

LEGAL TITLE REPORT

To,
Maha RERA,
Administrative Building No.1,
1st Floor,
Adjacent to Udyog Bhavan,
Civil Line, Nagpur - 440001

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of Land bearing Khasra No.283/2, Mouza - Lava, total admeasuring 0.975 Hectares, P.H. No. 4-A, assessed at Rs.2.75/- yearly, under Occupancy Class I rights, situated at Mouza-Lava, Tahsil Nagpur (Rural) & District Nagpur alongwith all Trees, Shrubs, Crops, right of pathways, easement rights appurtenant and belonging thereto.(hereinafter referred as the said land)

I have investigated the title of the said land on the request of the Owner/ Developer M/s S. R. Group, a partnership firm, acting through its partners 1) Shri. Rajesh Devaji Lade and 2) Shri. Sachin Balkrushna Ingle and following documents i.e.:-

- 1) Description of the property : ALL THAT Piece and Parcel of Land bearing Khasra No.283/2, Mouza - Lava, total admeasuring 0.975 Hectares (or 9750 Sq. Mtrs.) as per Sale Deed and 9531.68 Sq. Mtrs as per Possession, out of which land admeasuring 5705.983 Sq. Mtrs. is recommended for demarcation consisting of a layout comprising of 40 plots of various sizes and dimensions as per the Proposed Residential Plotted Layout Plan sanctioned by the Executive Engineer, NMRDA, Nagpur dated 04/03/2024 as per the



recommendation dated 25/01/2024 of the Assistant Director Town Planning, Nagpur, bearing P.H. No. 4-A, assessed at Rs.2.75/- yearly, under Occupancy Class I rights, situated at Mouza-Lava, Tahsil Nagpur (Rural) & District Nagpur alongwith all Trees, Shrubs, Crops, right of pathways, easement rights appurtenant and belonging thereto. Outside the limits of the Nagpur Municipal Corporation, within the limits Nagpur Municipal Regional Development Authority (NMRDA) which is to be known as "**Saraswati Nagari 8**".

Boundaries of Kh. No. 283/2:-

On its East by	Land of Survey/Gut No. 48
On its West by	Land of Survey/Gut No. 283/1
On its North by	Land of Survey/Gut No. 25
On its South by	Road

2) The documents of allotment of land:-

- a) Copy of Registered Agreement to Sell dated 02/03/2023 favoring M/s S. R. Group, a partnership firm, acting through its partners 1) Shri. Rajesh Devaji Lade and 2) Shri. Sachin Balkrushna Ingle, registered in the office of Sub – Registrar Nagpur-Rural 10, in Book No. 1 at Regd. No. 1459/2023.
- b) Copy of Registered Sale Deed dated 07/08/2023 favoring M/s S. R. Group, a partnership firm, acting through its partners 1) Shri. Rajesh Devaji Lade and 2) Shri. Sachin Balkrushna Ingle, registered in the office of Sub – Registrar Nagpur-Rural 10, in Book No. 1 at Regd. No. 5802/2023.
- c) Copy of 7/12 extract in the name of M/s S. R. Group, a partnership firm, acting through its partners 1) Shri. Rajesh Devaji Lade and 2) Shri. Sachin Balkrushna Ingle, vide Ferfar entry No. 4289 dated 03/10/2023.
- d) Copy of Letter issued by the Executive Engineer NMRDA bearing Permit No. 46220, Approval No. NMRDA/LT/2024/APL/00259 dated 04/03/2024 regarding the Tentative Approval for Demarcation of Land Sub-Division Layout.



e) Copy of Proposed Residential Plotted Layout Plan on Kh. No. 283/2, Mouza-Lava bearing Proposal No. 46220, Certificate No. NMRDA/LT/2024/APL/00259 dated 04/03/2024 recommended by the Assistant Director Town Planning / Additional Director Town Planning, Nagpur and sanctioned by the Executive Engineer, NMRDA, Nagpur.

➤ Title search report for 30 years from 1995 till 2024 vide 1) GRN No. MH017890896202324E dated 22/03/2024 with Sub-Registrar, Dist. Nagpur.

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/ promoter/ developer/ firm) i.e. favoring M/s S. R. Group, a partnership firm, acting through its partners 1) Shri. Rajesh Devaji Lade and 2) Shri. Sachin Balkrushna Ingle is clear, marketable and without any encumbrances.

3] Owner of the land :- M/s S. R. Group, a partnership firm, acting through its partners 1) Shri. Rajesh Devaji Lade and 2) Shri. Sachin Balkrushna Ingle, is the owner of Kh. No. 283/2, Mouza-Lava.

