forever having heritable transferable rights therein.

In terms of the said Partition, the land admeasuring 1.21 comprising Middle Portion out of the entire land bearing Survey/Khasra/Gut No. 93 having total area of 9.21 Hectares fallen to the exclusive share of Smt. Annapurna Madhukar Sonarkar, the Party No. 5 called therein absolutely forever having heritable transferable rights therein and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 27 dated 01-09-1990.

(viii) THAT the aforesaid Shri. Parasram Bisan Ganar left for heavenly abode on 20-07- 2004 and consequent upon his demise/death, his aforesaid property bearing Survey/Khasra/Gut No. 6/1 having an area of 1.51 Hectares devolved upon his widow namely Smt. Nimbunabai Parasram Ganar and 2 sons namely Shri. Kawdu Parasram Ganar and Shri. Ashok Parasram Ganar jointly by way of succession being the only heirs of the deceased and the same is accordingly recorded in the Revenue Records.

(ix) THAT, during the course of time the aforesaid Co-owner namely Smt. Nimbunabai Parasram Ganar also left for heavenly abode on 16-01-2006 and her legal heirs are already recorded thus her name was deleted from the Revenue Records and the same is also accordingly mutated in their names in 7/12 Extract vide Ferfar Entry No. 292 Dated 01-06- 2006.

(x) THAT during the course of time aforesaid land bearing Survey / Khasra / Gut No. 6/1of MOUZA – ZARI, P.S.K. 73, having an area of 1.51 Hectares is converted from Occupancy Class-2 Rights (Bhumidhari Rights) to Class-1 Rights (Bhumiswami Rights)

under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Sub Deputy Collector, Nagpur vide its Order passed in the Revenue Case No. 332/LND-18/2006-2007 dated 23-01-2007 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 351 dated 01-06-2007.

(xi) THAT during the course of time aforesaid land bearing Survey / Khasra / Gut No. 9/2of MOUZA – ZARI, P.S.K. 73, having an area of 2.09 Hectares is converted from OccupancyClass-2 Rights (Bhumidhari Rights) to Class-1 Rights (Bhumiswami Rights) under Section29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 322 dated 16-01-2007.

(xii) THAT the aforesaid owner namely Shri. Premdas Bisan Ganar later on transferred/sold his aforesaid property comprising ALL THAT piece and parcel of Agricultural land bearing Survey/Khasra/Gut No. 9/2 of MOUZA – ZARI, P.S.K. 73, having an area of 2.09 Hectares, Rental Rs. 8.21 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 23 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Zari in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of sale to Shri. Sanjay Puranlal Agrawal, by a Sale Deed Dated 02-02-2007, which is Registered at the Office of the Su Registrar, Nagpur-Rural-10 in Book No. 1, at Serial No. NGN-R-10/463/2007 on even date and the same is also accordingly mutated in his name in 7/12 Extract vide Ferfar entry No.339 Dated 30-03-2007. The said Sale Deed is duly signed and Consented by M/s. Jagdamba Promoters, in the capacity of the Consentor called therein.

(xiii) THAT the aforesaid Co-owners namely Shri. Kawdu Parasram Ganar and Shri. Ashok Parasram Ganar jointly later on transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural bearing Survey / Khasra / Gut No. 6/1 of MOUZA

– ZARI, P.S.K. 73, having an area of 1.51 Hectares, Rental Rs. 7 Yearly, held in Occupancy Class - 1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Zari, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way Sale to Shri. Sanjay Puranlal Agrawal, by a Sale Deed Dated 02-02-2007, which is registered at the Office of the Joint Sub Registrar, Nagpur-Rural-10 in Book No. 1, at Serial No. NGN-R- 10/465/2007 on even date and the same is accordingly recorded in the

Revenue Records vide Ferfar Entry No. 366 dated 01-06-2007. The said Sale Deed is duly signed andConsented by M/s. Jagdamba Promoters, in the capacity of the Consentor called therein.

