

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

- a) ALL THOSE pieces and parcels of lands bearing City Survey No. 185/1/1, Sheet No. 26/18, admeasuring about 342.00 Sq. Mtrs., bearing Municipal House No. 420, in Mauza: LENDHRA, being portion of Kh. No. 69, Chalata No. 79 to 94 Ward No. 70, situated at Dharampeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur and the same is bounded as under

On the north : property bearing cts no.185/2, 185/3, 185/4, 185/5 and 185/6

On the east : property bearing cts no. 185/7

On the west : govt. Lane

On the south : property bearing cts no.185/8

- b) ALL THOSE pieces and parcels of lands bearing City Survey No. 185/8, Sheet No. 26/18, admeasuring about 1669.43 Sq. Mtrs., bearing Municipal House No. 420/1, in Mauza: LENDHRA, being portion of Kh. No. 69, Chalata No. 79 to 94 Ward No. 70, situated at Dharampeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur and the same is bounded as under

On the north :property bearing cts no.185/1/1

on the east :property bearing cts no. 185/7

on the west :govt. Lane

on the south : north ambazari road.


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- c) ALL THAT piece and parcel of land bearing City Survey No. 185/7, Sheet No. 26/18, admeasuring about 1540.00 Sq. Mtrs., in Mauza: LENDHRA, , being portion of Kh. No. 69, Chalata No. 79 to 94, bearing Municipal House No. 420/G, 420/G#1, Ward No. 70, situated at Dharampeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur and the same is bounded as under:

On the north : House of dr. Khare

On the east : Lad apartments

On the west : Property bearing cts no.185/8

On the south : North ambazari road

I have investigated the title of the said plots on the request of Tagsure Hospitaity LLP, a , having its Office at 1101, Naniks Astavinayak park Avenue, Sadar, Nagpur-440001, acting through its Designated Partner Shri Rahul Roshanlal Chadda and following documents i.e:-

1) Description of the property.

ALL THOSE pieces and parcels of lands bearing City Survey No. 185/1/1, Sheet No. 26/18, admeasuring about 342.00 Sq. Mtrs., bearing Municipal House No. 420, in Mauza: LENDHRA, being portion of Kh. No. 69, Chalata No. 79 to 94 Ward No. 70, situated at Dharampeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur

ALL THOSE pieces and parcels of lands bearing City Survey No. 185/8, Sheet No. 26/18, admeasuring about 1669.43 Sq. Mtrs., bearing Municipal House No. 420/1, in Mauza: LENDHRA, being portion of Kh. No. 69, Chalata No. 79 to 94 Ward No. 70, situated at Dharampeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur

ALL THAT piece and parcel of land bearing City Survey No. 185/7, Sheet No. 26/18, admeasuring about 1540.00 Sq. Mtrs., in Mauza: LENDHRA, , being portion of Kh. No. 69, Chalata No. 79 to 94, bearing Municipal House No. 420/G, 420/G#1, Ward No. 70, situated at Dharampeth, Nagpur, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur


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2) The documents of allotment of plot.