4] Qualifying comments/remarks if any –Nil.

The report reflecting the flow of the title of the (owner/promoter/developer/company/firm) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 26/03/2024



HITESH P. PARSE
Advocate

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) Copy of 7/12 extract in the name of M/s S. R. Group, a partnership firm, acting through its partners 1) Shri. Rajesh Devaji Lade and 2) Shri. Sachin Balkrushna Ingle.
- 2) Mutation Entry No.: Ferfar entry No. 4289 dated 03/10/2023.
- 3) Search Report for 30 years 1995 to 2024, taken from Sub Registrar Office at Nagpur Gramin (10)
- 4) Any other Relevant Title:-
 - a) Registered Agreement to Sell dated 02/03/2023 favoring M/s S. R. Group, a partnership firm, acting through its partners 1) Shri. Rajesh Devaji Lade and 2) Shri. Sachin Balkrushna Ingle, registered in the office of Sub - Registrar Class -2, Nagpur Rural No.- 10, in Book No. 1 at Regd. No. 1459/2023.
 - b) Sale Deed dated 07/08/2023 favoring M/s S. R. Group, a partnership firm, acting through its partners 1) Shri. Rajesh Devaji Lade and 2) Shri. Sachin Balkrushna Ingle, registered in the office of Sub - Registrar Class -2, Nagpur Rural No.- 10, in Book No. 1 at Regd. No. 5802/2023.
- 5) Litigation if any:- No Litigation/ encumbrances of any kind is observed

Date: 26/03/2024



HITESH R. PARSE
Advocate

274/0

Friday, 22 March 2024 6:36 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव:

पावती क्र.: 3416 दिनांक: 22/03/2024

दस्तावेजाचा अनुक्रमांक: नगन(ग्रा)-0-2024

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड हितेश पारसे

वर्णन शोध अर्ज क्र. 678/2024 मौजा लावा सर्वे नं. 283/2 स न 1994 ते 2024

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017890896202324E दिनांक: 22/03/2024

बँकेचे नाव व पत्ता:

NGR10

यादीप क्र. 90, नागापूर



Asset Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	12-03-2024 15:30:10.532
Transaction ID / QRF NO	200300023592
Generated by	Public User

Transaction Details

Type of Transaction	Asset Based Search
Created By	Public User
Creation Date	12-03-2024
Approval/Modification Date	12-03-2024
Search Reference Number	7660827051540

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Other
Description Of Asset	
Survey Number / Municipal Number	283/2
Plot Number	
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	
Street Name / Number	
Pocket	
Locality / Sector	Lava
City / Town / Village	Nagpur
District	Nagpur
State / UT	Maharashtra
Pin Code / Post Code	440023



Similar Asset(s) Found !

Debtor Name	Type Of Debtor	Date Of Birth	Date Of Registration/ Incorporation	Registration No.	Asset Category	Type Of Asset	Asset Sub Type	Description of the Asset	Survey Number/ Municipal Number	Plot Number	House/ Flat Number / Unit No.	Floor No.	Area	Building / Tower Name Number
SR GROUPS	PRF	-NA-	25-01-2021		Immovable	Commercial	Structure with Land	Commercial Unit	2868 2A2 2868 28 2868 8 2868 11				33.40 Cents	6316, 2633, 6346, 5636
SR GROUPS	PRF	-NA-	25-01-2021		Immovable	Commercial	Structure with Land	Commercial Unit	2868 2A2 2868 28 2868 8 2868 11				33.40 Cents	6316, 2633, 6346, 5636
MSSR GROUPS	PRF	-NA-			Immovable	Commercial	Structure with Land	Immovable Asset		PLOT NO 1	PLOT NO 1		236.00 Square Yard	---

Similar Asset(s) Found !

Building / Tower Name / Number	Name of the Project / Scheme / Society	Street Name / Number	Pin Code	Locality/Sector	State	District	City/Town /Village	Pin Code	Coordinate 1	Coordinate 2	Coordinate 3	Coordinate 4
63163 2633 63463 5636	WARD NO 1	RAILWAY STATION ROAD	KEELA TIRUCHENDUR	TIRUCHENDUR	Tamil Nadu	Tuticorin	Tiruchendur	628215				
63163 2633 63463 5636	WARD NO 1	RAILWAY STATION ROAD	KEELA TIRUCHENDUR	TIRUCHENDUR	Tamil Nadu	Tuticorin	Tiruchendur	628215				
---	---BYE PASS ROAD		PANIPAT---BASANT KUNJ	PANIPAT	Haryana	Panipat	Not Available	132100	---			

