

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

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 : **SANDESH CITY – AELLYSIA – I**, to be developed on ALL THAT Piece and Parcel of land admeasuring about 6372.16 Sq. Mtrs. (being amalgamated Plot Nos. 18 to 23 and 35 to 40) being portion of land admeasuring about 191300.00 Sq. Mtrs. of Sandesh City, bearing Kh. No. 186/1/2/3/5/18 to 23/35 to 40 of Mouza - JAMTHA, P.H. No. 42, Tahsil Nagpur (Rural) and District – NAGPUR owned by Promoter **SANDESH INFRASTRUCTURES PRIVATE LIMITED** having registered office at Canal Road, Ramdaspath, Nagpur – 440010 (here-in-after referred as the said Project “**SANDESH CITY – AELLYSIA – I**”)

1} I/We have investigated the title of the said land on the request of SANDESH INFRASTRUCTURES PRIVATE LIMITED (PAN AAJCS2575A), a Company incorporated under the provisions of the Companies Act, 1956/2013, having CIN No. U45200MH2005PTC155257 and having registered Office at Canal Road, Ramdaspath, Nagpur – 440010 and following documents i.e.:-

01. Description of the property.

ALL THAT Piece and Parcel of Land admeasuring about 6372.16 Sq. Mtrs. (being amalgamated Plot Nos. 18 to 23 and 35 to 40) being portion of land admeasuring about 191300.00 Sq. Mtrs. of Sandesh City, bearing Khasra No. 186/1/2/3/5/18to 23/35to 40 of MOUZA – JAMTHA, P. H. No. 42, Tahsil – Nagpur (Rural) and District – NAGPUR.



02. Title documents for allotment of Unit.

(i) Sale Deed dated 16-08-2007 executed by Shri. Tukaram Ganpatrao Dhage in favour of Shri. Sandeep Indrajit Suri in respect of land of Kh. No. 186/1, by registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 5096 dated 16-08-2007.

(ii) Sale Deed dated 14-10-2010 executed by Shri. Sandeep Indrajit Suri in favour of Sandesh Infrastructures Private Limited registered with Sub Registrar, Nagpur-7 at Book No. 1 Sr. No. 6848 dated 25-10-2010.

(iii) Sale Deed dated 12-10-2007 executed by Shri. Dhnyaneshwar Ganpatrao Dhage of Kh. No. 186/2, registered with Sub Registrar, Nagpur-7 at Book No. 1 Sr. No. 5935 dated 12-10-2007.

(iv) Sale Deed dated 15-10-2008 executed by Shri. Shyam Kashiprasad Borele in favour of Balram Vinimay Private Limited registered with Sub Registrar, Nagpur-10 (Gramin) at Book No. 1 Sr. No. 5538 dated 15-10-2008.

(v) Sale Deed dated 08-02-2010 executed by Balram Vinimay Private Limited in favour of Sandesh Infrastructures Private Limited registered with Sub Registrar, Nagpur-7 at Book No. 1 Sr. No. 1216 dated 08-02-2010.

(vi) Sale Deed dated 10-07-2008 executed by Shri. Kisan Ganpatrao Dhage in respect of Kh. No. 186/3, in favour of Bholebaba Roadways Private Limited, registered with Sub Registrar, Nagpur-7 at Book No. 1 Sr. No. 4146 dated 10-07-2008.

(vii) Sale Deed dated 08-02-2010 executed by Bholebaba Roadways Private Limited in favour of Sandesh Infrastructures Private Limited, registered with Sub Registrar, Nagpur-7 at Book No. 1 Sr. No. 1217 dated 08-02-2010.

(viii) Sale Deed dated 22-08-2007 executed by Shri. Pandurang Ganpatrao Dhage in favour of Shri. Sandeep Indrajit Suri, registered with Sub Registrar, Nagpur-7 at Book No. 1 Sr. No. 5164 dated 22-08-2007.

