

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II,
265-A, South Ambazari Road, Bajaj Nagar,
Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : shastriassociates@gmail.com

67-2223-2321

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

To

MahaRERA

6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA

Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub :

Title clearance certificate with respect to the building to be known as "**KUKREJA PARIS CITY WING A-B-E-F**" land admeasuring 14,073.90 Sq. Mtrs. out of the total land admeasuring 9.41 Acres (38085 Sq. Mtrs.) now bearing City Survey No. 532/2 admeasuring 33,595.50 Sq. Mtrs, City Survey No. 532/3 admeasuring 2314 Sq. Mtrs. , City Survey No. 532/4 admeasuring 1831.50 Sq. Mtrs., City Survey No. 532/5 admeasuring 248 Sq. Mtrs. and City Survey No. 532/6 admeasuring 96 Sq. Mtrs. and Sheet No. 12 of Mouza - Harpur, which includes a portion reserved for PU (1) - 1073.873, PU (2) - 422.319 sq.mts and 18m wide DP road - 817.808 sq.mts., being a portion of the entire land bearing Kh./Survey/Gut Nos. 21/2, 21/3, 21/4, 21/5 and 21/6 of MOUZA - HARPUR, P.S.K. 39A, situated at Wathoda Ring Road, Near Umrer Road, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 20 in Tahsil and District - NAGPUR.



I have investigated the title of the said property on the request of **M/S. KUKREJA INFRASTRUCTURES**, A Partnership Firm, having its Registered Office at Jaripatka, Nagpur (PAN AAMFK0684L) and acting through its Authorised Partner **SHRI. SHRAVAN S/o GHANSHYAMDAS KUKREJA**, Resident of Jaripatka, Nagpur, Tahsil and District - NAGPUR and following documents i.e.:-

1} Description of the property.

ALL THAT Piece and parcel of land admeasuring 14,073.90 Sq. Mtrs. out of the total land admeasuring 9.41 Acres (38085 Sq. Mtrs.) now bearing City Survey No. 532/2 admeasuring 33,595.50 Sq. Mtrs, City Survey No. 532/3 admeasuring 2314 Sq. Mtrs. , City Survey No. 532/4 admeasuring 1831.50 Sq. Mtrs., City Survey No. 532/5 admesuring 248 Sq. Mtrs. and City Survey No. 532/6 admeasuring 96 Sq. Mtrs., and Sheet No. 12 of Mouza - Harpur, which includes a portion reserved for PU (1) - 1073.873, PU (2) - 422.319 sq.mts and 18m wide DP road - 817.808 sq.mts., being a portion of the entire land bearing Kh./Survey/Gut Nos. 21/2, 21/3, 21/4, 21/5 and 21/6 of MOUZA - HARPUR, P.S.K. 39A situated at Wathoda Ring Road, Near Umrer Road, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 20 in Tahsil and District - NAGPUR.

2} The Document of Ownership of the said property.

- (a) Property Card.
- (b) Copy of Sale Deed dated 05-07-2005.
- (c) Copy of Sale Deed dated 05-09-2008.
- (d) Copy of Government Notification Dated 20-07-2007.
- (e) Copy of Sale Deed Dated 29-10-2021.
- (f) Copy of Building Sanction Plan dated 16-12-2022.
- (g) Tax Receipt.

3} Search report for 30 years from 1995 to 2024.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the



title of owners and Developers is clear, marketable and without any encumbrances as per the available search from the online portal.

Owners of the land:

ALL THAT Piece and parcel of land admeasuring 14,073.90 Sq. Mtrs. out of the total land admeasuring 9.41 Acres (38085 Sq. Mtrs.) now bearing City Survey No. 532/2 admeasuring 33,595.50 Sq. Mtrs, City Survey No. 532/3 admeasuring 2314 Sq. Mtrs. , City Survey No. 532/4 admeasuring 1831.50 Sq. Mtrs., City Survey No. 532/5 admesuring 248 Sq. Mtrs. and City Survey No. 532/6 admeasuring 96 Sq. Mtrs. and Sheet No. 12 of Mouza - Harpur, which includes a portion reserved for PU (1) - 1073.873, PU (2) - 422.319 sq.mts and 18m wide DP road - 817.808 sq.mts., being a portion of the entire land bearing Kh./Survey/Gut Nos. 21/2, 21/3, 21/4, 21/5 and 21/6 of MOUZA - HARPUR, P.S.K. 39A situated at Wathoda Ring Road, Near Umrer Road, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 20 in Tahsil and District - NAGPUR.	M/S. KUKREJA INFRASTRUCTURES, through its Authorised Partner SHRI. SHRAVAN S/o GHANSHYAMDAS KUKREJA
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Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **M/S. KUKREJA INFRASTRUCTURES,** a Partnership Firm through its Authorised Partner **SHRI. SHRAVAN S/o GHANSHYAMDAS KUKREJA** on the said land is good, valid, marketable, clear and salable.

