

P. S. DESHMUKH

(B.Com., L.L.B., D.I.R.P.M.)
ADVOCATE

Off./Resi : 26, Hindustan Colony,
Wardha Road, Nagpur-440015
Mob. No.9822229461
Email : pushkar.4444@rediffmail.com

FORMAT - A (Circular No.28 / 2021)

To

Maha RERA
6th & 7th Floor, Housefin Bhavan,
Plot No.C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400051

Maha RERA
Administrative Building No.1,
Civil Lines, Nagpur-440001

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to ALL THAT piece and parcel of Non-Agricultural Land admeasuring 10,000 Sq. Mtrs (OR 1.00 H.R.) (as per Possession 6492 Sq. Mtrs), bearing Kh. No.131 comprising of Plot No.1 to 21 total admeasuring 4326.619 Sq. Mtrs of MOUZA – BHOKARA, PH. No.12-A, Occupant Class-I, situated at Bhokara, within the limits of Grampanchayat – Bhokara in Tah. Nagpur (Rural) & Dist. NAGPUR (hereinafter referred as the said "Project") owned by M/s 33 Infrastructure Pvt. Ltd, having its Office at Near Raj Bhavan Gate, Sadar Tekdi Road, Sadar, Nagpur through its Authorised Directors Shri Roheet Michael Almeida & Shri C. Avnish Ravindra Naidu.

I have investigated the title of the said land on the request of M/s 33 Infrastructure Pvt. Ltd and following documents i.e.:-

1. Description of the property

ALL THAT piece and parcel of Non-Agricultural Land admeasuring 10,000 Sq. Mtrs (OR 1.00 H.R.) (as per Possession 6492 Sq. Mtrs), bearing Kh. No.131 comprising of Plot No.1 to 21 total admeasuring 4326.619 Sq. Mtrs of MOUZA – BHOKARA, PH. No.12-A, Occupant Class-I, situated at Bhokara, within the limits of Grampanchayat – Bhokara in Tah. Nagpur (Rural) & Dist. NAGPUR and the Sanctioned Plotted Development Project known as "IMPERIAL GREEN".

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2. The documents of allotment of Plots.
 - (i) Special Power of Attorney (for Admission & Presentation) dated 19.05.2015 Regd. at Sr. No.2055 on even date (Authentication No.188 dated 19.05.2015) in the office of Sub-Registrar No.6 Nagpur executed by Smt. Rukhmabai Janardhan Pakhidde in favour of Mr. Mohd. Arif Haji Munna Miya
 - (ii) Sale Deed dated 26.05.2015 Regd. at Sr. No.4188 on even date in the office of Sub-Registrar No.10 Nagpur (Rural) executed by Smt. Rukhmabai Janardhan Pakhidde in favour of M/s 33 Infrastructure Pvt. Ltd in respect of land admeasuring 0.8 H.R. out of Kh. No.131
 - (iii) Special Power of Attorney (for Admission & Presentation) dated 20.02.2015 Regd. at Sr. No.1057 on 23.02.2015 (Authentication No.78 dated 23.02.2015) in the office of Sub-Registrar No.6 Nagpur executed by Shri Damodhar Gopala Kolte & 4 others in favour of Mr. Ejaz Ahmad Abdul Hafiz
 - (iv) Special Power of Attorney (for Admission & Presentation) dated 16.03.2015 Regd. at Sr. No.1293 on even date (Authentication No.108 dated 16.03.2015) in the office of Sub-Registrar No.6 Nagpur executed by Smt. Bhagiratha Ganesh Bagde in favour of Mr. Mohd. Arif Haji Munna Miya
 - (v) Special Power of Attorney (for Admission & Presentation) dated 16.03.2015 Regd. at Sr. No.1294 on even date (Authentication No.107 dated 16.03.2015) in the office of Sub-Registrar No.6 Nagpur executed by Smt. Yashoda Gomaji Kapse in favour of Mr. Mohd. Arif Haji Munna Miya
 - (vi) Special Power of Attorney (for Admission & Presentation) dated 20.11.2014 Regd. at Sr. No.5997 on even date (Authentication No.441 dated 20.11.2014) in the office of Sub-Registrar No.6 Nagpur executed by Shri Raju Arjun Kolte & 2 others in favour of Mr. Ejaz Ahmad Abdul Hafiz