(ix) Sale Deed dated 14-10-2010 executed by Shri. Sandeep Indrajit Suri in favour of Sandesh Infrastructures Private Limited registered with Sub Registrar, Nagpur-7 at Book No. 1 Sr. No. 6848 dated 25-10-2010.

(x) Sale Deed dated 13-11-1991 executed by Smt. Sugrabee W/o Mohammed Kasim and others in respect of Kh. No. 188/2 & Kh. No. 189/3 in favour of Shri. Rajiv Kisanlal Singhee registered with Sub Registrar, Nagpur-9 at Book No. Add-1, Volume No. 996 at Pages 147 to 156 at Sr. No. 6496 dated 30-06-2001.



- (xi) Sale Deed dated 13-11-1991 executed by Smt. Sugrabee W/o Mohammed Kasim and others in respect of Kh. No. 189/1 in favour of Smt. UshadeviSisanlalSinghee registered with Sub Registrar, Nagpur-9 at Book No. Add-1, Volume No. 996 at Pages 167 to 196 at Sr. No. 6498 dated 30-06-2001.
- (xii) Sale Deed dated 13-11-1991 executed by Smt. Sugrabee W/o Mohammed Kasim and others in respect of Kh. No. 188/1 and Kh. No. 189/2 in favour of Shri. Kantilal Daulal Singhee.
- (xiii) Sale Deed dated 13-11-1991 executed by Smt. Sugrabee W/o Mohammed Kasim and others in respect of Kh. No. 188/1 in favour of Smt. Sheeladevi (Sheetaldevi) KantilalDaulal Singhee registered with Sub Registrar, Nagpur-9.
- (xiv) Sale Deed dated 15-10-2008 executed by Smt. Sheetaldevi (Sheeladevi) KantilalDaulal Singhee, Shri. Kantilal Daulal Singhee, Shri. Rajiv Kantilal Singhee and Smt. UshadeviKishanlalSinghee through Power of Holder Shri. Satramdas Motiram Parwani in favour of Balram Vinimay Private Limited, registered with Sub Registrar, Nagpur-10(Rural) at Book No. 1 at Sr. No. 5537 dated 15-10-2008.
- (xv) Sale Deed dated 08-02-2010 executed by Balram Vinimay Private Limited in favour of Sandesh Infrastructures Private Limited registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 1216 dated 08-02-2010.
- (xvi) Deed of Declaration dated 20-10-2021 u/s 2 of Maharashtra Apartment Ownership Act. 1970 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 12059 dated 20-10-2021 of Row houses known as "SANDESH CITY – AELLYSIA-I.

03. 7/12 issued by Patwari bearing Halka No. 42, vide Mutation vide Ferfar No. 5526.

04. Search report for 30 years from 1992 till 2021.

2} On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of SANDESH INFRASTRUCTURES PRIVATE LIMITED, a Company incorporated under the provisions of the Companies Act, 1956/2013, having registered Office at Canal Road, Ramdaspath, Nagpur-440010 is clear, marketable and without any encumbrances.

Owner of the land:

Land admeasuring about 6372.16 Sq. Mtrs. (being amalgamated Plot Nos. 18 to 23 and 35 to 40) being portion of land admeasuring about 191300.00 Sq. Mtrs. of Sandesh City, bearing Kh. No. 186/1/2/3/5/18 to 23/35 to 40 of Mouza - JAMTHA, P.H. No. 42, Tahsil Nagpur (Rural) and District – NAGPUR.	SANDESH INFRASTRUCTURES PRIVATE LIMITED
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Qualifying comments/ remarks if any

The Title of SANDESH INFRASTRUCTURES PRIVATE LIMITED, on the said land is good, valid, marketable, Clear and salable.

- 3} The report reflecting the flow of the title of the said SANDESH INFRASTRUCTURES PRIVATE LIMITED on the said land is enclosed herewith as annexure.

Date: 04-01-2022

Encl : Annexure



A handwritten signature in purple ink, consisting of stylized, flowing lines.