- i. Sale Deed dated 14/03/2023 for City Survey No. 185/1/1, Sheet No. 26/18, bearing Municipal House No. 420 and City Survey No. 185/8, Sheet No. 26/18, bearing Municipal House No. 420/1, in Mauza: LENDHRA executed by Smt. Nanda WD/O Subhash Mishrikotkar, Shri Tushar S/o Subhash Mishrikotkar, Miss Shweta D/o Subhash Mishrikotkar in favour of Tagsure Hospitality LLP, duly registered with the Office of the Sub-Registrar-5 at Sr. No.1648/2023
- ii. Sale Deed dated 27/05/2023 for City Survey No. 185/7, Sheet No. 26/18, admeasuring about 1540.00 Sq. Mtrs., in Mauza: LENDHRA, , being portion of Kh. No. 69, Chalata No. 79 to 94, bearing Municipal House No. 420/G, 420/G#1, Ward No. 70, situated at Dharampeth, Nagpur executed by J P realities pvt Ltd in favour of Tagsure Hospitality LLP duly registered with the office of the Sub Registrar – 5 at Sr. No. 3248/2023
- iii. Property Card Issued by City Survey Officer-Nagpur-5 Mutation Entry No. (1) vide Ferfar No. 11854 on dated 11/08/2023 for City Survey No. 185/1/1, Sheet No. 26/18, bearing Municipal House No. 420
- iv. Property Card Issued by City Survey Officer-Nagpur-5 Mutation Entry No. (1) vide Ferfar No. 11893 on dated 23/08/2023 for City Survey No. 185/8, Sheet No. 26/18, bearing Municipal House No. 420
- v. Property Card Issued by City Survey Officer-Nagpur-5 Mutation Entry No. (1) vide Ferfar No. 11700 on dated 22/06/2023 for City Survey No. 185/7, Sheet No. 26/18, bearing Municipal House No. 420/G, 420/G#1,

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

City Survey No. 185/1/1, Sheet No. 26/18, bearing Municipal House No. 420, in Mauza: LENDHRA, being portion of Kh. No. 69, Chalata No. 79 to 94 Ward No. 70, situated at Dharampeth, Nagpur

City Survey No. 185/8, Sheet No. 26/18, bearing Municipal House No. 420/1, in Mauza: LENDHRA, being portion of Kh. No. 69, Chalata No. 79 to 94 Ward No. 70, situated at Dharampeth, Nagpur

City Survey No. 185/7, Sheet No. 26/18, admeasuring about 1540.00 Sq. Mtrs., in Mauza: LENDHRA, , being portion of Kh. No. 69, Chalata No. 79 to 94, bearing Municipal House No. 420/G, 420/G#1, Ward No. 70, situated at Dharampeth, Nagpur

in any court or before any authority.


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That the title of

Tagsure Hospitality LLP, having its Office at 1101, Naniks Astavinayak park Avenue, Sadar, Nagpur-440001, for

City Survey No. 185/1/1, Sheet No. 26/18, bearing Municipal House No. 420, in Mauza: LENDHRA, being portion of Kh. No. 69, Chalata No. 79 to 94 Ward No. 70, situated at Dharampeth, Nagpur

City Survey No. 185/8, Sheet No. 26/18, bearing Municipal House No. 420/1, in Mauza: LENDHRA, being portion of Kh. No. 69, Chalata No. 79 to 94 Ward No. 70, situated at Dharampeth, Nagpur

City Survey No. 185/7, Sheet No. 26/18, admeasuring about 1540.00 Sq. Mtrs., in Mauza: LENDHRA, , being portion of Kh. No. 69, Chalata No. 79 to 94, bearing Municipal House No. 420/G, 420/G#1, Ward No. 70, situated at Dharampeth, Nagpur

is clear, Marketable and without any encumbrances.

Owners of the Land

Tagsure Hospitality LLP, having its Office at 1101, Naniks Astavinayak park Avenue, Sadar, Nagpur-440001, for

City Survey No. 185/1/1, Sheet No. 26/18, bearing Municipal House No. 420, in Mauza: LENDHRA, being portion of Kh. No. 69, Chalata No. 79 to 94 Ward No. 70, situated at Dharampeth, Nagpur

City Survey No. 185/8, Sheet No. 26/18, bearing Municipal House No. 420/1, in Mauza: LENDHRA, being portion of Kh. No. 69, Chalata No. 79 to 94 Ward No. 70, situated at Dharampeth, Nagpur

City Survey No. 185/7, Sheet No. 26/18, admeasuring about 1540.00 Sq. Mtrs., in Mauza: LENDHRA, , being portion of Kh. No. 69, Chalata No. 79 to 94, bearing Municipal House No. 420/G, 420/G#1, Ward No. 70, situated at Dharampeth, Nagpur


