

YASHASHREE V. ABALÉ
ADVOCATE

126, Chhatrapati Nagar, Wardha Road, Nagpur-440015
Mob. No. 9881712136, Email ID: yashashree.abale@gmail.com

Format A

(Circular 28/2021)

To

MahaRERA

Nagpur.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **MOUZA - BELTARODI,**

P.H.No- 38-अ, Kh. No 133 (PART), Class-I, Jama Rs. 6.55 admeasuring

1.01 HR (10,100 Sq.Mtrs) within Tahsil and Dist. Nagpur

1. I have investigated the title of the said plot on the request of Supreme Urban Realities Pvt Ltd and following documents i.e.:

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract, sale deeds, etc
- 4) Search report for 30 years from 1995 till 2024

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 Supreme Urban Realities Pvt Ltd is clear, marketable and without any encumbrances.

Owners of the land

1. **MOUZA - BELTARODI, P.H.No- 38-अ, Kh. No 133 (PART),**

2. Qualifying comments/remarks if any - Nil

3. The report reflecting the flow of the title of the Supreme Urban Realities Pvt Ltd on the said land is enclosed herewith as annexure.

Encl : Annexure.

Yashashree V. Abale
Yashashree V. Abale
Advocate

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FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7 / 12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No 3336
- 3) Search report for 33 years from 1991 to 2024 Taken from Sub-Registrar' office at Nagpur
- 4) Any other relevant title.
- 5) Litigations if any.

Date: 27/02/2024

Yashashree V. Abale
Advocate

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Advocate



CHALLAN
MTR Form Number-6



GRN	MH016344848202324E	BARCODE			Date	27/02/2024-18:58:45		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name		Adv Yashashree V Abale	
Location				NAGPUR		Flat/Block No.		Kh No 133 (Part)	
Year				2023-2024 One Time		Premises/Building		Mouza Beltarodi	
Account Head Details				Amount In Rs.		Road/Street		P H No 38-A	
0030072201 SEARCH FEE				750.00		Area/Locality		Town/City/District	
						PIN		4 4 0 0 3 4	
						Remarks (If Any)		1995 TO 2024	
						Amount In		Seven Hundred Fifty Rupees Only	
Total				750.00		Words			
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		00040572024022771028 CK000UAGY3	
Cheque/DD No.				Bank Date		RBI Date		27/02/2024-19:24:03 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 :

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता वगळता दस्तांसाठी लागू नाही.

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TITLE VERIFICATION REPORT

Search Report.

Ref. :- Title opinion of the property situated at Mouza- Beltarodi, P.H. No. 38 – A, Kh. No. 133 (Part), Class – I, Jama Rs. 6.55, admeasuring 1.01 H.R. (10100 Sq. Mtrs) within Tahsil and Dist. Nagpur and more particularly described in the schedule written hereunder :-

Under oral instructions from my client Supreme Urban Realities Pvt. Ltd. having CIN No. U70102MH2008PTZC187974 DT. 05/11/2008 through its Director Mr. Murtaza Hamza Kothawala and on the basis of the receipt of the Registered Sale Deed bearing registration No. 4881/2021 dt. 08/03/2021 And other title deed along with N.A. orders, Layout Plan and Building Plan forwarded to me pertaining to the immovable property of the Supreme Urban Realities Pvt. Ltd. and other vital information submitted by client I have conducted a detailed search and investigation and submit my report as under :-

1. Name and address of the Title Holder(s) :-
I) Supreme Urban Realities Pvt. Ltd. Nagpur.

CIN No. U70102MH2008PTZC187974 DT. 05/11/2008 through its Director Mr. Murtaza Hamza Kothawala.

2. Detail Description of the documents – Scrutinized

Sr. No.	Date of Documents	Name of Document	Whether Original Certified / True Photostat
1.	27/07/2018	Order passed by Tahsildar in Rev. case No. 2571/LND 18/2017-18, for conversation of Land from Class II to Class I	Available Xerox Copy.
2.	27/08/2020	Regd. Relinquishment Deed	Available Xerox Copy.