(SANDEEP SHASTRI)
Advocate

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

- 1} Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural as on date of application for registration –

The name of SANDESH INFRASTRUCTURES PRIVATE LIMITED is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising of Land bearing ALL THAT Piece and Parcel of land admeasuring about 6372.16 Sq. Mtrs. (being amalgamated Plot Nos. 18 to 23 and 35 to 40) being portion of land admeasuring about 191300.00 Sq. Mtrs. of Sandesh City, bearing Khasra No. 186/1/2/3/5/18 to 23/35 to 40 of MOUZA – JAMTHA, P. H. No. 42, Tahsil – Nagpur (Rural) and District – NAGPUR.

- 2} Mutation Entry –

The property card (7/12 Extract) issued by Talathi, Nagpur-Rural of Khasra No. 186/1/2/3/5/18 to 23/35 to 40 of MOUZA – JAMTHA, reveal that vide Mutation / Ferfar Entry no. 5526 the name of SANDESH INFRASTRUCTURES PRIVATE LIMITED is recorded as Owner of the said lands.

- 3} Search report for 30 years from 1992 to 2021 Taken from Sub-Registrar office at Nagpur.

- (i) Originally the lands bearing (i) Kh. No. 176, admeasuring about 1.10 Acres (ii) Kh. No. 170/2, admeasuring about 3.24 Acres, (iii) Kh. No. 178, admeasuring about 1.75 Acres, (iv) Kh. No. 179/1, admeasuring about 2.67 Acres, (v) Kh. No. 179/2, admeasuring about 2.11 Acres, alongwith other lands were owned by Shri Ganpat Narayan Dhage as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1955.
- (ii) That, under the consolidation proceedings in the year 1979-80, the said lands were renumbered as New Kh. No. 186, admeasuring about 9.98 H. R.
- (iii) That, said Shri. Ganpat Narayan Dhage partitioned the said lands between his family members viz (i) Smt. Sugandhabai Warluji Dhage, (ii) Shri. Dnyaneshwar Ganpatrao Dhage, (iii) Shri. Kisan Ganpatrao Dhage, (iv) Shri. Kashinath Ganpatrao Dhage and (v) Shri. Pandurang Ganpatrao Dhage in the year 1988, wherein (i) the land admeasuring about 1.21 H. R. out of Kh. No. 186 alongwith other land was given to Smt. Sugandhabai Warluji Dhage which was renumbered as New Kh. No. 186/6, (ii) the land admeasuring about 1.75 H.R. out of Kh. No. 186 alongwith other land was given to Shri Dnyaneshwar Ganpatrao Dhage which was renumbered as New Kh. No. 186/2, (iii) The land admeasuring about 1.47 H. R. out of Kh. No. 186 alongwith other land was given to Shri. Kisan Ganpatrao Dhage which was renumbered as New Kh. No. 186/3, (iv) The land admeasuring about 1.50 H. R. out of Kh. No. 186 alongwith other land was given to Shri. Kashinath Ganpatrao Dhage which was renumbered as New Kh. No. 186/4, (v) The land admeasuring about 1.58 H. R. out f Kh. No. 186 alongwith other



land was given to Shri. Pandurang Ganpatrao Dhage which was renumbered as New Kh. No. 186/5.

Kh. No. 186/1

- (iv) That said Shri. Tukaram Ganpatrao Dhage sold the said land of Kh. No. 186/1, admeasuring about 2.65 H. R. to Shri. Sandeep Indrajit Suri by Sale Deed dated 16-08-2007 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 5096 dated 16-08-2007 and the name of Shri. Sandeep Indrajit Suri was mutated in revenue records as sole and exclusive owner of the said land vide Ferfar No. 897 dated 29-10-2017.
- (v) That said Shri. Sandeep Indrajit Suri decided to sell the said land alongwith other lands with Balram Vinimay Private Limited and said Balram Vinimay Limited further assigned its right to purchase the said lands in favour of Sandesh Infrastructures Private Limited and they entered into an Agreement To Sell dated 26-12-2009 on which the Stamp Duty alongwith penalty / interest was recovered u/s 33 of the Bombay Stamp Act, 1958 in Evasion Case No. 826/09-10 by Collector of Stamps Nagpur City and thereafter the Sale Deed was executed in favour of Sandesh Infrastructures Private Limited by Sale Deed dated 14-10-2010 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 6848 dated 25-10-2010 and the name of Sandesh Infrastructures Private Limited was mutated in revenue records as the sole and exclusive owner of the said land.