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The report reflecting the flow of the title of

Tagsure Hospitality LLP, having its Office at 1101, Naniks Astavinayak park Avenue, Sadar, Nagpur-440001, for

City Survey No. 185/1/1, Sheet No. 26/18, bearing Municipal House No. 420, in Mauza: LENDHRA, being portion of Kh. No. 69, Chalata No. 79 to 94 Ward No. 70, situated at Dharampeth, Nagpur

City Survey No. 185/8, Sheet No. 26/18, bearing Municipal House No. 420/1, in Mauza: LENDHRA, being portion of Kh. No. 69, Chalata No. 79 to 94 Ward No. 70, situated at Dharampeth, Nagpur

City Survey No. 185/7, Sheet No. 26/18, admeasuring about 1540.00 Sq. Mtrs., in Mauza: LENDHRA, , being portion of Kh. No. 69, Chalata No. 79 to 94, bearing Municipal House No. 420/G, 420/G#1, Ward No. 70, situated at Dharampeth, Nagpur

is enclosed herewith as annexure.

REMARKS : NOT APPLICABLE

ENCL : ANNEXURE

Date : 15/12/2023


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Res. : 54 Sawarkar Nagar,
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ADVOCATE

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

FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7/12 Extract / PR Card as on date of application for Registration.
- 2) Mutation Entry No. 11854 on dated 11/08/2023 for City Survey No. 185/1/1, Sheet No. 26/18, bearing Municipal House No. 420
- 3) Mutation Entry No. 11893 on dated 23/08/2023 for City Survey No. 185/8, Sheet No. 26/18, bearing Municipal House No. 420
- 4) Mutation Entry No. 11700 on dated 22/06/2023 for City Survey No. 185/7, Sheet No. 26/18, bearing Municipal House No. 420/G, 420/G#1,

NARRATION ON FLOW OF TITLE:

City Survey No. 185/1/1, bearing Municipal House No. 420 and City Survey No. 185/8 bearing Municipal House No. 420/1

WHEREAS, originally land admeasuring about 1.69 Acres alongwith construction was purchased by Raosaheb Mahipatrao Ramchandrarao Pandhe from Shri Daji Saheb Buty and sold to Rajeshri Motilalji Gulabsaoji Lad by Sale Deed dt. 05.12.1919 registered with Sub Registrar, Nagpur at Book No. I, Volume No. XVIII at pages 200 to 202 at Sr. No. 2969 dt. 17.12.1919, AND;

WHEREAS, partition took place between Shri Motilalji Gulabsaoji Lad and Smt. Mainabai Motilalji Lad on 07.04.1960 and the said partition was registered with Sub Registrar, Nagpur at Book No. 1, Volume No. 321 at pages 275 to 294 at Sr. No. 558 dt. 15.06.1960 and under the said partition, the said property purchased from Raosaheb Mahipatrao Ramchandrarao Pandhe gone in the share of Smt. Mainabai Motilalji Lad, AND;


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WHEREAS, said Shri Motilalji Gulabsaoji Lad adopted a son named as Manohar (Gulabchand) s/o Nemasaoji Khandare by Deed of Adoption dt. 11.05.1960 registered with Sub Registrar Nagpur In Book No. 4, Volume No. 117 at pages 128 to 132 dt. 21.02.1960 and the name of Manohar Khandare was changed to Gulabchand Lad by virtue of said Deed of Adoption, AND;

WHEREAS, the Urban land (Ceiling & Regulation) Act, 1976 came into existence and the owners submitted the returns / statement of holding of land under the provisions of the said Act before the competent authorities and the said cases bears Nos. ULC case no. 394/76, 916/76 and 32/88 and under the ULC proceedings the eastern portion of land admeasuring about 2732,78 Sq. Mtrs. was declared as surplus vacant land (which was given as City Survey No. 185/1) and land admeasuring about 4025.81 Sq. Mtrs. was declared as the Retainable land, AND;

