Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

Ashwin R. Patil
ADVOCATE

FORMAT- A

(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing **Plot No. R-6**, out of the sanctioned layout, containing by **admeasurement 956.3715 Sq. Mtrs. (i.e. 10294.38 Sq. Ft.)**, being a portion of the entire land bearing Khasra No. 1/6 of **Mouza – BELTARODI**, P.S.K. 38 and TOGETHERWITH the entire R.C.C. Superstructure comprising proposed Multistoried Building standing thereon and to be known and styled as "GALAXY MANSION-16", situated at Beltarodi, within the limits of the Nagar Panchayat Besa-Pipla, Ward No. 01, in Tahsil – Nagpur (Rural) and District – NAGPUR **(hereinafter referred as the said "plot").**

(i) I have investigated the title of the said plot on the request of M/s. Lotus Infrastructure through its Partner Mr. Rajesh Kanubhai Bajariya (Name of owner/ promoter/ developer/company) and following documents

(2) Description of the property:

ALL THAT Piece and Parcel of land bearing **Plot No. R-6**, out of the sanctioned layout, containing by **admeasurement 956.3715 Sq. Mtrs. (i.e. 10294.38 Sq. Ft.)**, being a portion of the entire land bearing Khasra No. 1/6 of **Mouza – BELTARODI**, P.S.K. 38 and TOGETHERWITH the entire R.C.C. Superstructure comprising proposed Multistoried Building standing thereon and to be known and styled as "GALAXY MANSION-16", situated

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at Beltarodi, within the limits of the Nagar Panchayat Besa-Pipla, Ward No. 01, in Tahsil – Nagpur (Rural) and District – NAGPUR and the said entire layout is bounded as under :- ON THE EAST - PLOT NO. R-7, ON THE WEST - PLOT NO. R-5, THE NORTH - OTHER LAYOUT, ON THE SOUTH – 9.00 MTRS. WIDE ROAD

(3) The Document of Sale Deeds of All Apartments Owners.

(4) 7/12 extract issued by Competent Authority Mutation Entry Nos. 3871 dated 28-04-2023.

(5) Search report for 30 years from 1993 to 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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of land bearing **Plot No. R-6**, out of the sanctioned layout, containing by **admeasurement 956.3715 Sq. Mtrs. (i.e. 10294.38 Sq. Ft.)**, being a portion of the entire land bearing Khasra No. 1/6 of **Mouza – BELTARODI**, P.S.K. 38, situated at Beltarodi, within the limits of the Nagar Panchayat Besa-Pipla, Ward No. 01, in Tahsil – Nagpur (Rural) and District – NAGPUR	M/s. Lotus Infrastructure through its Partner Mr. Rajesh Kanubhai Bajariya

(i) Qualifying comments / remarks if any:.... (No Comment)

In accordance with the available search from the online portal the Title of M/s. Lotus Infrastructure through its Partner Mr. Rajesh Kanubhai Bajariya on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the M/s. Lotus Infrastructure through its Partner Mr. Rajesh Kanubhai Bajariya (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 13.12.2023

Ashwin Patil
Advocate

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FORMAT- A

(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1) 7/12 extract vide Mutation Entry Ferfar No. 3871 dated 28-04-2023 issued by Competent Authority as on date of application for registration.

The name of M/s. Lotus Infrastructure through its Partner Mr. Rajesh Kanubhai Bajariya recorded in the 7/12 extract issued by Competent Authority in respect of the property comprising of **Plot No. R-6**, out of the sanctioned layout, containing by **admeasurement 956.3715 Sq. Mtrs. (i.e. 10294.38 Sq. Ft.)**, being a portion of the entire land bearing Khasra No. 1/6 of **Mouza – BELTARODI**, P.S.K. 38, situated at Beltarodi, within the limits of the Nagar Panchayat Besa-Pipla, Ward No. 01, in Tahsil – Nagpur (Rural) and District – NAGPUR.

2) Mutation Entry -

The 7/12 extract issued by Competent Authority reveal that vide Mutation Entry /Ferfar Entry No. 3871 dated 28-04-2023 the name of M/s. Lotus Infrastructure through its Partner Mr. Rajesh Kanubhai Bajariya is recorded as owners of the said land.

3) Search report for 33 years from 1993 to 2023 taken from Sub Registrar Office at Nagpur (Rural).

THAT, ALL THAT Piece and Parcel of Agricultural land bearing Kh. No. 1/6 having an area of 1.62 Hectares (OR 16200 Sq. Mtrs.), Rental Rs. 11.44 held in Bhogwatdar Class-1 Rights of Mouza – Beltarodi, P.S.K. 38 situated Beltarodi, Nagpur, in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri Ghanshyam Tukaram Kachore, Shri Manikrao Tukaram Kachore and Shri Vinayak Vishnu Tarale, as a recorded Joint Owners thereof being their separate property.