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अवकाश

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Advocate

3.	22/10/2020	7/12 Extract, 8 – A, Ferfar Patrak of Kh. No. 133, Mouza – Beltarodi, Area – 1.62 H.R.	Available Xerox Copy.
4.	15/12/2020	Regd. Partition Deed	Available Xerox Copy.
5.	04/02/2021	7/12 Extract, 8 – A, Ferfar Patrak of Kh. No. 133, Mouza – Beltarodi, Area – 1.62 H.R. (7/12 shows Land owned by Mr. Gunwant Laxman Wankhede & 4 others – 1.41 H.R. & Land owned by Mrs. Bebytai Sheshrao Raut – 0.20 H.R.)	Available Xerox Copy.
6.	08/03/2021	Regd. Sale Deed executed by Mr. Gunwant Laxman Wankhede & 4 others Area 1.01 H.R. in favour Supreme Urban Realities Pvt. Ltd. Nagpur.	Original
7.	03/07/2023	Sanction Lay Out Plan by Nagar Panchayat Besa – Pipla, Tha. Nagpur (Rural) & Dist. Nagpur	Original
8.	26/07/2023	N.A. sanad issued by Tahsildar, Nagpur thereby converted Agriculture Land into Non-Agriculture.	Original
9.	22/02/2024	Sanctioned Building Permit by Nagar Panchayat Besa – Pipla, Tha. Nagpur (Rural) & Dist. Nagpur bearing No. न. प. बे. पि./ बांध.पर./२१०९/२०२४ (N.P.Be.Pi./bandh.Pr./2109/2024)	Original


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2) Detail Description of the Property :-

<u>SCHEDULE OF PROPERTY</u>				
<u>Multi- Family Residential Building for Group of Housing</u>				
Immovable property situated at Mouza- Beltarodi, P.H. No. 38 – A, Kh. No. 133 (Part), Class – I, Jama Rs. 6.55, admeasuring 1.01 H.R. (10100 Sq. Mtrs) within Tahsil and Dist. Nagpur thereupon proposed Multifamily residential building for group of housing likely to be erect which is bounded as under				
Kh. No.	Area of Land as per ownership Doc.	Area of Land as per Site	PH No.	Mouza & Kh. No.
133 (Part)	1.01 H.R (10100 Sq. Mtrs)	H.R (10100 Sq. Mtrs)	38 – A	Beltarodi
BOUNDE A UNDER				
EAST	KH. No. 132			
WEST	Remaining Portion of KH. No. 133			
NORTH	KH. NO. 130			
SOUTH	KH. NO. 136 & 137			

3) That the Supreme Urban Realities Pvt. Ltd. is legal and absolute owner of all that piece and parcel of land bearing Kh. No. 133 (Part), PH No. 38 - A, Class - I, Jama Rs. 6.55, Mouza - Beltarodi, admeasuring 1.01 H.R (10100 Sq. Mtrs.) situated at Mouza - Beltarodi, Tahsil Nagpur (Gramin) & Dist. Nagpur and more particularly described in the schedule written hereunder and company has absolute legal right to deal with.

Brief history of the property properties and how the owner derived the title

That originally the land bearing Kh. No. 133, total admeasuring 1.62 H.R. P.H. No. 38 - A, Class - I, Jama Rs. 6.55, Mouza - Beltarodi, Tahsil Nagpur (Rural) & Dist. Nagpur belonged to Shri. Laxman Ragunath Wankhede R/o Nagpur.

That, Shri. Laxman Ragunath Wankhede R/o Nagpur expired on dated 01/09/1981 & his wife namely Mrs. Shantabai Laxman Wankhede expired on dated 31/10/1992, leaving behind their Legal heirs namely, 1. Shri. Prakash Laxman Wankhede, 2. Shri. Wasudeo Laxman Wankhede, 3. Shri. Dnyaneshwar Laxman Wankhede, 4. Shri. Ashok Laxman Wankhede, 5. Shri. Gunwant Laxman Wankhede, 6. Sau. Baby Sheshrao Raut, 7. Sau. Kusum Vijay Bhoyar, 8. Sau. Indira Jangeshwar Bhoyar.

ГЛАВА IV. СОВЕТСКОЕ
СОЮЗНОЕ

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That, Tahsildar, Nagpur by his order passed on dated 27/07/2018 thereby converted the said land from Class II to Class I, in Revenue case bearing No. Rev. Case No. /L N D 18/2017-18. This endorsement is also taken on 7/12 extract.