WHEREAS, said Smt. Mainabai Motilalji Lad executed her Last Will and Testament dt. 07.01.1987 registered with Sub Registrar Nagpur at Book No. 3 at Sr. No. 89 dt. 07.01.1987 which was revoked on 21.03.1992 and executed a Fresh Will, AND;

WHEREAS, said Smt. Mainabai Motilalji Lad sold the portions of the lands along with construction standing thereon to different PURCHASER. Said Smt. Mainabai Motilalji Lad sold (i) the North- East Portion of land admeasuring about 716.30 Sq. Ft. to Shri Shankarrao Marotrao Udupurkar by Sale Deed dt. 19.12.1975 registered with Joint Sub Registrar, Nagpur - III at Book No. I at Sr. No. 5124 dt. 19.12.1975, (ii) sold portion of land admeasuring 876.30 Sq. ft. to Smt. Sushilabai Mahadeorao Udupurkar by Sale Deed dt. 10.01.1976 registered with Joint Sub Registrar, Nagpur - I at Book No. I at Sr. No. 110 dt. 10.01.1976 (iii) sold eastern portion admeasuring 139.35 Sq. Mtrs. jointly to Shri Mahadeorao Marotrao Udupurkar and Smt. Sushilabai Mahadeorao Udupurkar by Sale Deed dt. 23.02.1976 registered with Joint Sub Registrar, Nagpur - I at Book No. 1 at Sr. No. 660 1976 (iv) sold portion of land admeasuring 71.33 Sq. Mtrs, to Shri Abahaykumar Shankarrao Udupurkar by Sale Deed dt. 09.07.1980 registered with Joint Sub Registrar, Nagpur at Book No. I at Sr. No. 3632 dt. 09.07.1980 and (v) sold portion of land admeasuring 118.12 Sq. Mtrs. to Shri Prakash Laxamanrao Udupurkar by Sale Deed dt. 09.11.1982 registered with Joint Sub Registrar, Nagpur at Book No. I at Sr. No. 287 dt. 09.11.1982 and the said lands were given as New City Survey No. 185/2, 185/3, 185/4, 185/5 and 185/6 under the measurement / Pot- hissa, AND;

WHEREAS, said Smt. Mainabai Motilalji Lad also helped Shri Subhash Maganlal Mishrikotkar being close family relative who has allowed to stay at the property situated at Dharamapeth, bearing CTS No. 185, AND;


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WHEREAS, said Smt. Mainabal Motilal Lad Gifted the said property of Mauza: LENDHRA admeasuring about 743.10 Sq. Mtrs. (7998.654 Sq. Ft.) to Shri Subhash Maganlalsaoji Mishrikotkar by Gift Deed dt. 07.06.1986 registered with Joint Sub Registrar, Nagpur 2 at Book No. 1 at Sr. No. 1980 dt. 07.08.1986. (which was numbered as CTS NO. 185/7 Part), AND;

WHEREAS, the dispute arose between Mainabai, Gulabchand Lad and Subhash Mishrikotkar in respect of the said property and the Civil Suit bearing No. 1752/87 Mainabai Vs. Subhash was came to be filed with 5th Joint Civil Judge, Junior Division Nagpur and the said Civil Suit was dismissed on 24.02.1988, AND;

WHEREAS, the Civil Suit bearing No. 2091/87 with Civil Judge Senior Division, Nagpur was filed by Smt. Mainabal / Shri Gulabchand Lad for cancellation of Gift Deed dt. 07.08.1986 and after prolonged litigation, Compromise arrived at between the parties on 11.11.1997 and under the compromise it is agreed that Shri Subhash Mishrikotkar having received Gift of 7998.729 Sq. Ft. land shall became the owner of the said property and accordingly the Compromise Decree dt. 11.11.1997 was passed by 6th Joint Civil Judge, Nagpur, AND;