Khasra No. 8/2

(xiv) THAT it is seen from the Revenue Records that as per 7/12 Extract in the Year 1978-79, the property comprising ALL THAT Piece and Parcel of Agricultural lands bearing Survey / Khasra / Gut Nos. (Old) 46/2 of MOUZA – ZARI, P.S.K. 73, having an area of 3.69 Hectares, Rental Rs. 15.50 Yearly, Khate No. 4 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses, Ill and all other easementary rights appurtenant and belonging thereto, situate at Village – Zari, in Tahsil and District – NAGPUR, originally belonged to Shri. Kisan Sadya Ganar, as a recorded Owner thereof andthe same is accordingly recorded in the Revenue Records.

(xv) THAT the aforesaid Shri. Kisan Sadya Ganar later on gifted/donated his aforesaid property bearing Survey/Khasra/Gut No. 46/2 having an area of 3.69 Hectares along with Survey/Khasra/Gut No. 10/1 having an area of 3.00 Hectares thus total admeasuring 6.69 Hectares, by way of Gift to Smt. Nimbunabai Parasram Ganar, Shri. Kawdu Parasram Ganarand Shri. Ashok Prasram Ganar, by a Gift Deed Dated 25-05-1982 which is registered at theOffice of the Joint Sub Registrar, Nagpur in Addl. Book No. 1 at Serial No. 3591 on even date and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 7 dated 04-09-1982.

(xvi) THAT during the course of time Resurvey of the said Mouza – Zari was conducted and out of the aforesaid properties, the land bearing Survey / Khasra / Gut Nos. (Old) 46/2 isnow identified as Survey / Khasra / Gut No. 8, having an area of 3.57 Hectares, Rental Rs. 15 Yearly, held in Occupancy Class - 2 (Bhumidhari) Rights, Khate No. 65.

(xvii) THAT during the course of time aforesaid land bearing Survey / Khasra / Gut No. 8 of MOUZA – ZARI, P.S.K. 73, having an area of 3.57 Hectares is converted from OccupancyClass-2 Rights (Bhumidhari Rights) to Class-1 Rights (Bhumiswami Rights) under Section29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Sub Deputy Collector, Nagpur vide its Order passed in the Revenue Case No. 333/LND-18/2006-2007 dated 23-01-2007 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 341 dated 01-06-2007.

(xviii) THAT the aforesaid Co-owners namely Shri. Kawdu Parasram Ganar and Shri. Ashok Parasram Ganar jointly later on transferred/sold their aforesaid property comprising

ALL THAT piece and parcel of Agricultural land containing by admeasurements 1.01 Hectares comprising SOUTHERN PORTION out of their entire land bearing of Surve/Khasra/Gut No. 8 of MOUZA – ZARI, P.S.K. 73, having total area of 3.57 Hectares, Rental Rs. 15 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 21 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Zari in Tahsil –Nagpur (Rural) and District – NAGPUR, by way of sale to Shri. Sanjay Puranlal Agrawal, bya Sale Deed Dated 02-02-2007, which is Registered at the Office of the Joint Sub-Registrar, Nagpur-Rural-10 in Book No. 1, at Serial No. NGN-R-10/464/2007 on even date. After execution and registration of this Sale Deed, the said Portion of land is now identified/renumbered as Survey/Khasra/Gut No. 8/2, having an area of 1.01 Hectares, Rental Rs. 4.04 Yearly, held in Occupancy Class-1 Rights and the same is also accordingly recorded in the Revenue Records vide Ferfar entry No. 348 Dated 01-06-2007. The said Sale Deed is duly signed and Consented by M/s. Jagdamba Promoters, in the capacity of the Consentor called therein.