That, the legal heirs of Shri. Laxman Ragunath Wankhede namely, 1. Shri. Prakash Laxman Wankhede, 2. Shri. Wasudeo Laxman Wankhede, 3. Shri. Dnyaneshwar Laxman Wankhede, 4. Shri. Ashok Laxman Wankhede, 5. Shri. Gunwant Laxman Wankhede, 6. Sau. Baby Sheshrao Raut, 7. Sau. Kusum Vijay Bhoyar, 8. Sau. Indira Jangeshwar Bhoyar, applied to the concern authority for mutation of their names as the joint co-owner on the basis of legal heirs of deceased shri. Laxman Ragunath Wankhede. That After following due procedure, the competent authority has mutated the names of 1. Shri. Prakash Laxman Wankhede, 2. Shri. Wasudeo Laxman Wankhede, 3. Shri. Dnyaneshwar Laxman Wankhede, 4. Shri. Ashok Laxman Wankhede, 5. Shri. Gunwant Laxman Wankhede, 6. Sau. Baby Sheshrao Raut, 7. Sau. Kusum Vijay Bhoyar, 8. Sau. Indira Jangeshwar Bhoyar as absolute joint co-owners of the Land total admeasuring 1.62 H.R. situated at Mouza - Beltarodi, Tah. Nagpur (Rural), Dist. Nagpur on the records of 7/12, 8 - A, and other relevant Govt. records. This fer far has reordered at Sr. No. 288 on dt. 01/01/2000.

Thereafter, Sau. Kusum Vijay Bhoyar, & Sau. Indira Jangeshwar Bhoyar out of love & affection towards their brothers & sister namely 1. Shri. Prakash Laxman Wankhede, 2. Shri. Wasudeo Laxman Wankhede, 3. Shri. Dnyaneshwar Laxman Wankhede, 4. Shri. Ashok Laxman Wankhede, 5. Shri. Gunwant Laxman Wankhede, 6. Sau. Baby Sheshrao Raut, decided to relinquished their undivided share & interest in favour of their brothers & one sister.

Hence Sau. Kusum Vijay Bhoyar & Sau. Indira Jangeshwar Bhoyar have executed Deed of Relinquishment in favour of 1. Shri. Prakash Laxman Wankhede, 2. Shri. Wasudeo Laxman Wankhede, 3. Shri. Dnyaneshwar Laxman Wankhede, 4. Shri. Ashok Laxman Wankhede, 5. Shri. Gunwant Laxman Wankhede & 6. Sau. Baby Sheshrao Raut. This document is a registered document, registered in the office of Jt. Sub - Register Nagpur No. 10, having its entry in Book No. 1, at Sr. No. 6064/2020 on dated 27/08/2020.

That, after execution of said Deed of Relinquishment, 1. Shri. Prakash Laxman Wankhede, & others had applied for deletion of names of Sau. Kusum Vijay Bhoyar & Sau. Indira Jangeshwar Bhoyar from Land records such as 7/12 extract, 8 - A, as the joint co-owners of the Land.

That after due procedure followed by competent authority, the name of Sau. Kusum Vijay Bhoyar & Sau. Indira Jangeshwar Bhoyar got deleted from Land records & 1. Shri. Prakash Laxman Wankhede, 2. Shri. Wasudeo Laxman Wankhede, 3. Shri. Dnyaneshwar Laxman Wankhede, 4. Shri. Ashok Laxman Wankhede, 5. Shri. Gunwant Laxman Wankhede & 6. Sau. Baby Sheshrao Raut, became absolute joint co -owners of land, total admeasuring 1.62 H.R. at Mouza- Beltarodi. This Ferfar is recorded as Ferfar Sr. Number 3036 on dt. 21/10/2020.

श्री. प्रकाश लखन वान्कहे
श्री. वासुदेव लखन वान्कहे

Thereafter, on dated 15/12/2020, 1. Shri. Prakash Laxman Wankhede, 2. Shri. Wasudeo Laxman Wankhede, 3. Shri. Dnyaneshwar Laxman Wankhede, 4. Shri. Ashok Laxman Wankhede, 5. Shri. Gunwant Laxman Wankhede & Sau. Baby Sheshrao Raut, have mutually executed registered Deed of Partition before Jt. Sub Registrar, Nagpur 10 having its entry in Book No. 1 at Sr. No. 12017/2020.

By the said Deed of Partition, the total land admeasuring 1.62 H.R. is divided in following manner.

1. Shri. Prakash Laxman Wankhede, 2. Shri. Wasudeo Laxman Wankhede, 3. Shri. Dnyaneshwar Laxman Wankhede, 4. Shri. Ashok Laxman Wankhede, 5. Shri. Gunwant Laxman Wankhede became joint co-owners of Eastern portion of said Land admeasuring 1.4175 H.R. & Sau. Baby Sheshrao Raut became owner of said Land admeasuring 0.2025 H.R., out of Kh. No. 133, Mouza – Beltarodi, Nagpur. This is how the name above persons became owners of the Land with their respective shares.

After execution of Deed of Partition, 1. Shri. Prakash Laxman Wankhede, 2. Shri. Wasudeo Laxman Wankhede, 3. Shri. Dnyaneshwar Laxman Wankhede, 4. Shri. Ashok Laxman Wankhede, 5. Shri. Gunwant Laxman Wankhede became joint co-owners of Eastern portion of said Land admeasuring 1.4175 H.R. & Sau. Baby Sheshrao Raut, got their name mutated on Land records such as 7/12 extract, 8 – A, etc.