WHEREAS, another Civil Suit bearing No. 744 / 1987 was Instituted by Smt. Mainabai / Gulabchand Lad against Shri Subhash Mishrikotkar with Civil Judge Senior Division, Nagpur for possession and Compromise arrived at between the parties on 11.11.1997 and under the compromise it is agreed that Shri Subhash Mishrikotkar shall be owner of land admeasuring about 17970.282 Sq. Ft. by virtue of Adverse Possession (which is having CTS No. 185/8), AND;

WHEREAS, earlier Smt. Mainabai Lad agreed to sell the portion of land admeasuring about 3096.44 Sq. Mtrs. (33317.71 Sq. Ft.) to Vishal Constructions, a Partnership concern having registered Office at Mainabai Lad Apartments, North Ambazari Road, Dharampeth, Nagpur by Agreement dt. 27.02.1990 and litigation arose between Vishal Constructions, and said Smt. Mainabai Lad and in the meantime Smt. Mainabai Lad Expired on 01.06.1992 and on her death her legal heirs i.e. Gulabchand Motilal Lad and others joined as the Defendants in the said Suit bearing No. 94/98 with 4th Joint Civil Judge, Senior Division, Nagpur wherein it has challenged the Compromise in case Nos. 744/87 and 2091/87 claiming (i) Property admeasuring 7998.728 Sq. Ft. received by Shri Subhash Maganlal Mishrikotkar under Gift Deed shall be given to Vishal Construction and (ii) Land admeasuring about 10802.00 Sq. Ft. owned by Lad family to be given to Vishal Construction. That amicable settlement arrived at between the parties out of Court and under the same, said M/s Vishal Construction has withdrawn the said Suit by Application dt. 27.07.2001 and accordingly by Order dt. 16.08.2001, the litigation was come to end, AND;


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WHEREAS, as per Last Will of Smt. Mainabal Lad the land admeasuring about 342.00 Sq. Mtrs. which was bequeathed to Smt. Vipul Naresh Khedkar has been purchased by Shri Subhash Maganlal Mishrikotkar by Sale Deed dt. 07.02.2005 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 389 dt. 07.02.2005 (which is given CTS No. 185/1/1), AND;

WHEREAS, as per compromise arrived at between the parties in Civil Suit No. 94/98, since Smt. Mainabai Lad agreed to sell the portion of land to M/s Vishal Constructions, said (i) Shri Gulabchand Lad family executed Sale Deed of portion of land admeasuring about 6817.71 Sq. Ft. in favour of M/s Vishal Constructions by Sale Deed dt. 27.07.2001 registered with Sub Registrar, Nagpur 3 at Book No. 1 at Sr. No. 164 dt. 27.07.2001 (i ii) Shri Gulabchand Lad family executed Sale Deed of portion of land admeasuring about 3984.29 Sq. Ft. in favour of M/s Vishal Constructions by Sale Deed dt. 27.07.2001 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 165 dt. 27.07.2001 (iii) Shri Subhash Maganlal Mishrikotkar executed Agreement To Sell dt. 27.07.2001 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 165 dt. 27.07.2001 agreed to sell land admeasuring about 7998.728 Sq. Ft. (743.10 Sq. Mtrs.) to M/s Vishal Constructions and thereafter executed Sale Receipta 31.01.2002 registered with Sub Registrar, Nagpur 3 at Book No. 1 at Sr. No. 203 dt. 31.01.2002 and the said lands admeasuring about 6817.71 Sq. Ft. + 3984.29 Sq. Ft. + 7998.728 Sq. Ft. totally admeasuring about 18800.728 Sq. Ft. land was owned by M/s Vishal Constructions (which was given as CTS NO. 185/7), AND;