(xix) THAT the aforesaid the then Owner Shri. Sanjay Puranlal Agrawal lateron in his. turntransferred/sold his aforesaid property comprising ALL THAT piece and parcel of Agriculturalland bearing Khasra No. 8/2 of MOUZA – ZARI, P.S.K. 73, having an area of 1.01 Hectares, Rental Rs. 4.04 Yearly, held in Bhogwatdar Class-1 Rights and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Zari in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to M/s. Jagruti Suppliers Private Limited, by a Sale DeedDated 26-06-2009, which is Registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Serial No. NGN-7/4545/2009 on even date and the same is also accordingly recorded in the Revenue Records vide Ferfar Entry No. 682 Dated 15-10-2009.

(xx) THAT in the like manner the aforesaid Shri. Sanjay Puranlal Agrawal later on in his turn transferred/sold his aforesaid properties comprising ALL THOSE Pieces and Parcels Agricultural land bearing Survey/Khasra/Gut Nos. 6/1 and 9/2 of MOUZA – ZARI, P.S.K. 73, having an area of 1.51 Hectares and 2.09 Hectares respectively, Rental Rs. 7 Yearly and Rs. 8.21 Yearly respectively, both held in Occupancy Class-1 Rights, Khate Nos. 20 & 23 respectively and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Zari in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to M/s. Jagruti Suppliers Private Limited, by a Sale Deed Dated 26-06-2009,

which is Registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Serial No. NGN- 7/4546/2009 on even date and the same is also accordingly recorded in the Revenue Records vide Ferfar Entry No. 682 Dated 15-10-2009.

(xxi) As a result therefore the aforesaid M/s. Jagruti Suppliers Private Limited, has nowan exclusive, absolute and full Owner of the properties bearing Survey / Khasra / Gut Nos. 6/1, 8/2 and 9/2, having an area of 1.51 Hectares, 1.01 Hectares and 2.09 Hectares respectively with heritable transferable rights therein and the same is accordingly recorded inthe Revenue Records.

(xxii) THAT the layout plan carved out on the aforesaid land bearing Survey / Khasra / Gut Nos. 6/1, 8/2 and 9/2, having an area of 1.51 Hectares, 1.01 Hectares and 2.09 Hectares respectively thus total admeasuring 4.61 Hectares is tentatively sanctioned and approved and recommended for the Demarcation purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Permit No. 37012, Approval No. NMDRA/LT/2023/APL/00159 Dated 12-09-2009.

(i) THAT in pursuance of Government Notification Dated 05-01-2017, the State Government has included Section 42B & 42K by amending Section 42 and 42A of the Maharashtra Land Revenue Code, 1996 wherein provision has been made for Deemed Conversion for nonagricultural use of land as per the use shown in the final development plan. And use of any land included in such area, in form of allotment, reservation or instruction in such development plan, if the conversion tax, nonagricultural levy and payment of nazarana or premium or other government dues where applicable as provided in Section (2), will be deemed to have been converted and no separate permission under Section 42 or Section 44 will be required for use which is permitted under such development plan. Thus as per Order of the Tahsildar, Nagpur (Rural) Passed in Revenue Case No. 39/N.A.P.-34/2023-2024 of Mouza – Zari (Rithi), P.S.K. 42A dated 04-10-2023 has levied Non Agricultural Cess/Tax on land bearing Survey / Khasra / Gut Nos. 6/1, 8/2 and 9/2, containing by total admeasurements 4.61 Hectares (i.e. 46100 Sq. Mtrs.) of land, out of which the land admeasuring 4.6098910 Hectares (i.e. 46098.910 Sq. Mtrs.) of land.

THAT in pursuance to Section 87 of the Maharashtra Land Revenue Code, 1966 the aforesaid Survey / Khasra Nos. 6/1, 8/2 and 9/2 of Mouza – Zari (Rithi) are amalgamated by the District Superintendent, Land Records, Nagpur vide its Letter No Mouza-Zari (Rithi)/Gut Nos. 6/1,8/2,9/2/ Samilikaran/S.R.Kra. 22/2023 Dated 17-10-2023.