Thereafter 1. Shri. Prakash Laxman Wankhede, 2. Shri. Wasudeo Laxman Wankhede, 3. Shri. Dnyaneshwar Laxman Wankhede, 4. Shri. Ashok Laxman Wankhede, 5. Shri. Gunwant Laxman Wankhede decided to sale 1.01 H.R. (2.50 Acres) in favour of some prospective purchaser who would give them good consideration for the same.

That, Supreme Urban Realities Pvt. Ltd. Nagpur, through its Managing Director was also interested in purchasing the said Land, hence approached to them & after due discussion & negotiations, Supreme Urban Realities Pvt. Ltd. Nagpur decided to purchase eastern portion of land admeasuring 1.01 H.R. of Kh. No. 133, Mouza – Beltarodi, Nagpur.

That, thereafter 1. Shri. Prakash Laxman Wankhede, 2. Shri. Wasudeo Laxman Wankhede, 3. Shri. Dnyaneshwar Laxman Wankhede, 4. Shri. Ashok Laxman Wankhede, 5. Shri. Gunwant Laxman Wankhede executed registered sale deed in favour of Supreme Urban Realities Pvt. Ltd. Nagpur through its Managing Director Mr. Murtaza Hamza Kothawala, R/o Nagpur.

This sale Deed is a registered document, registered in the office of Jt. Sub – Register Nagpur No. 10, having its entry in Book No. 1, at Sr. No. 4881/2021 on dated 05/03/2021.

This is how Supreme Urban Realities Pvt. Ltd. Nagpur became absolute owner & in possession of the Property, described as follows –

श्री. यशश्री व. आबले
अवकाश

Immovable property situated at Mouza- Beltarodi, P.H. No. 38 – A, Kh. No. 133 (Part), Class – I, Jama Rs. 6.55, admeasuring 1.01 H.R. (10100 Sq. Mtrs) within Tahsil and Dist. Nagpur.

That, the name of the Supreme Urban Realities Pvt. Ltd. Nagpur accordingly recorded in the relevant Govt. records as an absolute owner of Land admeasuring 1.01 H.R. (10100 Sq. Mtrs) with heritable and transferable rights therein.

That, the Supreme Urban Realities Pvt. Ltd. Nagpur is a company registered with Registrar of Company bearing CIN No. U70102MH2008PTZC187974 having its registered office at 6th Floor, Supreme Forest Avenue Towers, Gittikhadan Square, Katol Road, Nagpur – 440013. Board of Directors of the Company authorized Mr. Murtaza Hamza Kothawala, one of the Directors of the company to enter into negotiations, agreement and to execute Sale Deed in favour of Prospective purchaser.

That, the Supreme Urban Realities Pvt. Ltd. Nagpur has decided to develop entire immovable property for residential purpose, hence company approached to competent authority.

That, meanwhile Nagar Panchayat Besa- Pipla, has been established according to legislative order & the power of sanction vested to it.

That, Administration Nagar Panchayat Besa pipla, Nagpur has approved Tentative layout plan on dated 06/09/2022 and the final layout under Section 45 of Maharashtra Regional & Town Planning (MRTP) Act, 1966 was approved by the administrator on Dt. 3/07/2023, Vide order dated 3/07/2023 Tahsildar, Nagpur has issued N.A. sanad for the aforesaid land admeasuring 1.01 HR from Agricultural use to Non-Agricultural for the Residential (Group housing) purpose vide order dated 03/07/2023 having its number N.P. Be.pi./N R VI/Abhi. Tatpu./manju/443/2023;.

That, after obtaining due sanctions of Final Layout plan by Nagar Panchayat Besa-Pipla, Nagpur sanctioned Building Plan by issuance of Building Permit and Commencement of Certificate by communication white letter No. N.P.Be.pi./Bandh. pr./ 2019/2024 dt. 22/02/2024, on filing an application by Index-II Urban Realities Pvt. Ltd. realities private limited through its director of Mou and Khasra No. 133 (Part) respectively for the purpose of sanctions of building plan of 12 (Twelve Stories) namely Type 1 Wing A and Wing B.

That, Supreme Urban Realities Pvt. Ltd. Nagpur is in undisputed possession and owner of the Kh. No. 133(Part) Mouza Beltarodi, P.H. No. 38 -A, by virtue of above-mentioned registered sale deed.