WHEREAS, by virtue of the aforesaid Shri Subhash Maganlal Mishrikotkar became the sole and exclusive owner of the lands (1) land admeasuring about 342.00 Sq. Mtrs. bearing City Survey No. 185/1/1 (having been purchased from Smt. Vipul Naresh Khedkar by Sale Deed dt. 07.02.2005 and (ii) land admeasuring about 1669.43 Sq. Mtrs. bearing City Survey No. 185/8 (having been received under the Compromise Decree in Civil Suit No. 744 / 1987 and order dt. 11.11.1997, AND;

WHEREAS, said Shri Subhash Maganlal Mishrikotkar expired on 12.05.2021 intestate and on his death the said both lands were Inherited by his legal heirs son Shri Tushar Subhash Mishrikotkar, widow Smt. Nanda Subhash Mishrikotkar and daughter Miss Shweta Subhash Mishrikotkar, AND

Whereas Smt. Nanda WD/O Subhash Mishrikotkar, Shri Tushar S/o Subhash Mishrikotkar , Miss Shweta D/o Subhash Mishrikotkar executed a Sale Deed in favour of Tagsure Hospitality LLP, on 14/03/2023 duly registered with the Office of the Sub-Registrar-5 at Sr. No.1648/2023


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City Survey No. 185/7, bearing Municipal House No. 420/G, 420/G#1

WHEREAS, originally land admeasuring about 1.69 Acres alongwith construction was purchased by Raosaheb Mahipatrao Ramchandrarao Pandhe from Shri Daji Saheb Buty and sold to Rajeshri Motilalji Gulabsaoji Lad by Sale Deed dt. 05.12.1919 registered with Sub Registrar, Nagpur at Book No. I, Volume No. XVIII at pages 200 to 202 at Sr. No. 2969 dt. 17.12.1919, AND;

WHEREAS, partition took place between Shri Motilalji Gulabsaoji Lad and Smt. Mainabai Motilalji Lad on 07.04.1960 and the said partition was registered with Sub Registrar, Nagpur at Book No. 1, Volume No. 321 at pages 275 to 294 at Sr. No. 558 dt. 15.06.1960 and under the said partition, the said property purchased from Raosaheb Mahipatrao Ramchandrarao Pandhe gone in the share of Smt. Mainabai Motilalji Lad, AND;

WHEREAS, said Shri Motilalji Gulabsaoji Lad adopted a son named as Manohar (Gulabchand) s/o Nemasaoji Khandare by Deed of Adoption dt. 11.05.1960 registered with Sub Registrar Nagpur In Book No. 4, Volume No. 117 at pages 128 to 132 dt. 21.02.1960 and the name of Manohar Khandare was changed to Gulabchand Lad by virtue of said Deed of Adoption, AND;

WHEREAS, the Urban land (Ceiling & Regulation) Act, 1976 came into existence and the owners submitted the returns / statement of holding of land under the provisions of the said Act before the competent authorities and the said cases bears Nos. ULC case no. 394/76, 916/76 and 32/88 and under the ULC proceedings the eastern portion of land admeasuring about 2732,78 Sq. Mtrs. was declared as surplus vacant land (which was given as City Survey No. 185/1) and land admeasuring about 4025.81 Sq. Mtrs. was declared as the Retainable land, AND;

WHEREAS, said Smt. Mainabai Motilalji Lad executed her Last Will and Testament dt. 07.01.1987 registered with Sub Registrar Nagpur at Book No. 3 at Sr. No. 89 dt. 07.01.1987 which was revoked on 21.03.1992 and executed a Fresh Will, AND;