Kh. No. 186/2

- (vi) That said Shri. Dnyaneshwar Ganpatrao Dhage sold the said land of Kh. No. 186/2, admeasuring about 1.57 H. R. to Shri. Shyam Kashiprasad Borele by Sale Deed dated 12-10-2007 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 5935 dated 12-10-2007 and the name of Shri. Shyam Kashiprasad Borele was mutated in revenue records as sole and exclusive owner of the said land vide Ferfar No. 910 dated 30-11-2007.
- (vii) That said Shri. Shyam Kashiprasad Borele further sold / transferred the said land of Kh. No. 186/2, admeasuring about 1.57 H. R. to Balram Vinimay Private Limited a Company having registered office at 23/1, Chhatawala Gally, Kolkata by Sale Deed dated 15-10-2008 registered with Sub Registrar, Nagpur-10 (Gramin) at Book No. 1 at Sr. No. 5538 dated 15-10-2008 and the name of Balram Vinimay Private Limited was mutated in revenue records as sole and exclusive owner of the said land vide Ferfar No. 1504 dated 03-11-2008.
- (viii) That said Balram Vinimay Private Limited agreed to sell the said land alongwith other lands to Sandesh Infrastructures Private Limited by Agreement to Sell dated 15-12-2009 on which the Stamp Duly alongwith penalty / interest was recovered u/s 33 of the Bombay Stamp Act. 1958 in Evasion Case No. 620/09-10 by Collector of Stamps Nagpur City and thereafter the Sale Deed was executed in favour of Sandesh Infrastructures Private Limited by Sale Deed dated 08-02-2010 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 1216 dated 08-02-2010 and the name of Sandesh Infrastructures Private



Limited was mutated in revenue records as the sole and exclusive owner of the said land.

Kh. No. 186/3

- (ix) That said Shri. Kisan Ganpatrao Dhage through Power of attorney holder sold the said land of Kh. No. 186/3, admeasuring about 1.47 H. R. to Bholebaba Roadways Private Limited, a Company having registered office at 1A, Grant Lane, Kolkata by Sale Deed dated 10-07-2008 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 4146 dated 10-07-2008 and the name of Bholebaba Roadways Private Limited was mutated in revenue records as sole and exclusive owner of the said land vide Ferfar No. 1461 dated 03-10-2008.
- (x) That said Bholebaba Roadways Private Limited further sold / transferred the said land of Kh. No. 186/3, admeasuring about 1.47 H. R. to Sandesh Infrastructures Private Limited, a Company having registered office at Nagpur by Sale Deed dated 08-02-2010 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 1217 dated 08-02-2010 and the name of Sandesh Infrastructures Private Limited was mutated in revenue records as sole and exclusive owner of the said land.

Kh. No. 186/5

- (xi) That said Shri. Pandurang Ganpatrao Dhage sold the said land of Kh. No. 186/5, admeasuring about 1.58 H. R. to Shri Sandeep Indrajit Suri by Sale Deed dated 22-08-2007 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 5164 dated 22-08-2007 and the name of Shri Sandeep Indrajit Suri was mutated in revenue records as sole and exclusive owner of the said land.
- (xii) That said Shri. Sandeep Indrajit Suri decided to sell the said land alongwith other lands with Balram Vinimay Private Limited and said Balram Vinimay Private Limited further assigned its right to purchase the said lands in favour of Sandesh Infrastructures Private Limited and they entered into an Agreement To Sell dated 26-12-2009 on which the Stamp Duty alongwith penalty / interest was recovered u/s 33 of the Bombay Stamp Act. 1958 in Evasion Case No. 826/09-10 by Collector of Stamps Nagpur City and thereafter the Sale Deed was executed in favour of Sandesh Infrastructures Private Limited by Sale Deed dated 14-10-2010 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 6848 dated 25-10-2010 and the name of Sandesh Infrastructures Private Limited was mutated in revenue records as the sole and exclusive owner of the said land.