It is certified that, I am satisfied and confirm that, the property is heritable and transferable and transferor the Index-II Supreme Urban Realities Pvt. Ltd. or general disability to transfer the same. All the necessary part is joined in the document and document how desire affect and facts and events material to the title and have been satisfactory proved.

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शुद्धा. व. अभिलेख

Yashashree V. Abale
Advocate

It is further certified that I have seen the index-II of Sub register office Nagpur No.10. I have seen the transfer entry in index II of Sub Registrar Office Nagpur. That the document is executed as per the procedure of law & Supreme Urban Realities Pvt. Ltd., Nagpur has got valid and clear title. The link of the chain of transaction has been properly established. I have tallied the document of title deeds documents referred to above in office of Sub registrar Nagpur as the same are true. The index for the last 13 years commence from 1995 to 2007 for the land are properly maintained in the office of Sub Registrar No. 1. Nagpur and for remaining 17 years index commence from 2008 to 2024 i.e., for entire 30 years made available excluding the incomplete missing dawn and damage records. No labor in view of the incomplete missing tone and damage records and the possibility of oversight due to human error due to aluminous records and concurrent jurisdiction of the sub register office Supreme Urban Realities Pvt. Ltd. urban realities. We also obtained to the effect that the officer property is not mortgaged in any other bank and property is not the subject matter of any litigation attached and there is no third-party interest created.

That the SUPREME URBAN REALITIES PVT LTD is a company registered with registrar of company. Bearing CIN : U70102MH2008PTC187974 having its registered office at registered office at 6th Floor, Supreme Forest Avenue Towers, Gittikhadan Square, Katol Road, Nagpur - 440013. Board of Directors of the company authorized shri. Murtaza H Kothawala one of the directors of the company to enter into negotiations agreement and to execute sale deed in favor of prospective purchaser.

I have inspected the index II of Mouza Beltarodi, bearing Kh. No 133 (Part), P. H. No 38A total area of the Kh No 133 (Part) admeasuring 10,100 Sq. Mt out of which 16441.089 Sq. Mtrs. + 140,159 sq. mtrs for construction of Club House Land on which construction is permitted for sake of Residential Group Housing as per various competent authority Nagpur. The record of sub registrar office Nagpur no 1 is inspected for the year 1995 to 2024 i.e., 30 years by paying necessary search fee Rs. 750/- only vide receipt no MH016344848202324P dt 27/02/2024 and the original search receipt is enclosed herewith. I have not found any entry of execution of any document by the client in Index -II at sub-Registrar Office Nagpur.

That the above said property is not subject to the attachment order of any civil court of DRT/Income Tax Recovery office /Sale Tax office and the property is free from all other type of encumbrances.

Yashashree V. Abale
Yashashree V. Abale
Advocate

C E R T I F I C A T E

I hereby certify that I have searched and verified information in this report and have compared the title deeds given to me with the copy of the copy of it in the office of the Sub Registrar Nagpur No. 1 to 10 and has found both tallying with each other. The statement and other information given in the report are correct and true hence, certify that Supreme Urban Realities Pvt. Ltd. Nagpur, having its office at 6th Floor of Supreme Forest Avenue Tower situated at P-3, Gittikhadan, Katol road, Tahsil and District – NAGPUR – 440013, is an absolute owner of the land Kh. No. 133 (Part), PH No. 38- A, Mouza – Beltarodi, admeasuring 1.01 HR (10100 Sq. Mtrs.) and proposed Multifamily Residential Group Housing comprising Type 1 Wing A, B & C and Supreme Urban Realities Pvt. Ltd. Nagpur, have valid, clear, absolute and marketable title over the property shown above.

As per my opinion Supreme Urban Realities Pvt. Ltd. Nagpur is an owner of land Kh. No. 133 (Part), PH No. 38- A, Mouza – Beltarodi, admeasuring 1.01 HR (10100 Sq. Mtrs.) Tah. Nagpur (Gramin) & Dist. Nagpur and residential group housing to be constructed thereon admeasuring about 16441.089 Sq. Mtrs + 140.159 sq. Mtrs. Club House as per Sanctioned Letter issued by Nagar Pan5chayat Besa- Pipla, Nagpur, multifamily Residential Building Type 1 Wing A & B , situated within Kh. No. 133 (Part), PH No. 38 - A, situated in Mouza- Beltarodi, Nagpur (Gramin) within the jurisdiction of Nagpur Tah. Nagpur(Gramin) Dist. Nagpur . Title of the said property is clear & free from all encumbrances & readily Marketable.

Hence this Report.

Nagpur.

Date – 27/02/2024

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Yashashree V. Abale
Advocate

Yashashree V. Abale
Advocate

शुद्धी के लिये सत्यापित
अधिकांश