



CHALLAN  
MTR Form Number-6



GRN	MH011465358202526U	BARCODE			Date	11/11/2025-14:13:24	Form ID					
Department			Inspector General Of Registration									
Search Fee			Payer Details									
Type of Payment			Other Items									
Office Name			NGP7_JT NAGPUR NO 7 SUB REGISTRAR									
Location			NAGPUR									
Year			2025-2026 One Time									
Account Head Details			Amount In Rs.	Flat/Block No.								
0030072201 SEARCH FEE			750.00	MOUZA- PIPLA								
				Premises/Building								
				Area/Locality								
				Town/City/District								
				PIN								
						4	4	0	0	2	4	
				Remarks (If Any)								
				LEGAL SEARCH FROM THE PERIOD OF 1996 TO 2025								
Total			750.00	Amount In								
				Seven Hundred Fifty Rupees Only								
				Words								
Payment Details			STATE BANK OF INDIA	FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	00040572025111108668	CPAFWLVC5					
Cheque/DD No.				Bank Date	RBI Date	11/11/2025-14:24:14	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. : 9764003297

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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावेजांसाठी लागू नाही.

# SHILPA G. GUPTA

## ADVOCATE

OFFICE:- 207, DHANASHREE APTS, TB- THIRD FLOOR, MANEWADA ROAD, TUKDOJI SQ., NAGPUR-24

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### LEGAL TITLE REPORT

#### FORMAT-A

#### (CIRCULAR NO. 28/2021)

To,

MAHARERA,

NAGPUR DIVISION, NAGPUR

**SUBJECT:- 1) Title Clearance Certificate with respect to property i.e.**  
ALL THAT Piece and parcel of Non-Agricultural land bearing Plot No.1, admeasuring about 15509.837 Sq. Mtrs., and the Open Recreational Space, admeasuring about 1778.870 Sq. Mtrs. Thus, total land admeasuring 17288.707 Sq. Mtrs. bearing City Survey Property Card No. out of 1629/2 and 1631, Sheet No. 70 & 75 out of the entire lay out sanctioned on lands bearing Survey Nos. Kh. 48/2, Kh. 68 Part, & Kh. 71 Part and admeasuring 4.33 acres situated at MOUZA – PIPLA, P. S. K. 38, situate at Village - Pipla, Nagpur, within the limits of the Nagar Panchayat Besa-Pipla in Tahsil - Nagpur (Rural) and District – NAGPUR;

**I have investigated the title of the said land on the request of M/S ELITE BUILDERS AND DEVELOPERS, A Partnership Firm, through its Partner (1) SHRI. SANDIP OMPRAKASH AGRAWAL AND (2) M/S. PYRAMID TAJSHREE LLP, A Limited Liability Partnership Firm through it's Authorized Partner SHRI. SANJAY NAMDEORAO GOSAVI, who are going to construct the same and I have verified following documents i.e.**

**Following Documents are produced before me.**

- i) Adhikar Abhilekh Mouza- Pipla, Kh. 48,
- ii) Original 7/12 Mouza- Pipla, Kh. 48/2, 68 & 71 dated 26/09/2024 in the name of Luxora Infrastructure Pvt. Ltd.

  
**SHILPA GUPTA**  
ADVOCATE

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Enrolment No.: Mah/2790/2004

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- iii) Certified Copy of Sale Deed Dated 19/05/2009 Doc. Serial No.7-3590-2009
- iv) Certified Copy of Sale Deed Dated 19/05/2009 Doc. Serial No.7-3591-2009
- v) Original Sale Deed Dated 30/05/2011, Document No.7-4012-2011
- vi) Original Sale Deed Dated 20/06/2011, Document No.7-4530-2011
- vii) Original Sale Deed Dated 10/07/2025, Document No.5-7709-2025
- viii) Original Property Card CTS No. 1629/1 & CTS No. 1629/2
- ix) Original K-Prat Dated 25/05/2025
- x) Original Deed of Correction to Development Agreement dated 28/06/2024, Document No.7-8414-2024
- xi) New Property Card in the name of Luxora Infrastructure Pvt. Ltd.
- xii) Original Power of Attorney dated 28/06/2024 Document No. 8415-2024
- xiii) Copy of Development Agreement with Luxora Infrastructure Pvt. Ltd. dated 28/06/2024 Document No. 8413-2024
- xiv) Original Final Layout Plan
- xv) Original copy of N.A. Order
- xvi) Original Map Sheet No. 70 & 75
- xvii) Original Building Permit & Plan dated 10/10/2025
- xviii) Original Applied Copy of Mutation in the name of Elite Builders and Developers dated 08/11/2025