WHEREAS, said Smt. Mainabai Motilalji Lad sold the portions of the lands alongwith construction standing thereon to different PURCHASER. Said Smt. Mainabai Motilalji Lad sold (i) the North- East Portion of land admeasuring about 716.30 Sq. Ft. to Shri Shankarrao Marotrao Udupurkar by Sale Deed dt. 19.12.1975 registered with Joint Sub Registrar, Nagpur - III at Book No. I at Sr. No. 5124 dt. 19.12.1975, (ii) sold portion of land admeasuring 876.30 Sq. ft. to Smt. Sushilabai Mahadeorao Udupurkar by Sale Deed dt. 10.01.1976 registered with Joint Sub Registrar, Nagpur - I at Book No. I at Sr. No. 110 dt. 10.01.1976 (iii) sold eastern portion admeasuring 139.35 Sq. Mtrs. jointly to Shri Mahadeorao Marotrao Udupurkar and Smt. Sushilabai Mahadeorao Udupurkar by Sale Deed dt. 23.02.1976 registered with Joint Sub


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Registrar, Nagpur - I at Book No. 1 at Sr. No. 660 1976 (iv) sold portion of land admeasuring 71.33 Sq. Mtrs, to Shri Abahaykumar Shankarrao Udupurkar by Sale Deed dt. 09.07.1980 registered with Joint Sub Registrar, Nagpur at Book No. I at Sr. No. 3632 dt. 09.07.1980 and (v) sold portion of land admeasuring 118.12 Sq. Mtrs. to Shri Prakash Laxamanrao Udupurkar by Sale Deed dt. 09.11.1982 registered with Joint Sub Registrar, Nagpur at Book No. I at Sr. No. 287 dt. 09.11.1982 and the said lands were given as New City Survey No. 185/2, 185/3, 185/4, 185/5 and 185/6 under the measurement / Pot- hissa, AND;

WHEREAS, said Smt. Mainabai Motilalji Lad also helped Shri Subhash Maganlal Mishrikotkar being close family relative who has allowed to stay at the property situated at Dharamapeth, bearing CTS No. 185, AND;

WHEREAS, said Smt. Mainabai Motilal Lad Gifted the said property of Mauza: LENDHRA admeasuring about 743.10 Sq. Mtrs. (7998.654 Sq. Ft.) to Shri Subhash Maganlalsaoji Mishrikotkar by Gift Deed dt. 07.06.1986 registered with Joint Sub Registrar, Nagpur 2 at Book No. 1 at Sr. No. 1980 dt. 07.08.1986. (which was numbered as CTS NO. 185/7 Part), AND;

WHEREAS, the dispute arose between Mainabai, Gulabchand Lad and Subhash Mishrikotkar in respect of the said property and the Civil Suit bearing No. 1752/87 Mainabai Vs. Subhash was came to be filed with 5th Joint Civil Judge, Junior Division Nagpur and the said Civil Suit was dismissed on 24.02.1988, AND;

WHEREAS, the Civil Suit bearing No. 2091/87 with Civil Judge Senior Division, Nagpur was filed by Smt. Mainabai / Shri Gulabchand Lad for cancellation of Gift Deed dt. 07.08.1986 and after prolonged litigation, Compromise arrived at between the parties on 11.11.1997 and under the compromise it is agreed that Shri Subhash Mishrikotkar having received Gift of 7998.729 Sq. Ft. land shall become the owner of the said property and accordingly the Compromise Decree dt. 11.11.1997 was passed by 6th Joint Civil Judge, Nagpur, AND;

WHEREAS, another Civil Suit bearing No. 744 / 1987 was Instituted by Smt. Mainabai / Gulabchand Lad against Shri Subhash Mishrikotkar with Civil Judge Senior Division, Nagpur for possession and Compromise arrived at between the parties on 11.11.1997 and under the compromise it is agreed that Shri Subhash Mishrikotkar shall be owner of land admeasuring about 17970.282 Sq. Ft. by virtue of Adverse Possession (which is having CTS No. 185/8), AND;

WHEREAS, earlier Smt. Mainabai Lad agreed to sell the portion of land admeasuring about 3096.44 Sq. Mtrs. (33317.71 Sq. Ft.) to Vishal Constructions, a Partnership concern having registered Office at Mainabai Lad Apartments, North Ambazari Road, Dharampeth, Nagpur by Agreement dt. 27.02.1990 and litigation arose between Vishal Constructions, and said Smt. Mainabai Lad and in the meantime Smt. Mainabai