In pursuance to which the Deputy Superintendent, Land Records, Nagpur (Rural) has vide its No. Bhu.2/Samilikaran/K.J.P./Mouza-Zari (Rithi)/2023 dated 20-10-2023 forwarded to the Tahsildar, Nagpur (Rural) to record amalagamation of aforesaid lands which has given new Survey/Khasra/Gut No. 6/1, having an area of 4.61 Hectares of M/s. Jagruti Suppliers Private Limited in the Revenue Records.

THAT, for the purpose of Verification of Title, the following documents/xerox copies relating to the property comprising ALL THAT Piece and Parcel of amalgamated Non Agricultural land bearing Survey / Khasra / **Gut No. 6/1** (Old 6/1; 8/2 & 9/2) of **MOUZA – ZARI (RITHI)**, **P.S.K. 42A**, having an area of **4.61 Hectares,** held in Occupancy Class - 1 Rights, and including all other easementary rights appurtenant and belonging thereto, situate at Village – Zari (Rithi), in Tahsil – Nagpur (Rural) and District – NAGPUR Ire provided to me: -

a) Copy of 7/12 Extracts issued by Talathi, Zari (Rithi), Nagpur (Rural).
b) Copy of 7/12 Extracts in the Year 1978-79, 1985-86, 1998-99 to 2003-2004; 2010—11 to 2015-16.
c) Copy of Ferfar Panji Nos. 7 dated 04-09-1982; 24 & 25 dated 31-08-1990; 26 dated 01-09-1990; 27 dated 01-09-1990; 292 dated 01-06-2006; 351 dated 01- 06-2007; 322 dated 16-01-2007; 341 dated 01-06-2007; 348 Dated 01-06-2007; 682 Dated 15-10-2009.
d) Copy of Sale Deed of Survey No. 6/1, dated 02-02-2007, bearing Registration No. NGN-R-10/465/2007.
e) Copy of Sale Deed of Survey No. 9/2, dated 02-02-2007, bearing Registration No. NGN-R-10/463/2007.
f) Copy of Sale Deed of Survey No. 8/2, dated 02-02-2007, bearing Registration No. NGN-R-10/464/2007.
g) Copy of Sale Deed of Survey Nos. 6/1 and 9/2, dated 26-06-2009, bearing Registration No. NGN-7/4546/2009.
h) Copy of Sale Deed of Survey No. 5/2, dated 26-06-2009, bearing Registration No. NGN-7/4545/2009.
i) Copy of tentatively sanctioned Layout Map & Sanctioned Letter of the Executive Engineer, Nagpur Metropolitan Region Development Authority vide its Permit No. 37012, Approval No. NMRDA/LT/2023/APL/00159 Dated 12-09-2023.
j) Copy of Order of the Tahsildar, Nagpur (Rural) Passed in Revenue Case No. 39/N.A.P.-34/2023/2024 dated 04-10-2023.
k) Copy of Order of the District Superintendent, Land Records, Nagpur vide his Letter No Mouza-Zari (Rithi)/Gut Nos. 6/1,8/2,9/2/ Samilikaran/S.R.Kra. 22/2023Dated 17-10-2023.

l) Copy of letter of the Deputy Superintendent, Land Records, Nagpur (Rural) hasamalgamated the said Khasra Nos. 6/1, 8/2 and 9/2 vide its Letter No. Bhu.2/Samilikaran/K.J.P./Mouza-Zari (Rithi)/2023 dated 20-10-2023

(ii) THAT, all the aforesaid documents produced before me are photocopies of certified copies. It is necessary to verify Original copies in the custody of aforesaid present land Owner/the aforesaid Developer.

(iii) THAT links in the title history of last 30 (Thirty) years of chain of title have been established. All the transactions which have taken place at Nagpur have been verified from the relevant records of the Sub-Registrar and Revenue Department. I have taken search of records of Sub-Registrar's Office from inspection Book No. (I) and day books, which Ire kept and maintained by the office and made available to me.