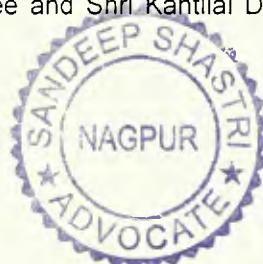
Kh. No. 188/1+188/2+189/1+189/2+189/3

- (xiii) That originally the land bearing Kh. No. 188 and 189 was owned by Smt. Sugrabee W/o Mohammed Kasim and thirty Six others and their names were mutated in revenue records vide Ferfar No. 166 and 117 dated 20-11-1986.
- (xiv) That said Smt. Sugrabee W/o Mohammed Kasim and others sold the land admeasuring about 7.04 Acres (being 4th portion as per Sale Deed) to Shri. Rajiv Kisanlal Singhee by Sale Deed dated 13-11-1991 registered with Sub Registrar, Nagpur-9 at Book No. Add-1, Volume No.



996 at pages 147 to 156 at Sr. No. 6496 dated 30-06-2001 the said portion of land was renumbered as New Kh. No. 188/2, admeasuring about 1.62 H. R. and New Kh. No. 189/3, admeasuring about 1.23 H. R. and the name of Shri. Rajiv Kisanlal Singhee was mutated in revenue records vide Ferfar No. 414 dated 09-05-2005.

- (xv) That said Smt. Sugrabee W/o Mohammed Kasim and others sold the land admeasuring about 7.04 Acres (being 3rd Portion as per Sale Deed) to Smt. Ushadevi Kisanlal Singhee by Sale Deed dated 13-11-1991 registered with Sub Registrar, Nagpur-9 at Book No. Add-1, Volume No. 996 at Pages 167 to 196 at Sr. No. 6498 dated 30-06-2001 and the said land was renumbered as New Kh. N. 189/1, admeasuring about 2.85 H. R. and the name of Smt. Ushadevi Kisanlal Singhee was mutated in revenue records vide Ferfar No. 411 dated 09-05-2005.
- (xvi) That said Smt. Sugrabee W/o Mohammed Kasim and others sold the land admeasuring about 3.43 Acres (being 6th Portion as per Sale Deed) to Shri. Kantilal Daulal Singhee by Sale Deed dated 13-11-1991 and the land admeasuring 0.13 H. R. was renumbered as out of New Kh. No. 188/1, and land bearing New Kh. N. 189/2, admeasuring about 1.26 H. R. and the name of Shri. Kantilal Daulal Singhee was mutated in revenue records vide Ferfar No. 412 and 413 dated 09-05-2005.
- (xvii) That said Smt. Sugrabee W/o Mohammed Kasim and others sold the land admeasuring about 7.04 Acres (being 5th Portion as per Sale Deed) to Smt. Sheeladevi (Sheetaldevi) KantilalDaulal Singhee by Sale Deed dated 13-11-1991 registered with Sub Registrar, Nagpur-9 at and the land admeasuring 2.85 H. R. was renumbered as out of New Kh. No. 188/1, and the name of Smt. SheeladeviKantilalSinghee was mutated in revenue records vide Ferfar No. 412 dated 09-05-2005.
- (xviii) That said Smt. Sugrabee W/o Mohammed Kasim and others sold the land admeasuring about 7.04 Acres (being 1st Portion as per Sale Deed) to Smt. VeenadeviManiklalSinghee by Sale Deed dated 13-11-1991 registered with Sub Registrar, Nagpur-9 at and the land admeasuring 2.85 H. R. was renumbered as out of New Kh. No. 188/4 and the name of Smt. VeenadeviManiklalSinghee was mutated in revenue records vide Ferfar No. 415 dated 09-05-2005.
- (xix) That said Smt. Sugrabee W/o Mohammed Kasim and others sold the land admeasuring about 7.04 Acres (being 2nd Portion as per Sale Deed) to Shri. ParitoshManiklalSinghee by Sale Deed dated 13-11-1991 registered with Sub Registrar, Nagpur-9 at Book No. Add-1, Volume No. 996 at pages 137 to 146 at Sr. No. 6495 dated 30-06-2001 and the land admeasuring 2.85 H. R. was renumbered as out of New Kh. No. 188/5 and the name of Shri. ParitoshManiklalSinghee was mutated in revenue records vide Ferfar No. 416 dated 09-05-2005.
- (xx) That said Smt. Sheetaldevi (Sheeladevi) KantilalSinghee, Shri. Kantilal Daulal Singhee, Shri Rajiv Kantilal Singhee and Smt. Ushadevi Kisanlal Singhee through Power of Holder Shri. Satramdas Motiram Parwani sold the lands bearing Kh. No. 188/1, admeasuring 2.98 H. R., (owned by Smt. SheeladeviKantilalSinghee and Shri Kantilal Daulal Singhee) land