### **Search Report for 30 years from 1996 to 2025**

On the perusal of abovementioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of the property owned by **M/S ELITE BUILDERS AND DEVELOPERS, A Partnership Firm, through its Partner (1) SHRI. SANDIP OMPRAKASH AGRAWAL AND (2) M/S. PYRAMID TAJSHREE LLP**, A Limited Liability Partnership Firm through it's Authorized Partner

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**SHRI. SANJAY NAMDEORAO GOSAVI**, is clear, marketable and without any encumbrances and having right to develop and construct the said property by Agreement to sell/Sale Deeds.

### **OWNER OF THE LAND M/S ELITE BUILDERS AND DEVELOPERS**

The report reflecting the flow of the title of the (Owner/Builder/Developer/ Company) on the said land is enclosed herewith as annexures.

#### **FLOW OF THE TITLE OF THE SAID**

#### **LAND TRACING OF THE TITLE**

#### **ORIGINAL OWNERSHIP**

##### **In Respect of LAND OF KH. NO. 48/2**

From the documents produced it is observed that Originally the land bearing Old Survey No. 18/2, 42/6 and 123/2 admeasuring about 2.78, 0.07 and 3.80 Hectares, (in all 6.65 Hectares) respectively was owned by Mahadeo Chindhu Bodhare and Raghunath Cindhu Bodhare as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954 and under the family partition, the land in all admeasuring about 8.77 Hectares went in the share of Shri Mahadeo Chindhu Bodhare;

THAT, it is seen in the Record of Rights, that the aforesaid Agricultural land admeasuring about 6.96 Hectares alongwith other agricultural land admeasuring about 8.77 Hectares purchased in the name of Shri Khushal alias Haripal Mahadeo Bodhare in all admeasuring about 15.73 Hectares situated at Village Pipla;

THAT, under consolidation proceedings carried out by the Govt. in the year 1979-80, said old survey number 123/2 was renumbered as Kh. No. 48 admeasuring 3.85 Hectares;

##### **DEATH OF ORIGINAL LAND OWNER NAMELY SHRI MAHADEO CHANDHU BODHARE**

THAT, the aforesaid Shri Mahadeo Chindhu Bodhare expired in the year 1991 and the same was inherited by his legal heirs viz. his widow Gunabai, sons Dhanraj and Khushal

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alias Haripal, and married daughters Savitabai Kisanji Doye and Sevantabai Madhukar Raut. Subsequently under an internal Partition dt. 05/07/1991, the Agricultural land Kh. No. 48, Kh. No. 213 and portion of Kh. No. 33 admeasuring about 3.85, 0.88 and 2.68 respectively in all admeasuring about 7.41 Hectares, alongwith came to be allotted to one of the sons of Late Mahadeo viz. Khushal alias Haripal and accordingly he became the sole and exclusive owner of said Agricultural lands; AND

That, Shri Khushal alias Haripal Mahadeo Bodhare sold the land bearing Kh. Survey No. 48/2, admeasuring about 1.62 Hectares out of total Land to Shri Gowardhandas Narsinghdas Chandak H.U.F. by Sale Deed dt. 03/11/2007 registered with Sub Registrar, Nagpur-10 Rural at Book No. 1 at Sr. No. 5294 dt. 03/11/2007 and the name of Shri Goverdhandas Narsinghdas Chandak H.U.F. was mutated in revenue records as the owner of the said land vide Ferfar No. 1038 dt. 23/11/2007;

THAT, the Govt. of Maharashtra vide Notification dt. 17/02/2006 bearing No. TPS-2405 Nagpur R.P. DCR-UD-9 has sanctioned Special Regulations for Special Township in area under Nagpur Regional Plan according to which the owner has submitted a proposal for developing integrated special Township for 100 H.R. area from Mouza-Pipla, Tahsil : Nagpur (Rural) District: Nagpur;

That, the Govt. of Maharashtra through Urban Development Department has sanctioned the proposal for special Township as submitted by the Luxora Infrastructures Private Limited and has issued a Notification bearing No. TPS/2407/2045/CR-233/07/UD9 dt. 29/02/2008 Published in Govt. Gazette on 20/03/2008 and further Notification bearing No. TPS/2407/2045/CR-233/07/UD9 dt. 04/12/2008 Published in Govt. Gazette on 04/12/2008;