- (vii) Special Power of Attorney (for Admission & Presentation) dated 24.11.2014 Regd. at Sr. No.123 on 07.01.2015 (Authentication No.483 dated 29.12.2014) in the office of Sub-Registrar No.6 Nagpur executed by Shri Parasram Maniram Tabhane & 6 others in favour of Mr. Ejaz Ahmad Abdul Hafiz
- (viii) Special Power of Attorney (for Admission & Presentation) dated 04.04.2015 Regd. at Sr. No.1539 on even date (Authentication No.126 dated 04.04.2015) in the office of Sub-Registrar No.6 Nagpur executed by Shri Sanjay Kashinath Nanwatkar & 2 others in favour of Mr. Mohd. Arif Haji Munna Miya
- (ix) Sale Deed dated 22.05.2015 Regd. at Sr. No.4189 on 26.05.2015 in the office of Sub-Registrar No.10 Nagpur (Rural) executed by Shri Ishwar Gopala Kolte & 19 others in favour of M/s 33 Infrastructure Pvt. Ltd in respect of land admeasuring 0.92 H.R. out of Kh. No.131
- (x) N.A. Order dated 13.01.2022 passed by the Collector, Nagpur in Revenue Case No.106/NAP-34/Mouza – Bhokara/2021-22 in respect of Kh. No.131
- (xi) Development Agreement dated 16.06.2022 by & between the NMRDA & M/s 33 Infrastructure Pvt. Ltd in respect of Kh. No.131
- (xii) Sanctioned Layout Map vide Letter No.EE/NMRDA/Nagpur/DPC/Agrec/666 dated 16.06.2022 duly sanctioned by the Executive Engineer of the Nagpur Metropolitan Region Development Authority in favour of M/s 33 Infrastructure Pvt. Ltd in respect of Kh. No.131
- (xiii) Release Letter No.EE/NMRDA/DPC/RL/1025 dated 27.09.2022 issued by the Executive Engineer of the Nagpur Metropolitan Region Development Authority (NMRDA) in favour of M/s 33 Infrastructure Pvt. Ltd in respect of Plot No.3, 4, 5, 6, 7, 8, 9 & 10 (total 8 Plots)
3. 7/12 Extracts all dated 05.09.2023 issued by Patwari vide Mutation Entry No.2808 dated 17.08.2023 in respect of Plot No.1 to 21



4. Search Report for 30 years from 1994 till 2023

01. 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 M/s 33 Infrastructure Pvt. Ltd is clear, marketable and without any encumbrances.

Owner of the land

M/s 33 Infrastructure Pvt. Ltd

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Kh. No.131 comprising of

Plot No.1 to 21 of Mouza - Bhokara,

PH. No.12-A, Tah. Nagpur (Rural)

& Dist. NAGPUR

Qualifying comments / remarks if any -

The title of M/s 33 Infrastructure Pvt. Ltd of the said land and layout known as "IMPERIAL GREEN" is good, valid, marketable, clear and saleable for the prospective buyer(s) of the Apartments.

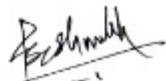
02. The report reflecting the flow of the title of M/s 33 Infrastructure Pvt. Ltd on the said land is enclosed herewith as Annexure.

Encl: Annexure

Nagpur

Date: 16.10.2023




(P. S. Deshmukh)
Advocate

P. S. DESHMUKH

(B.Com, L.L.B., D.I.R.P.M.)
ADVOCATE

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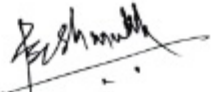
FLOW OF THE TITLE OF THE SAID LAND

- 1) 7 /12 Extracts dated 05.09.2023 in respect of Plot No.1 to 21 as on date of application for registration.
- 2) Mutation Entry No.1926 dated 11.06.2015 & Mutation Entry No.2808 dated 17.08.2023
- 3) Search Report for 30 years from 1994 to 2023 taken from Sub-Registrar Office at Nagpur & Nagpur (Rural)
- 4) Any other relevant title - No
- 5) Litigations if any - No

Nagpur

Date: 16.10.2023




(P. S. Deshmukh)
Advocate

P. S. DESHMUKH

(B.Com., LL.B., D.I.R.P.M.)
ADVOCATE

Off./Resi : 26, Hindustan Colony,
Wardha Road, Nagpur-440015

Mob. No.9822229461

Email : pushkar.4444@rediffmail.com

TITLE VERIFICATION/SEARCH REPORT

Date: 16.10.2023

Having been engaged by M/s 33 Infrastructure Pvt. Ltd, I have prepared the Title Verification / Search Report in respect of the properties presently owned by M/s 33 Infrastructure Pvt. Ltd through its Authorised Directors Shri Roheet Michael Almeida & Shri C. Avnish Ravindra Naidu, I Shri P. S. Deshmukh, Advocate, R/o. Nagpur, do hereby submit my Title Report in respect of ALL THAT piece and parcel of Non-Agricultural Land admeasuring 10,000 Sq. Mtrs (OR 1.00 H.R.) (as per Possession 6492 Sq. Mtrs), bearing Kh. No.131 comprising of Plot No.1 to 21 total admeasuring 4326.619 Sq. Mtrs of MOUZA - BHOKARA, PH. No.12-A, Occupant Class-I, situated at Bhokara, within the limits of Grampanchayat - Bhokara in Tah. Nagpur (Rural) & Dist. NAGPUR, and more particularly described in the schedule hereunder written and my findings are as under:

1. THAT originally one Shri Gavtu alias Gavtya S/o Bagnya alias Bajya Kolte was the owner of All That Agricultural Land bearing Old Kh. No.329 (New Kh. No.131) admeasuring 1.00 H.R. (OR 2.47 Acres) of Mouza - Bhokara, PH. No.12-A, Rental Rs.4.00/-, Occupant Class-II in Tah. Nagpur (Rural) & Dist. Nagpur as per records of rights of 1954-55 and Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954.
2. THAT said Shri Gavtu alias Gavtya Kolte left for heavenly abode on 10.12.1969 intestate, leaving behind him, his widow Smt. Sakhubai Gavtu Kolte, his two sons namely Shri Gopala alias Gopalrao Gavtu Kolte & Shri Govinda Gavtu Kolte and his four married daughters namely (i) Smt. Sarja Sampat Kale, (ii) Smt. Devki Dharamdas Methe, (iii) Smt. Zelabai Dama Tabhane & (iv) Smt. Yashoda Gomaji Kapse, as his only legal heirs, who thus inherited his said entire land by way of intestate succession.



3. THAT during the resurvey, the Khassra Number of the said land have been changed from Kh. No.329 to Kh. No.131 and the area of the same have been recorded as 1.00 H.R. of Mouza - Bhokara.

4. THAT the Occupant Class of the said land has been changed from Class-II to Class-I in terms of Order dated 22.12.1980 passed by the Sub-Divisional Officer, Nagpur in Revenue Case No.2/LND-18/1980-81 of Mouza - Bhokara. That the entry to that effect is duly recorded in the records of Patwari (i.e. 7/12 Extract) as per Mutation Entry No.26 dated 22.02.1981.

5. THAT one of the co-owner of the said land by name Shri Gopala alias Gopalrao Kolte left for heavenly abode on 12.08.1994 intestate, leaving behind him, his widow Smt. Radhabai Gopala Kolte, his four sons namely (i) Shri Damodhar Gopala Kolte, (ii) Shri Ishwar Gopala Kolte, (iii) Shri Gangadhar Gopala Kolte & (iv) Shri Sudam Gopala Kolte and his two married daughters namely Smt. Rekhabai Ganpatrao Kapse & Smt. Ekadashi Sudhakar Kapse, as his only legal heirs, who thus inherited his undivided share in the said entire land bearing Kh. No.131 by way of intestate succession and their names were duly mutated in the records of Patwari (i.e. 7/12 Extract) as per Mutation Entry No.628 dated 15.12.2000.

6. THAT said Smt. Rekhabai Kapse & Smt. Ekadashi Kapse lateron relinquished all their respective undivided share & interest in the said land bearing Kh. No.131 in favour of (i) Smt. Radhabai Gopala Kolte, (ii) Shri Damodhar Gopala Kolte, (iii) Shri Ishwar Gopala Kolte, (iv) Shri Gangadhar Gopala Kolte & (v) Shri Sudam Gopala Kolte, by way of Registered Relinquishment Deed dated 09.10.2001 (without consideration) and the same is duly registered in the office of Sub-Registrar Nagpur in Book No.1 at Sr. No.2719 on even date and their names were duly deleted from the records of Patwari (i.e. 7/12 Extract) as per Mutation Entry No.1888 dated 17.12.2014, the Original Copy of the same is misplaced and have not been lodged to any financial institutions or to any person for creating any lien, mortgage, charge, encumbrances upon the said property in any manner whatsoever.

7. THAT in the like manner, one of the co-owner of the said land by name Shri Govinda Kolte also left for heavenly abode on 02.10.1995 intestate, leaving behind him, his widow Smt. Gopi Govinda Kolte, his only son Shri Arjun Govinda Kolte &

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his only married daughter Smt. Kaushalya Shrawan Tabhane, as his only legal heirs, who thus inherited his undivided share in the said entire land bearing Kh. No.131 by way of intestate succession and their names were duly mutated in the records of Patwari (i.e. 7/12 Extract) as per Mutation Entry No.628 dated 15.12.2000.

That in the like manner, said Smt. Gopi Kolte also left for heavenly abode intestate, leaving behind her, her only son Shri Arjun Govinda Kolte & her only married daughter Smt. Kaushalya Shrawan Tabhane, as her only legal heirs, who thus inherited her undivided share in the said entire land bearing Kh. No.131 by way of intestate succession.

That in the like manner, said Shri Arjun Kolte also left for heavenly abode on 10.07.2005 intestate, leaving behind him, his widow Smt. Manoramabai Arjun Kolte and his only son Shri Raju Arjun Kolte, as his only legal heirs, who thus inherited his undivided share in the said entire land bearing Kh. No.131 by way of intestate succession and their names were duly mutated in the records of Patwari (i.e. 7/12 Extract) as per Mutation Entry No.1014 dated 17.10.2005.