of Kh. No. 188/2, admeasuring 1.62 H. R., (owned by Shri. Rajiv Kisanlal Singhee) land of Kh. No. 189/1, admeasuring 2.85 H.R., (owned by Smt. Ushadevi Kisanlal Singhee) land of Kh. No. 189/2, admeasuring 1.26 H. R., (owned by Shri. Kantilal Daulal Singhee) and land of Kh. No. 189/3, admeasuring 1.23 H. R., (owned by Shri. Rajiv Kisanlal Singhee) in all admeasuring 9.94 H. R., jointly by a single Sale Deed dated 15-10-2008 to Balram Vinimay Private Limited, registered with Sub Registrar, Nagpur-10 (Rural) at Book No. 1 at Sr. No. 5537 dated 15-10-2008 and the name of Balram Viminay Private Limited, was mutated in revenue records as the sole and exclusive owner of the said land vide ferfar No. 1505 dated 10-11-2008.

- (xxi) That said Balram Vinimay Private Limited agreed to sell the said land alongwith other lands to Sandesh Infrastructures Private Limited by Agreement To Sell dated 15-12-2009 on which the Stamp Duty alongwith penalty / interest was recovered u/s 33 of the Bombay Stamp Act. 1958 in Evasion Case No. 620/09-10 by Collector of Stamps Nagpur City and thereafter the Sale Deed was executed in favour of Sandesh Infrastructures Private Limited by Sale Deed dated 08-02-2010 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 1216 dated 08-02-2010 and the name of Sandesh Infrastructures Private Limited was mutated in revenue records as the sole and exclusive owner of the said lands.
- (xxii) That the zoning of the said lands alongwith other lands were converted from agricultural into residential purposes by the Urban Development Department, Maharashtra Govt. by Notification u/s 20(4) of the Maharashtra Regional and Town Planning Act. 1966 vide Notification No. TPS-2408/231/CR-329/08/UD-9 dated 04-12-2008.
- (xxiii) That Sandesh Infrastructures Private Limited got the user of the said lands converted from agricultural user into non agricultural user purposes under the provisions of the Maharashtra Land Revenue Code, 1966 from the Collector, Nagpur by Order dated 22-10-2010 in Revenue Case No. 143/NAP-34/2010.2011.
- (xxiv) That, Sandesh Infrastructures Private Limited carved a layout on the said entire land of Kh. Nos. 186/1, 186/2, 186/3, 186/5, 188/1, 188/2, 189/1, 189/2, 189/3 and the layout on the said lands is duly approved and sanctioned by the Town Planner, Nagpur vide Letter No. ADTP/3584 dated 08-09-2010 and the said layout was also approved by the Collector, Nagpur vide Letter No. Collector/K.V./1862/2010 dated 23-10-2010 and the said layout and entire area is known as "SANDESH CITY".
- (xxv) That Sandesh Infrastructures Private Limited developed the said entire land int a Residential layout known as "SANDESH CITY" and sold various residential layout plots as well as constructed bungalow, row houses, villas time to time to different persons / buyers.
- (xxvi) That Sandesh Infrastructures Private Limited got the sanction of building plans of buildings / apartment scheme / Row Houses / Row Houses to be erected on the Plot Nos. 18 to 23 and 35 to 40 in all having 51 Row Houses from the Assistant Engineer, Nagpur Metropolitan Region