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Lad Expired on 01.06.1992 and on her death her legal heirs i.e. Gulabchand Motilal Lad and others joined as the Defendants in the said Suit bearing No. 94/98 with 4th Joint Civil Judge, Senior Division, Nagpur wherein it has challenged the Compromise in case Nos. 744/87 and 2091/87 claiming (i) Property admeasuring 7998.728 Sq. Ft. received by Shri Subhash Maganlal Mishrikotkar under Gift Deed shall be given to Vishal Construction and (ii) Land admeasuring about 10802.00 Sq. Ft. owned by Lad family to be given to Vishal Construction. That amicable settlement arrived at between the parties out of Court and under the same, said M/s Vishal Construction has withdrawn the said Suit by Application dt. 27.07.2001 and accordingly by Order dt. 16.08.2001, the litigation was come to end, AND;

WHEREAS, as per Last Will of Smt. Mainabal Lad the land admeasuring about 342.00 Sq. Mtrs. which was bequeathed to Smt. Vipul Naresh Khedkar has been purchased by Shri Subhash Maganlal Mishrikotkar by Sale Deed dt. 07.02.2005 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 389 dt. 07.02.2005 (which is given CTS No. 185/1/1), AND;

WHEREAS, as per compromise arrived at between the parties in Civil Suit No. 94/98, since Smt. Mainabai Lad agreed to sell the portion of land to M/s Vishal Constructions, said (i) Shri Gulabchand Lad family executed Sale Deed of portion of land admeasuring about 6817.71 Sq. Ft. in favour of M/s Vishal Constructions by Sale Deed dt. 27.07.2001 registered with Sub Registrar, Nagpur 3 at Book No. 1 at Sr. No. 164 dt. 27.07.2001 (i ii) Shri Gulabchand Lad family executed Sale Deed of portion of land admeasuring about 3984.29 Sq. Ft. in favour of M/s Vishal Constructions by Sale Deed dt. 27.07.2001 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 165 dt. 27.07.2001 (iii) Shri Subhash Maganlal Mishrikotkar executed Agreement To Sell dt. 27.07.2001 registered with Sub Registrar, Nagpur - 3 at Book No. 1 at Sr. No. 165 dt. 27.07.2001 agreed to sell land admeasuring about 7998.728 Sq. Ft. (743.10 Sq. Mtrs.) to M/s Vishal Constructions and thereafter executed Sale Receipta 31.01.2002 registered with Sub Registrar, Nagpur 3 at Book No. 1 at Sr. No. 203 dt. 31.01.2002 and the said lands admeasuring about 6817.71 Sq. Ft. + 3984.29 Sq. Ft. + 7998.728 Sq. Ft. totally admeasuring about 18800.728 Sq. Ft. land was owned by M/s Vishal Constructions (which was given as CTS NO. 185/7), AND

WHEREAS, said M/s Vishal Construction further transferred / sold the said entire land of 1746.63 Sq. Mtrs. (i.e. 18800.72 Sq. Ft.) to the J P Realities Private Limited by Sale Deed dt. 15.06.2007 registered with Sub Registrar, Nagpur - 1 at Book No. 1 at Sr. No. 3710 dt. 18.06.2007. WHEREAS, the J P Realities Pvt Ltd though the owner of 1746.63 Sq. Mtrs. as per City Survey Records, but actually the area of the said property is reduced and as on date it measures 1540.00 Sq. Mtr. (i.e. 16570.00 Sq. Ft.),


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Whereas J P realities pvt Ltd executed Sale Deed in favour of Tagsure Hospitality LLP on 27/05/2023 duly registered with the office of the Sub Registrar – 5 at Sr. No. 3248/2023.

4. Any other relevant Title : No

5. Any Other Litigation : No

PLACE : Nagpur

Dated : 15/12/2023


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