8. THAT in the like manner, one of the co-owner of the said land by name Smt. Sarja Sampat Kale also left for heavenly abode on 11.12.1998 intestate, leaving behind her, her two married daughters namely Smt. Rukhmabai Janardhan Pakhidde & Smt. Kaushalyabai Kashinath Nanwatkar, as her only legal heirs, who thus inherited her undivided share in the said entire land by way of intestate succession.

That in the like manner, said Smt. Kaushalyabai Nanwatkar also left for heavenly abode on 10.11.2014 intestate, leaving behind her, her three sons namely (i) Shri Sanjay Kashinath Nanwatkar, (ii) Shri Arun Kashinath Nanwatkar & (iii) Shri Bablu Kashinath Nanwatkar, as her only legal heirs, who thus inherited her undivided share in the said entire land by way of intestate succession.

That the names of (i) Smt. Rukhmabai Pakhidde, (ii) Shri Sanjay Nanwatkar, (iii) Shri Arun Nanwatkar & (iv) Shri Bablu Nanwatkar were duly recorded in the records of Patwari (i.e. 7/12 Extract) and the names of Smt. Sarja Sampat Kale & Smt. Kaushalyabai Nanwatkar were duly deleted from the records of Patwari (i.e. 7/12 Extract) as per Mutation Entry No.1886 dated 17.12.2014.



9. THAT in the like manner, one of the co-owner of the said land by name Smt. Devki Dharamdas Methe also left for heavenly abode on 15.09.1964 intestate, leaving behind her, her only married daughter Smt. Bhagirathi Ganesh Bagde, as her only legal heirs, who thus inherited her undivided share in the said entire land by way of intestate succession and her name was duly mutated in the records of Patwari (i.e. 7/12 Extract) as per Mutation Entry No.628 dated 15.12.2000.

10. THAT in the like manner, one of the co-owner of the said land by name Smt. Zelabai Dama Tabhane also left for heavenly abode on 03.02.1996 intestate, leaving behind her, her two sons namely Shri Maniram Dama Tabhane and her two married daughters namely Smt. Anjali Kashinath Pakhidde & Smt. Manju Vishnath Patil, as her only legal heirs, who thus inherited her undivided share in the said entire land by way of intestate succession and their names were duly mutated in the records of Patwari (i.e. 7/12 Extract) as per Mutation Entry No.628 dated 15.12.2000.

That in the like manner, said Shri Maniram Dama Tabhane also left for heavenly abode on 05.08.2006 intestate, leaving behind him, his widow Smt. Saraswatibai Maniram Tabhane, his only son Shri Parasram Maniram Tabhane and his three married daughters namely (i) Smt. Vanita Vinayak Patil, (ii) Smt. Chhaya Gajanan Wase & (iii) Smt. Nanda Govinda Kolte, as his only legal heirs, who thus inherited his undivided share in the said entire land by way of intestate succession and their names were duly recorded in the records of Patwari (i.e. 7/12 Extract) as per Mutation Entry No.1887 dated 17.12.2006.

6. THAT said Smt. Rukhmabai Pakhidde lateron constitute & appoint Mr. Mohd. Arif Haji Munna Miya, as her duly constituted Attorney, by Special Power of Attorney (for Admission & Presentation) dated 19.05.2015 and thereby empower him to admit & present the documents on her behalf before the Registration Authority at Nagpur in respect of the said land bearing Kh. No.131 and which is duly registered in the office of Sub-Registrar No.6 Nagpur in Book No.4 at Sr. No.2055 on even date (Authentication No.188 dated 19.05.2015).

7. THAT said Smt. Rukhmabai Pakhidde lateron sold land admeasuring 0.8 H.R. out of the said entire land bearing Kh. No.131 admeasuring 1.00 H.R. to M/s 33 Infrastructure Pvt. Ltd, a company duly incorporated under the Companies Act, 1956,

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bearing Certificate of Incorporation No.U45400MH2014PTC259162 dated 17.11.2014 and having its Office at Near Raj Bhavan Gate, Sadar Tekdi Road, Sadar, Nagpur through its Authorised Directors Shri Roheet Michael Almeida & Shri C. Avnish Ravindra Naidu, for a valuable consideration of Rs.7,62,300/- by Sale Deed dated 26.05.2015 and which is duly registered in the office of Sub-Registrar No.10 Nagpur (Rural) in Book No.1 at Sr. No.4188 on even date. That the said Sale Deed dated 26.05.2015 was duly admitted / presented by Mr. Mohd. Arif Haji Munna Miya as a Constituted Attorney of Smt. Rukhmabai Pakhidde before the Sub-Registrar No.10 Nagpur (Rural) Office.

6. THAT said (i) Shri Raju Kolte, (ii) Smt. Manorama Kolte & (iii) Smt. Kaushalya Tabhane lateron constitute & appoint Mr. Ejaz Ahmad Abdul Hafiz, as their duly constituted Attorney, by Special Power of Attorney (for Admission & Presentation) dated 20.11.2014 and thereby empower him to admit & present the documents on their behalf before the Registration Authority at Nagpur in respect of the said land bearing Kh. No.131 and which is duly registered in the office of Sub-Registrar No.6 Nagpur in Book No.4 at Sr. No.5997 on even date (Authentication No.441 dated 20.11.2014).