Development Authority, Nagpur vide Building Permit No. B.E. (NMRDA)/South/Nagpur(Rural)/ No. 17120939/2021012228/2217 dated 15-09-2021.

(xxvii) That Sandesh Infrastructures Private Limited submitted the land admeasuring about 6372.16 Sq. Mtrs. (being amalgamated Plot Nos. 18 to 23 and 35 to 40) being portion of land admeasuring about 191300.00 Sq. Mtrs. out of land bearing Kh. Nos. 186/1, 186/2, 186/3, 186/5, 188/1, 188/2, 189/1, 189/2, 189/3 Mauza – JAMTHA, Tahsil - Nagpur (Rural) and District – NAGPUR, to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing Deed of Declaration dated 20-10-2021 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 12059 dated 20-10-2021 and the said Building Scheme of Row houses is known as "SANDESH CITY – AELLYSIA-I".

(xxviii) That the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dated 04-03-2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dated 23-12-2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.

(xxix) THAT, The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of said Act, Rules and Regulations thereof shall be applicable to the said Project.

(vi) THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Kh. No. 186/1/2/3/5/18 to 23/35 to 40 of Mouza - JAMTHA, Tahsil Nagpur (Rural) and District – NAGPUR for the period of 30 (Thirty) years from 1992 to 2021 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH011106273202122E dated 03-01-2022, and receipt No. 1112260256 Dated 03-01-2022, Challan GRN No. MH011107910202122E dated 03-01-2022. The receipt of the same is enclosed herewith.

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

4} Any other relevant Title.

We observed that the said land is Freehold property.



5) Litigations if any.

During our online search we did not come across any entry of
insolvency recorded relating to aforesaid property.

Date: 04-01-2022



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**(SANDEEP SHASTRI)
ADVOCATE**



CHALLAN
MTR Form Number-6



GRN MH011106273202122E		BARCODE		Date 03/01/2022-14:15:56		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 2021-2022 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.	
				69103332022010313866		2721953150	
Cheque/DD No.				Bank Date		RBI Date	
				03/01/2022-14:17:22		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : 736763346
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 करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9850361454



MH011106273202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
03 Jan 2022	Receipt	Receipt no.: 1112260256
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Jamatha S.No/CTS No/G.No. : 186
	Period of search :	From :2004 To :2021
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH011106273202122E		
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 '.		





CHALLAN
MTR Form Number-6



GRN	MH011107910202122E	BARCODE			Date	03/01/2022-14:38:06		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		SANDEEP ANANT SHASTRI	
Location				NAGPUR		Flat/Block No.			
Year				2021-2022 One Time		Premises/Building			
Account Head Details				Amount In Rs.		Road/Street		MOUZA JAMTHA	
0030072201 SEARCH FEE				300.00		Area/Locality		NAGPUR	
						Town/City/District			
						PIN		4 4 1 1 0 8	
						Remarks (If Any)			
						SEARCH FEES FOR 12 YEARS 1992 TO 2003 KH NO 186			
						Amount In		Three Hundred Rupees Only	
Total				300.00		Words			
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		69103332022010314056 2721959440	
Cheque/DD No.				Bank Date		RBI Date		03/01/2022-14:39:29 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
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