The report reflecting the flow of the title of the said **M/S. KUKREJA INFRASTRUCTURES,** a Partnership Firm through its Authorised Partner **SHRI. SHRAVAN S/o GHANSHYAMDAS KUKREJA** on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 02-05-2024



(SANDEEP SHASTRI)
Advocate



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

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

1} Property Card as on date of application for registration -

The name of **M/S. KUKREJA INFRASTRUCTURES**, a Partnership Firm through its Authorised Partner **SHRI. SHRAVAN S/o GHANSHYAMDAS KUKREJA** is recorded in the Property Card in respect of the property comprising ALL THAT Piece and parcel of land admeasuring 14,073.90 Sq. Mtrs. out of the total land admeasuring 9.41 Acres (38085 Sq. Mtrs.) now bearing City Survey No. 532/2 admeasuring 33,595.50 Sq. Mtrs, City Survey No. 532/3 admeasuring 2314 Sq. Mtrs. , City Survey No. 532/4 admeasuring 1831.50 Sq. Mtrs., City Survey No. 532/5 admesuring 248 Sq. Mtrs. and City Survey No. 532/6 admeasuring 96 Sq. Mtrs. and Sheet No. 12 of Mouza - Harpur, which includes a portion reserved for PU (1) - 1073.873, PU (2) - 422.319 sq.mts and 18m wide DP road - 817.808 sq.mts., being a portion of the entire land bearing Kh./Survey/Gut Nos. 21/2, 21/3, 21/4, 21/5 and 21/6 of MOUZA - HARPUR, P.S.K. 39A situated at Wathoda Ring Road, Near Umrer Road, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 20 in Tahsil and District - NAGPUR.

2} Mutation Entry -

The property card of the said Property reveal that vide Mutation / Ferfar Entry No. 9861 dated 23-05-2022, the name of **M/S. KUKREJA INFRASTRUCTURES**, a Partnership Firm through its Authorised Partner **SHRI. SHRAVAN S/o GHANSHYAMDAS KUKREJA** is recorded as Owner of the said property.

NARRATION OF FLOW OF TITLE

- (i) **THAT**, ALL THAT Piece and Parcel of Agricultural Land bearing Kh./Survey/Gut No. 21 of MOUZA - HARPUR, P.S.K. 39A having an area of 7.34 Hectares, Rental Rs. 22.25 Yearly, held in Bhogwatdar Class-1 Rights, including all other



easementary rights appurtenant belonging thereto, situated at Wathoda Ring Road, Near Umrer Road, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 20 in Tahsil and District - NAGPUR, Originally belonged to The Maharashtra State Handloom Corporation Limited, Nagpur, being the recorded owners thereof, having acquired by the Memorandum Dated 08-08-1984 issued by the Government of Maharashtra Revenue and Forest Department vide Circular Dated 17-08-1974 bearing No. LN/1874/1766Q read with Order Dated 17-09-1988 issued by the Collector, Nagpur.

(ii) **THAT**, the aforesaid The Maharashtra State Handloom Corporation Limited, Nagpur lateron transferred ALL THAT Piece and parcel of land having an area of 9.41 Acres (i.e. 38085.19 Sq. Mtrs.) out of Kh./Survey/Gut No. 21 of MOUZA - HARPUR, P.S.K. 39A having a total area of 7.34 Hectares, Rental Rs. 22.25 Yearly, held in Bhogwatdar Class-1 Rights, including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 523 and Sheet No. 12 of Mouza - Harpur, situated at Wathoda Ring Road, Near Umrer Road, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 20 in Tahsil and District - NAGPUR by way of Sale to M/s. Hallmark Developers, a Partnership Firm, having its Office at 149/150, Tara Castle, masoli, Dahanu Road, Thane, by a Sale Deed Dated 05-07-2005, which is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 781 on 24-06-2005.