That in the like manner, said (i) Shri Parasram Tabhane, (ii) Smt. Chhaya Wase, (iii) Smt. Nanda Kolte, (iv) Smt. Vanita Patil, (v) Smt. Saraswatibai Tabhane, (vi) Smt. Anjali Pakhidde & (vii) Smt. Manju Patil lateron constitute & appoint Mr. Ejaz Ahmad Abdul Hafiz, as their duly constituted Attorney, by Special Power of Attorney (for Admission & Presentation) dated 24.11.2014 and thereby empower him to admit & present the documents on their behalf before the Registration Authority at Nagpur in respect of the said land bearing Kh. No.131 and which is duly registered in the office of Sub-Registrar No.6 Nagpur in Book No.4 at Sr. No.123 on 07.01.2015 (Authentication No.483 dated 29.12.2014).

That in the like manner, said (i) Shri Damodhar Kolte, (ii) Shri Ishwar Kolte, (iii) Shri Gangadhar Kolte, (iv) Shri Sudam Kolte & (v) Smt. Radhabai Kolte lateron constitute & appoint Mr. Ejaz Ahmad Abdul Hafiz, as their duly constituted Attorney, by Special Power of Attorney (for Admission & Presentation) dated 20.02.2015 and thereby empower him to admit & present the documents on their behalf before the

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Registration Authority at Nagpur in respect of the said land bearing Kh. No.131 and which is duly registered in the office of Sub-Registrar No.6 Nagpur in Book No.4 at Sr. No.1057 on 23.02.2015 (Authentication No.78 dated 23.02.2015).

That in the like manner, said Smt. Bhagiratha Bagde lateron constitute & appoint Mr. Mohd. Arif Haji Munna Miya, as her duly constituted Attorney, by Special Power of Attorney (for Admission & Presentation) dated 16.03.2015 and thereby empower him to admit & present the documents on her behalf before the Registration Authority at Nagpur in respect of the said land bearing Kh. No.131 and which is duly registered in the office of Sub-Registrar No.6 Nagpur in Book No.4 at Sr. No.1293 on even date (Authentication No.108 dated 16.03.2015).

That in the like manner, said Smt. Yashoda Kapse lateron constitute & appoint Mr. Mohd. Arif Haji Munna Miya, as her duly constituted Attorney, by Special Power of Attorney (for Admission & Presentation) dated 16.03.2015 and thereby empower him to admit & present the documents on her behalf before the Registration Authority at Nagpur in respect of the said land bearing Kh. No.131 and which is duly registered in the office of Sub-Registrar No.6 Nagpur in Book No.4 at Sr. No.1294 on even date (Authentication No.107 dated 16.03.2015).

That in the like manner, said (i) Shri Sanjay Nanwatkar, (ii) Shri Arun Nanwatkar & (iii) Shri Bablu Nanwatkar lateron constitute & appoint Mr. Mohd. Arif Haji Munna Miya, as their duly constituted Attorney, by Special Power of Attorney (for Admission & Presentation) dated 04.04.2015 and thereby empower him to admit & present the documents on their behalf before the Registration Authority at Nagpur in respect of the said land bearing Kh. No.131 and which is duly registered in the office of Sub-Registrar No.6 Nagpur in Book No.4 at Sr. No.1539 on even date (Authentication No.126 dated 04.04.2015).

7. THAT said Shri Ishwar Kolte & 19 others lateron sold land admeasuring 0.92 H.R. out of the said entire land bearing Kh. No.131 admeasuring 1.00 H.R. to M/s 33 Infrastructure Pvt. Ltd, a company duly incorporated under the Companies Act, 1956, bearing Certificate of Incorporation No.U45400MH2014PTC259162 dated 17.11.2014 and having its Office at Near Raj Bhavan Gate, Sadar Tekdi Road, Sadar, Nagpur

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through its Authorised Directors Shri Roheet Michael Almeida & Shri C. Avnish Ravindra Naidu, for a valuable consideration of Rs.90,20,000/- by Sale Deed dated 22.05.2015 and which is duly registered in the office of Sub-Registrar No.10 Nagpur (Rural) in Book No.1 at Sr. No.4189 on 26.05.2015. That the said Sale Deed dated 22.05.2015 was duly admitted / presented by Mr. Ejaz Ahmad Abdul Hafiz & Mr. Mohd. Arif Haji Munna Miya as a Constituted Attorneys of Shri Ishwar Kolte & 19 others before the Sub-Registrar No.10 Nagpur (Rural) Office.