THAT, the aforesaid Shri Ghanshyam Tukaram Kachore, Shri Manikrao Tukaram Kachore and Shri Vinayak Vishnu Tarale jointly lateron transferred the said Agricultural land

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bearing Kh. No. 1/6 of Mouza – Beltarodi by way of sale to (1) Smt. Rita Raju Itkelwar, (2) Smt. Sunita Manoj Itkelwar, (3) Shri Pankaj Vijay Pawar, (4) Shri Rahul Sudhakar Nagulwar, (5) Shri Rajesh Sudhakar Nagulwar, (6) Shri Baban Marotrao Bommanwar, (7) Smt. Neeta Pramod Chichghare, (8) Shri Suresh Keshavrao Chichghare, (9) Shri Ashok Shakkaldeepji Singh, (10) Smt. Meena Vijay Pawar and (11) Smt. Nayana Shankarrao Bommanwar jointly by a Sale Deed Dated 03.08.2004, which is duly registered in the Office of the Sub-Registrar, Nagpur Rural in Book No. 1 at Sr. No. 4810/2004 on 03.08.2004.

THAT, the aforesaid entire land bearing Kh. No. 1/6 of Mouza – Beltarodi is converted for Non-Agricultural (Residential) use by the Collector, Nagpur vide its Order No. Prastut/Collector/Kave-683/2005 Dated 08-04-2005 passed in Revenue Case No. 759/NAP-34/2004-2005 of Mouza – Beltarodi.

THAT, the aforesaid Owners namely (1) Smt. Rita Raju Itkelwar, (2) Smt. Sunita Manoj Itkelwar, (3) Shri Pankaj Vijay Pawar, (4) Shri Rahul Sudhakar Nagulwar, (5) Shri Rajesh Sudhakar Nagulwar, (6) Shri Baban Marotrao Bommanwar, (7) Smt. Neeta Pramod Chichghare, (8) Shri Suresh Keshavrao Chichghare, (9) Shri Ashok Shakkaldeepji Singh, (10) Smt. Meena Vijay Pawar and (11) Smt. Nayana Shankarrao Bommanwar lateron partitioned their aforesaid property in between them on 13.09.2005 and thereby they distributed the aforesaid property into Ten independent Plots for the purpose of occupying separated divided share in between them and the said Partition Deed is duly registered in the Office of the Sub-Registrar, Nagpur (Rural)-10 in Book No. 1 at Sr. No. 5642/2005 on 14.09.2005.

THAT, in terms of the aforesaid Partition Deed Dated 13.09.2005, the Plot No. R-5 admeasuring 1500 Sq. Mtrs. was allotted/retained by Shri Rajesh Sudhakar Nagulwar. The Plot No. R-6 admeasuring 1168.740 Sq. Mtrs. was allotted/retained by Shri Baban Marotrao Bomanwar and Plot No. R-7 admeasuring 1353.632 Sq. Mtrs. was jointly allotted/retained to Shri Suresh Keshav Chichghare and Smt. Neeta Pramod Chichghare absolutely forever with heritable and transferable rights therein.

THAT, the aforesaid Shri Baban Marotrao Bommanwar lateron as appointed and constituted Shri Rahul Sudhakar Nagulwar as his Attorney and empowering and authorising him to execute all deeds and documents in respect of the said Plot No. R-6 on his behalf and the same is duly registered in the Office of the Joint Sub-Registrar, Nagpur (Rural)-10, in Book No. 4 at Sr. No. 5660/2005 on 15.09.2005.

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THAT, the layout plan of the aforesaid Kh. No. 1/6 of Mouza – Beltarodi is also duly sanctioned and approved by the Assistant Director, Town Planning, Nagpur vide its Order No. NonAgri/Mouza-Beltarodi/S.No. 1/6/SaSanNag/4538 Dated 22.11.2005.

THAT, the aforesaid (1) Shri Rajesh Sudhakar Nagulwar, (2) Shri Baban Marotrao Bommanwar, (3) Smt. Neeta Pramod Chichghare and Shri Suresh K. Chichghare through their Attorney Shri Rahul Sudhakar Nagulwar jointly lateron transferred/sold the Plot No. R-5 admeasuring 1500 Sq. Mtrs.; the Plot No. R-6 admeasuring 1168.740 Sq. Mtrs. and Plot No. R-7 admeasuring 1353.632 Sq. Mtrs. being a portion of entire land bearing Khasra No. 1/6 of Mouza – Beltarodi, P. H. No. 38, situated at Village – Beltarodi, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of sale to (1) Shri Rajesh Ashok Khera, (2) Shri Satish Shyamsunder Zazeria, (3) Shri Vijay Chandu Chopda, (4) Shri Praveen Purushottam Khera, (5) Shri Sunil Shrihari Uplenchwar and (6) Shri Prashant Moreshwar Zilpilwar and (7) Shri Prafull Babarao Zilpilwar jointly by a Sale Deed Dated 15.06.2007, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 3814 on even date.