(iii) **THAT**, subsequently a Survey of said land was carried out by the City Survey Department in terms of the Measurement Case No. 46/2005 Dated 14-11-2005, the said land are divided into five separate parts and allotted new City Survey Numbers 532/2 admeasuring 33595.50 Sq. Mtrs. containing by admeasurement 2230.48 Sq. Mtrs., City Survey No. 532/3 admeasuring 2314 Sq. Mtrs., City Survey No. 532/4 admeasuring 1831.50 Sq. Mtrs., City Survey No. 532/5 admesuring 248 Sq. Mtrs. and City Survey No. 532/6 admeasuring 96 Sq. Mtrs. and Sheet No. 12 of Mouza - Harpur belonging to M/s. Hallmark Developers.



- (iv) **THAT,** the aforesaid M/s. Hallmark Developers lateron transferred ALL THAT Piece and parcel of land admeasuring 9.41 Acres (38085 Sq.Mtrs.) now bearing City Survey No. 532/2 admeasuring 33,595.50 Sq. Mtrs, City Survey No. 532/3 admeasuring 2314 Sq. Mtrs. , City Survey No. 532/4 admeasuring 1831.50 Sq. Mtrs., City Survey No. 532/5 admesuring 248 Sq. Mtrs. and City Survey No. 532/6 admeasuring 96 Sq. Mtrs. and Sheet No. 12 of Mouza - Harpur, being a portion of the entire land bearing Kh./Survey/Gut Nos. 21/2, 21/3, 21/4, 21/5 and 21/6 of MOUZA - HARPUR, P.S.K. 39A situated at Wathoda Ring Road, Near Umrer Road, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 20 in Tahsil and District - NAGPUR, by way of Sale to Nunlet Projects Private Limited, a Company, having its Registered Office at 271, Forest Lane, Sainik Farms, New Delhi, by a Sale Deed Dated 05-09-2008, which is duly registered at the Office of the Sub-Registrar, Nagpur-8 in Book No. 1 at Sr. No. 5416 on even date.
- (v) **THAT,** the Government of Maharashtra vide its Notification No. TPS-2406/441/CR-54/06/UD-9, Dated 20-07-2007 and the aforesaid land bearing Survey / Khasra /Gut Nos. 21/2 to 21/6 of MOUZA - HARPUR is earmarked for "Industrial" use.
- (vi) **THAT,** the aforesaid entire land of Khasra /Gut Nos. 21/2 to 21/6 of MOUZA - HARPUR bearing City Survey Nos. 532/2 to 532/6 is being converted for Commercial Use in terms of the Order of the Assistant Director, Town Planning Department, Nagpur Municipal Corporation, Nagpur vide its Letter No. 1411/NMC/TPD/MOUZA-HARPUR Dated 19-12-2009.
- (vii) **THAT,** the aforesaid Nunlet Projects Private Limited lateron transferred ALL THAT piece and parcel of land admeasuring in aggregate about 9.41 acres (38085 Sq.Mtrs) now bearing City Survey No. 532/2 (admeasuring individually 33,595.50 Sq.Mtrs), City Survey No. 532/3 (admeasuring individually 2314.00 Sq.Mtrs) City Survey No. 532/4



(admeasuring individually 1831.50 Sq.Mtrs), City Survey No. 532/5 (admeasuring individually 248.00 Sq.Mtrs) and City Survey No. 532/6 (admeasuring individually 96.00 Sq.Mtrs), Sheet No. 12, being a portion of the land bearing Khasra No. 21 of MOUZA - HARPUR, situated at Wathoda Ring Road, Near Umrer Road, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 20, in Tahsil and District - NAGPUR by way of Sale to M/s. Kukreja Infrastructure, a Partnership Firm, having its Office at Jaripatka, Nagpur, by a Sale Deed Dated 29-10-2021, which is duly registered at the Office of the Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 8623 on even date. As a result therefore the said M/s. Kukreja Infrastructure has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein.

(viii) **THAT,** the Lay-out/Building Plan on the said land is sanctioned by Nagpur Municipal Corporation vide letter no. NMC Nagpur/NRV/694 Dated 02-08-2008. As per the said sanction out of the Survey no. 523/3 having total land area admeasuring 38085.00 Sq. Mtrs., land admeasuring 2314.00 sqmts, constitutes a portion reserved for PU (1) - 1073.873, PU (2) - 422.319 sq.mts and 18m wide DP road - 817.808 sq.mts. said the said reserved land is to be surrendered to NMC against the grant of TDR and Development Right Certificate can be issued under regulation no. 11.2.4 of Unified Development Control Regulations.