(iv) While searching the records, it was found that some record was mutilated and torn form, some was incomplete and disorganized, lot of jurisdictional changes have taken place during different periods in Sub-Registrar Office. It is also informed that recent Indexes arenot sorted out and complied Mouza wise, some indexes are even yet not printed out at the Sub-Registrar Office at Nagpur (Rural).

(v) In alternative only entry of the registration of the documents can be verified from the Token register/day book. As per procedure adopted in the office of the Sub-Registrar only name of the Purchaser is noted and the name of Vendor and details of property are not noted in the Token Register/Day book. In Nagpur District Encumbrance Certificate is not issued by the Sub-Registrar offices. In view of abovementioned reasons, unavailable records, concurrent jurisdiction of the Sub-Registrar Office.

(vi) THAT, I have verified all the relevant index entries from on line search available on the website of Registration Department for the period of last 30 (Thirty) Years (i.e. for 2002to 2023) and manually as well by depositing necessary Search Fees in the Office of Joint Sub Registrar, Nagpur Rural 10 vide **GRN No. MH011372832023 24P** of which receipt No. **11745** for the period 1993 to 2003 and in the office of the joint Sub Registrar Nagpur (Rural)-10 only those made available out of torn and disarrange index and fond that no adverse entries are recorded in respect of the aforesaid properties. The original Search fees receipts are enclosed herewith.

THAT, in view of the searches made by me and subject to compliances stated herein below, the aforesaid **M/s. JAGRITI SUPPLIERS PRIVATE LIMITED** acting through its

Authorized Director **Shri. Rajesh Navranglalji Agrawal** is the Owner of the property comprising ALL THAT Piece and Parcel of amalgamated Non Agricultural land bearing Survey / Khasra / **Gut No. 6/1** of **MOUZA – ZARI (RITHI), P.S.K. 42A**, having an area of **4.61 Hectares,** held in Occupancy Class - 1 Rights, Rental Rs. 19.25 Yearly, and including all other easementary rights appurtenant and belonging thereto, situate at Village – Zari (Rithi), in Tahsil – Nagpur (Rural) and District – NAGPUR.

(vii) The said Owner M/s. JAGRITI SUPPLIERS PRIVATE LIMITED acting through its Authorized Director Shri. Rajesh Navranglalji Agrawal has absolute rights to develop/sale its aforesaid property in accordance with provisions of prevailing Development Control Rules. The prospective Buyers of various individual Plot of land out of the aforesaid project shall thereafter acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed subject to observation made herein under and fulfilling following modalities:-.

i) The present Owner/Promoter/Developer shall comply with the provisions applicable in accordance with the prevailing Development Control Rules and all the developmental activities to abide with and/or to be made subject to directions of the Local Body/ Planning Authority.

ii) The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The aforesaid project is new project and the provisions of the said Act, Rules and Regulation thereof are applicable to the said Project thus the Registration is to be sought from the said Authority on getting aforesaid various approvals from the Competent Authorities empowered on that behalf.

(viii) THAT in view of getting clarity as regards non execution of any unregistered documents/mentioning no transaction of any kind has taken place in respect of the aforesaid properties or plots of land out of the proposed layout at any of the Sub-Registrar Offices or any other place till this date, an affidavit from the present owner namely M/s. JAGRITI SUPPLIERS PRIVATE LIMITED acting through its Authorized Director Shri. Rajesh Navranglalji Agrawal be obtained.

(ix) THAT, it is needless to mention here that on obtaining such Sale Deed, the prospective buyers can very Ill mortgage his/her/their property/plot of land to any

Bank/Financial Institution by way of scrutiny for the repayment of such loan, if any advanced to him/her/them.

4} Any other relevant Title.

I observed that the said land is Freehold property.

5} Litigations if any.

During our online search I did not came across any entry of lispendence recordedrelating to aforesaid property.

Hence this Title Verification Report.

NAGPUR.
DATE : 24/11/2023

(SHRADDHA TARE JOSHI)
ADVOCATE

Shraddha S. Tare Advocate MAH/1000/2015