THAT, the aforesaid (1) Shri Rajesh Ashok Khera, (2) Shri Satish Shyamsunder Zazeria, (3) Shri Vijay Chandu Chopda, (4) Shri Praveen Purushottam Khera, (5) Shri Sunil Shrihari Uplenchwar and (6) Shri Prashant Moreshwar Zilpilwar and (7) Shri Prafull Babarao Zilpilwar lateron in their turn transferred/sold the said Plot No. R-6 out of their aforesaid properties by way of sale to (1) Smt. Swapna Yashwant Kerhalkar and (2) Smt. Sneha Sunil Gajendragadkar, by a Sale Deed Dated 23.04.2008, which is duly registered in the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 2350/2008 on 25.04.2008.

THAT by an Agreement to Sell Dated 15.03.2021, the aforesaid (1) Smt. Swapna Yashwant Kerhalkar and (2) Smt. Sneha Sunil Gajendragadkar jointly have agreed to Sell their aforesaid property bearing Plot No. R-6 to M/s Lotus Infrastructure, for a total sale consideration of Rs. 1,40,00,000/- (Rupees One Crore Forty Lakh) Only upon the several terms and conditions contained therein and the said Agreement to Sell Dated 15.03.2021 is duly registered in the Office of the Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 5386/2021 on 25.03.2021 on payment of requisite stamp duty and registration fees payable thereon; AND

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THAT, (1) Smt. Swapna Yashwant Kerhalkar and (2) Smt. Sneha Sunil Gajendragadkar lateron applied for the regularization of the said Plot bearing No. R-6 to the Nagpur Metropolitan Region Development Authority vide Application No. 202204285 Dated 28.04.2022. And considering their request, the Nagpur Metropolitan Region Development Authority issued demand for an amount of Rs. 16,03,838/- towards the land development fund, STP charges and development charges (Metro) for the said Plot of land and on receipt of the same, the Assistant Engineer-1, Nagpur Metropolitan Region Development Authority, regularized the said Plot of land bearing No. R-6 is Regularize/Release vide his Release Letter No. AE/DPC/RL/1021 Dated 20-09-2022, Tracking # : 20220428103 and Layout ID : 201206281. As per the said Release Letter Dated 20.09.2022, the area of the said Plot No. R-6 is shown and declared as 956.3715 Sq. Mtrs.

THAT, in pursuance of the said Agreement to Sell Dated 15.03.2021, (1) Smt. Swapna Yashwant Kerhalkar and (2) Smt. Sneha Sunil Gajendragadkar lateron transferred/sold the **Plot No. R-6**, out of the sanctioned layout, containing by **admeasurement 956.3715 Sq. Mtrs. (i.e. 10294.38 Sq. Ft.)**, being a portion of the entire land bearing Khasra No. 1/6 of **Mouza – BELTARODI**, P.S.K. 38 and including all other easementary rights appurtenant and belonging thereto, situated at Beltarodi, in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to M/s. Lotus Infrastructure through its Partner Mr. Rajesh Kanubhai Bajariya, by a Sale Deed Dated 03-04-2023, which is duly registered in the Office of the Sub-Registrar Nagpur (Rural)-7 in Book No. 1 at Registered Serial No. 3138/2023 on 03-04-2023.

That for the purpose of verification of tile the following documents relating to said property are provided to us :-

(i) Sale Deed Dated 03-04-2023 executed by (1) Smt. Swapna Yashwant Kerhalkar and (2) Smt. Sneha Sunil Gajendragadkar in favour of M/s. Lotus Infrastructure through its Partner Mr. Rajesh Kanubhai Bajariya, by a Sale Deed Dated 03-04-2023, Registered Serial No. 3138/2023 on 03-04-2023.

(ii) 7/12 extract with mutated the name of M/s. Lotus Infrastructure through its Partner Mr. Rajesh Kanubhai Bajariya

THAT all the aforesaid documents produced before by M/s. Lotus Infrastructure through its Partner Mr. Rajesh Kanubhai Bajariya, the Owner to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present

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CHALLAN
MTR Form Number-6

GRN	MH012341493202324E	BARCODE		Date	13/12/2023-16:06:04	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	**Full Name**	Adv Ashwin Patil
Location	NAGPUR		
Year	2023-2024 From 01/04/2023 To 31/03/2024	**Flat/Block No.**	54
		Premises/Building	
Road/Street	Sawarkar Nagar		
Area/Locality	Nagpur		
Town/City/District			
PIN	4 4 0 0 1 5		

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	375.00
Total	375.00

Remarks (If Any)

Search fee 30 years of R6 Mouza Beltarodi Kh. No. 1/6 Tahsil Nagpur Rural and District Nagpur

Amount In Words: Three Hundred Seventy Five Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023121358240	IK0COFUVA9
Cheque/DD No.		Bank Date	RBI Date	13/12/2023-16:24:07	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9822936551

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document. Whereby his ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Plot No. R/6 of Mouza Beltarodi in Tahsil - Nagpur Rural and District Nagpur of the period of 30 (Thirty) Years (i.e. 1993 to 2023) vide Challan GRN No. MH012341493202324E dated 13-12-2023. The receipts of the same are enclosed herewith.

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

(4) Any other relevant Title : N.A.

(5) Litigations if any : - N.A.

Nagpur.
Dated : 13.12.2023

Ashwin Patil
Advocate

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