That as a result therefore, said M/s 33 Infrastructure Pvt. Ltd thus became the absolute & full owner of the said entire land bearing Kh. No.131 admeasuring 1.00 H.R. with heritable and transferable rights therein and the name of the said company is duly mutated in the records of Patwari (i.e. 7/12 Extract) as per Mutation Entry No.1926 dated 11.06.2015.

11. THAT said M/s 33 Infrastructure Pvt. Ltd accordingly prepared Layout Plan of the said land bearing Kh. No.131 and the same is tentatively sanctioned by the Assistant Engineer-1 of the Nagpur Metropolitan Region Development Authority (NMRDA) vide his Letter No.AE/NMRDA/6103 dated 25.10.2021.

12. THAT the land admeasuring 0.6492 H.R. (OR 6492 Mtrs) as per Possession out of the entire land admeasuring 1.00 H.R. (OR 10000 Sq. Mtrs), bearing Kh. No.131 is allowed to be converted for N.A. use as per Order dated 13.01.2022 passed by the Collector, Nagpur in Revenue Case No.106/NAP-34/Mouza - Bhokara/2021-22.

13. THAT the layout of the said land admeasuring 0.6492 H.R. (OR 6492 Mtrs) as per Possession out of the aforesaid entire land bearing Kh. No.131 admeasuring 1.00 Hectares (OR 10000 Sq Mtrs) have been finally sanctioned by the Executive Engineer of the Nagpur Metropolitan Region Development Authority (NMRDA) vide his Letter No.EE/NMRDA/Nagpur/DPC/Agree/666 dated 16.06.2022 and in terms of Development Agreement dated 16.06.2022 by and between the NMRDA and M/s 33 Infrastructure Pvt. Ltd.

14. THAT the Plot No.3 admeasuring 136.250 Sq. Mtrs, Plot No.4, 5, 6, 7, 8 & 9 each admeasuring 100 Sq. Mtrs & Plot No.10 admeasuring 128.550 Sq. Mtrs (total 8 Plots) out of the aforesaid sanctioned layout are duly released by the Executive

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Engineer of the Nagpur Metropolitan Region Development Authority (NMRDA) vide his Release Letter No.EE/NMRDA/DPC/RL/1025 dated 27.09.2022 in favour of M/s 33 Infrastructure Pvt. Ltd. That however the remaining Plots out of the aforesaid sanctioned layout are yet to be released by the Executive Engineer of the Nagpur Metropolitan Region Development Authority (NMRDA).

16. THAT I have taken the search in respect of the aforesaid property by inspecting the relevant records kept and maintained in the office of Sub-Registrar No.10 Nagpur (Rural) for the period 1994 to 2023 by paying necessary Search Fee of Rs.750/- vide Receipt / GRN No.MH008913829202324E dated 03.10.2023, the Original Copy of Search Fee Receipt is enclosed herewith.

17. THAT I have verified the Original Copies of (i) Special Power of Attorney (for Admission & Presentation) dated 19.05.2015 Regd. at Sr. No.2055 on even date (Authentication No.188 dated 19.05.2015) executed by Smt. Rukhmabai Pakhidde in favour of Mr. Mohd. Arif Haji Munna Miya, (ii) Sale Deed dated 26.05.2015 Regd. at Sr. No.4188 on even date executed by Smt. Rukhmabai Pakhidde in favour of M/s 33 Infrastructure Pvt. Ltd in respect of land admeasuring 0.8 H.R. out of Kh. No.131, (iii) N.A. Order dated 13.01.2022 passed by the Collector, Nagpur in Revenue Case No.106/NAP-34/Mouza - Bhokara/2021-22 in respect of Kh. No.131, (iv) Sanctioned Layout Map vide Letter No.EE/NMRDA/Nagpur/DPC/Agree/666 dated 16.06.2022 duly sanctioned by the Executive Engineer of the Nagpur Metropolitan Region Development Authority in favour of M/s 33 Infrastructure Pvt. Ltd in respect of Kh. No.131, (v) Development Agreement dated 16.06.2022 by & between the NMRDA & M/s 33 Infrastructure Pvt. Ltd in respect of Kh. No.131, (vi) Release Letter No.EE/NMRDA/DPC/RL/1025 dated 27.09.2022 issued by the Executive Engineer of the Nagpur Metropolitan Region Development Authority (NMRDA) in favour of M/s 33 Infrastructure Pvt. Ltd in respect of Plot No.3, 4, 5, 6, 7, 8, 9 & 10 (total 8 Plots) and found the same as genuine and original, the entries of the title deeds at Sr. No.(i) & (ii) are tallied with the Sub-Registrar Offices.