(ix) **THAT,** the aforesaid **M/s. Kukreja Infrastructure** later on decided to develop the aforesaid property into RESIDENTIAL CUM COMMERCIAL ESTATE by constructing a Multistoried Building consisting of various self contained separate Apartments, Shops and offices therein and shall be known and styled as "**KUKREJA PARIS CITY**" is sanctioned by the Deputy Director, Town Planning Department of the Nagpur Municipal Corporation, Nagpur vide its Permit No. 259/BP/Harpur/TP/NMC/1199 Dated 16-12-2022.



(x) **THAT**, the aforesaid RESIDENTIAL CUM COMMERCIAL ESTATE known and styled as "**KUKREJA PARIS CITY**" consists of Phase Wise Multistoreyed Buildings i.e. Separate Towers.

(xi) **THAT**, for the purpose of verification of title, the following documents relating to said property are provided to us:-

- (a) City Survey Property Card.
- (b) Copy of Sale Deed Dated 05-07-2005 by The Maharashtra State Handloom Corporation Limited, Nagpur in favour of M/s. Hallmark Developers, Registered at Sr. No. 781.
- (c) Copy of Sale Deed Dated 05-09-2008 by M/s. Hallmark Developers in favour of Nunlet Projects Private Limited, Registered at Sr. No. 5416.
- (d) Copy of Government Notification Dated 20-07-2007.
- (e) Copy of Sale Deed Dated 29-10-2021 by Nunlet Projects Private Limited in favour of M/s. Kukreja Infrastructure, Registered at sr. No. 8623.
- (f) Copy of Building Sanction Plan dated 16-12-2022.
- (g) Tax Receipt.

(xii) **THAT**, all the aforesaid documents produced before by **M/S. KUKREJA INFRASTRUCTURES**, a Partnership Firm through its Authorised Partner **SHRI. SHRAVAN S/o GHANSHYAMDAS KUKREJA**, to me for Scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present owner. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owners that it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or third party interest is created.

(xiii) **THAT**, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 532 MOUZA : HARPUR, for the period of 30 (Thirty) years (i.e. from 1995 to 2024 by depositing necessary Search Fees



online with the department of Registration vide GRN No. MH001442692202425E, dated 01-05-2024, for the period of 1995 to 2006 and GRN No. MH001442470202425E, dated 01-05-2024, for the period of 2007 to 2024. The receipts of the same are enclosed herewith.

(xiv) **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.

Date: 02-05-2024



A stylized handwritten signature in purple ink, consisting of a large loop and a trailing line.

(SANDEEP SHASTRI)
ADVOCATE



CHALLAN
MTR Form Number-6



GRN	MH001442692202425E	BARCODE			Date	01/05/2024-22:04:06		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 NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name		SANDEEP ANANT SHASTRI		
Location NAGPUR									
Year 2024-2025 One Time					Flat/Block No.				
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				300.00	Road/Street		NAGPUR		
					Area/Locality		MOUZA HARPUR		
					Town/City/District				
					PIN		440009		
					Remarks (If Any)				
					SEARCH FEES FOR 12 YEARS 1995 TO 2006 CITY SURVEY NO. 532				
Total				300.00	Amount In		Three Hundred Rupees Only		
					Words				
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	69103332024050210346		2866893376
Cheque/DD No.					Bank Date	RBI Date	01/05/2024-22:05:13		Not Verified with RBI
Name of Bank					Bank-Branch		IDBI 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
संदर्भ चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9850361454



GRN MH001442470202425E		BARCODE 		Date 01/05/2024-21:40:55		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 PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		SANDEEP ANANT SHASTRI	
Location PUNE							
Year 2024-2025 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			450.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					Amount In Four Hundred Fifty Rupees Only		
Total			450.00		Words		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				69103332024050210312		2866891368	
Cheque/DD No.				Bank Date		RBI Date	
				01/05/2024-21:43:41		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

MH001442470202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
01 May 2024	Receipt	Receipt no.: 1113425748
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Harpur S.No/CTS No/G.No. : 532
	Period of search :	From :2007 To :2024
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH001442470202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		