That I have also verified the Xerox Copies of (i) Special Power of Attorney (for Admission & Presentation) dated 20.02.2015 Regd. at Sr. No.1057 on 23.02.2015 (Authentication No.78 dated 23.02.2015) executed by Shri Damodhar Kolte & 4 others

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in favour of Mr. Ejaz Ahmad Abdul Hafiz, (ii) Special Power of Attorney (for Admission & Presentation) dated 16.03.2015 Regd. at Sr. No.1293 on even date (Authentication No.108 dated 16.03.2015) executed by Smt. Bhagiratha Bagde in favour of Mr. Mohd. Arif Haji Munna Miya, (iii) Special Power of Attorney (for Admission & Presentation) dated 16.03.2015 Regd. at Sr. No.1294 on even date (Authentication No.107 dated 16.03.2015) executed by Smt. Yashoda Kapse in favour of Mr. Mohd. Arif Haji Munna Miya, (iv) Special Power of Attorney (for Admission & Presentation) dated 20.11.2014 Regd. at Sr. No.5997 on even date (Authentication No.441 dated 20.11.2014) executed by Shri Raju Kolte & 2 others in favour of Mr. Ejaz Ahmad Abdul Hafiz, (v) Special Power of Attorney (for Admission & Presentation) dated 24.11.2014 Regd. at Sr. No.123 on 07.01.2015 (Authentication No.483 dated 29.12.2014) executed by Shri Parasram Tabhane & 6 others in favour of Mr. Ejaz Ahmad Abdul Hafiz, (vi) Special Power of Attorney (for Admission & Presentation) dated 04.04.2015 Regd. at Sr. No.1539 on even date (Authentication No.126 dated 04.04.2015) executed by Shri Sanjay Nanwatkar & 2 others in favour of Mr. Mohd. Arif Haji Munna Miya, (vii) Sale Deed dated 22.05.2015 Regd. at Sr. No.4189 on 26.05.2015 executed by Shri Ishwar Kolte & 19 others in favour of M/s 33 Infrastructure Pvt. Ltd in respect of land admeasuring 0.92 H.R. out of Kh. No.131, as informed by the Present Owner Company, the Original Copies of the same are misplaced and not traceable.

That I have also published a Public Notice dated 22.09.2023 in the Daily Times of India, Nagpur & Maharashtra Times both published on 23.09.2023 thereby called any objections in respect of the misplacement / lodgment of Original Copies of (i) Special Power of Attorney (for Admission & Presentation) dated 20.02.2015 Regd. at Sr. No.1057 on 23.02.2015 (Authentication No.78 dated 23.02.2015) executed by Shri Damodhar Kolte & 4 others in favour of Mr. Ejaz Ahmad Abdul Hafiz, (ii) Special Power of Attorney (for Admission & Presentation) dated 16.03.2015 Regd. at Sr. No.1293 on even date (Authentication No.108 dated 16.03.2015) executed by Smt. Bhagiratha Bagde in favour of Mr. Mohd. Arif Haji Munna Miya, (iii) Special Power of Attorney (for Admission & Presentation) dated 16.03.2015 Regd. at Sr. No.1294 on even date (Authentication No.107 dated 16.03.2015) executed by Smt. Yashoda Kapse in favour of Mr. Mohd. Arif Haji Munna Miya, (iv) Special Power of Attorney (for Admission & Presentation) dated 20.11.2014 Regd. at Sr. No.5997 on even date



(Authentication No.441 dated 20.11.2014) executed by Shri Raju Kolte & 2 others in favour of Mr. Ejaz Ahmad Abdul Hafiz, (v) Special Power of Attorney (for Admission & Presentation) dated 24.11.2014 Regd. at Sr. No.123 on 07.01.2015 (Authentication No.483 dated 29.12.2014) executed by Shri Parasram Tabhane & 6 others in favour of Mr. Ejaz Ahmad Abdul Hafiz, (vi) Special Power of Attorney (for Admission & Presentation) dated 04.04.2015 Regd. at Sr. No.1539 on even date (Authentication No.126 dated 04.04.2015) executed by Shri Sanjay Nanwatkar & 2 others in favour of Mr. Mohd. Arif Haji Munna Miya, (vii) Sale Deed dated 22.05.2015 Regd. at Sr. No.4189 on 26.05.2015 executed by Shri Ishwar Kolte & 19 others in favour of M/s 33 Infrastructure Pvt. Ltd in respect of land admeasuring 0.92 H.R. out of Kh. No.131. That till date I have not received any notice or any intimation from anybody in any manner whatsoever regarding any interest in respect of property under reference or in respect of the custody of the Original Copies of the said misplaced title deeds, the Xerox Copy of the said Paper Publication is annexed to this Report. That I have perused the Original Copy of F.I.R. vide Missing Report No.0543/2022 dated 31.05.2022 in respect of misplacement of aforesaid title deeds filed by Shri C. Avnish Naidu, Authorised Director of M/s 33 Infrastructure Pvt. Ltd in Sadar Police Station, Nagpur (Xerox Copy annexed).

18. THAT while searching the records, it was found that some records in the offices of Sub Registrar was in mutilated and in torn form and some records was missing and as such the indexing of records as required under the registration Act 1908 is incomplete and as such some of the indexes in the offices of Sub-Registrar were not available for my inspection. That in view of the torn, incomplete, mutilated index records which are also not available in sequence and readily and due to the non connectivity to the index of registered documents because of the centralised registration system since November, 2005, I have obtained an Affidavit dated 10.10.2023 from Shri Roheet Michael Almeida & Shri C. Avnish Ravindra Naidu, the Authorised Directors of M/s 33 Infrastructure Pvt. Ltd, the Present Owner Company to that effect duly sworn by them before the Notary, Nagpur stating and declaring that there are no any encumbrances, mortgage, lien, charge on the property under reference and further declaring that there are no any litigations pending before any court of law or before any authority in respect of the Property under reference, the Original Copy of the said Affidavit is annexed to this Report and is a part of this Report.

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17. THAT said M/s 33 Infrastructure Pvt. Ltd is intending to register the entire Project known and style as "IMPERIAL GREEN" under the Real Estate (Regulation & Development) Act, 2016 for its prospective buyers who are intending to purchase the various Plots in the said sanctioned layout.

18. THAT during my inspection it has been observed that there is 1 (one) suit for declaration and injunction filed by Shri Vasantraj Surajprasad Modhsaraf & 5 others against M/s 33 Infrastructure Pvt. Ltd and the same is registered as RCS No.226/2016 and the same is at pending in the files of Hon'ble 19th Joint Civil Judge, Senior Division, Nagpur for Commissioner Report. That it has been further observed that said Shri Vasantraj Modhsaraf & 5 others are the Present Owners of adjoining land bearing Kh. No.126/4 admeasuring 0.90 H.R. and there is a boundary dispute between the Present Owner Company and Shri Vasantraj Modhsaraf & 5 others. That it has been further observed that there is no any injunction or any interim order prohibiting the aforesaid owner company M/s 33 Infrastructure Pvt. Ltd. That the said case is now fixed / pending for want of Court Commissioner Order.

19. THAT on the basis of search and inspection of records in the offices of Sub Registrar and other appropriate Govt. Authorities, I have not found any adverse remarks in respect of the aforesaid property and found that the said property is free from encumbrances of all kinds whatsoever. That I am satisfied that the property under reference is heritable and transferable and the Present Owner Company here in above referred holds good, valid and marketable title of the said property. That it is needless to mention here that the Present Owner Company have full authority and power to negotiate with the prospective purchasers, as a result therefore I am satisfied that the title of the prospective purchaser would be clear and marketable after obtaining a proper Sale Deed from the Present Owner Company. That consequently therefore the prospective purchaser shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deeds from said the Present Owner Company. **That there shall be no impediments for registering the said entire Project known and style as "IMPERIAL GREEN" under the Real Estate (Regulation & Development) Act, 2016.**



P. S. Deshmukh
ADVOCATE

Off./Resi.: 26, Hindustan Colony,
Wardha Road, Nagpur-440 015.
Ph.: 2251538 / 9822229461

: 12 :

SCHDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Non-Agricultural Land admeasuring 10,000 Sq. Mtrs (OR 1.00 H.R.) (as per Possession 6492 Sq. Mtrs), bearing Kh. No.131 comprising of Plot No.1 to 21 total admeasuring 4326.619 Sq. Mtrs of MOUZA - BHOKARA, PH. No.12-A, Occupant Class-I, situated at Bhokara, within the limits of Grampanchayat - Bhokara in Tah. Nagpur (Rural) & Dist. NAGPUR and bounded as under:

ON THE EAST	:	Kh. No.126
ON THE WEST	:	Kh. No.130
ON THE NORTH	:	Nala
ON THE SOUTH	:	Kh. No.126

Nagpur
Date: 16.10.2023




(P. S. Deshmukh)
Advocate



CHALLAN
MTR Form Number-6



GRN	MH008913829202324E	BARCODE			Date	03/10/2023-15:32:49	Form ID
Department	Inspector General Of Registration		Payer Details				
Search Fee			TAX ID / TAN (If Any)				
Type of Payment	Other Items		PAN No.(If Applicable)				
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name	Adv P S Deshmukh			
Location	NAGPUR		Flat/Block No.	26 Hindustan Colony			
Year	2023-2024 From 01/01/1994 To 03/10/2023		Premises/Building				
Account Head Details	Amount In Rs.	Road/Street		Wardha Road			
0030072201 SEARCH FEE	750.00	Area/Locality		Nagpur			
		Town/City/District					
		PIN	4 4 0 0 1 5				
		Remarks (If Any)					
		Plot No 1 to 21 Kh No 131 Mouza Bhokara PH No 12-A Tah Nagpur Rural					
		Dist Nagpur					
		Amount In	Seven Hundred Fifty Rupees Only				
Total	750.00	Words					
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	03006172023100300733		469767582		
Cheque/DD No.	Bank Date	RBI Date	03/10/2023-15:33:33		Not Verified with RBI		
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9766679953

खदर चलन "टायप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.