### KH. NO. 48 TRANSFERRED IN THE NAME OF LUXORA INFRASTRUCTURE PRIVATE LIMITED

THAT, Shri Goverdhandas Narsinghdas Chandak H.U.F. sold the said land alongwith other lands held by it to Luxora Infrastructures Private Limited by virtue of Sale Deed dt. 15/05/2008 registered with Sub Registrar, Nagpur- 7 at Book No. 1 at Sr. No. 2784



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dt. 15/05/2008 and the name of Luxora Infrastructures Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1296 Dt. 05/06/2008; AND

### **ORIGINAL OWNERSHIP**

#### **In Respect of LAND OF KH. NO. 68**

**THAT**, it is seen that, Originally the said land bearing old Field Khasra Number 115/1, admeasuring about 2.68 Hectares was owned by two bothers Shyamrao and Motiram as per records of Jama Bandhi of 1954-55 and Adhikar Abhilekh prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954.

**THAT**, it is seen that on the death of Motiram his share in the said land came to be inherited by his widow Soni while on the death of Shyamrao his share in the said land was inherited by his widow Chindhi and his Minor son Rambhau. That said Chindhi having remarried left her share in the property of her husband Shyamrao and accordingly the entire share of the Shyamrao came to be inherited by his son Rambhau. That said Rambhau was bachelor and on his death his share came to be inherited by Soni Wd/o Motiram. That said Soni wd/o Motiram expired and on her death the said entire Agricultural land of Field Kh. No. 115/1 admeasuring about 2.68 Hectares was inherited by her only daughter Rukhmabai Anandrao Bhure; AND

**THAT**, it is seen that the aforesaid Smt. Rukhmabai Anandrao Bhure sold 1.32 Hectares out of the said entire land to Shri Chindhba Tukaram Bhaute by virtue of Sale Deed dt. 17/05/1966 and the said land was renumbered as Kh. No. 115/2; AND

**THAT**, under the resurvey and remeasurement carried out by the Govt in the village Pipla under Consolidation and Fragmentation and accordingly the aforesaid old Survey No. 115/2 was renumbered as New Kh. Survey No. 68; AND

That, the owner applied before The Sub Divisional Officer, Nagpur u/s 29 of the Maharashtra Land Revenue Code, 1966 to include himself in Occupant Class-I category under clause (c) of Sub Section (2) of Section 29 of the said Act and the said Officer included the owner as Occupant Class-I with Bhumiswami rights in respect of said land in Rev. Case No. 1135/LND-18/2002-03 by order dt. 24/04/2003 included the owner as Occupant Class-I with Bhumiswami rights

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in respect of said land. The Revenue Authorities i.e. Patwari No. 38 has taken the change of the same as per Ferfar No. 432 dt. 26/06/2003; AND

**THAT**, it is seen that the aforesaid Shri Chindhba Tukaram Bhaute sold the said land to Shri Pramod Panjabrao Chandekar and Shri Sudhakar Dinkar Satfale by Sale Deed dt. 26/05/2004 registered with Sub Registrar, Nagpur-10 (Rural) at Book No. 1 at Sr. No. 3242 dt. 26/05/2004 and the names of Shri Pramod Panjabrao Chandekar and Shri Sudhakar Dinkar Satfale were mutated in revenue records as the co-owners of the said land vide Ferfar No. 496 dt. 25/06/2004; AND

**THAT**, it is seen that the aforesaid Shri Pramod Panjabrao Chandekar and Shri Sudhakar Dinkar Satfale further sold the said land to Shri Hitesh Kantilal Joshi, Shri Dinesh Krishnarao Shilone, Smt. Ratnamala Hitesh Joshi and Shri Manoj Babarao Khurge by Sale Deed dt. 08/08/2005 registered with Sub Registrar, Nagpur—10 (Rural) at Book No. 1 at Sr. No. 4932 dt. 09/08/2005 and the names of Shri Hitesh Kantilal Joshi, Shri Dinesh Krishnarao Shilone, Smt. Ratnamala Hitesh Joshi and Shri Manoj Babarao Khurge were mutated in revenue records as the co-owners of the said land vide Ferfar No. 735 dt. 05/05/2006;

**THAT**, it is seen that, one of the co-owner Shri Manoj Babarao Khurge expired on 21/04/2007 and on his death his share in the said property was inherited by his widow Smt. Vaishali Manoj Khurge, son Shripad alias Tanmay Manoj Khurge and daughters Ku. Kalyani Manoj Khurge and Ku. Samidha Manoj Khurge and their names mutated in revenue records as the co-owners of the said land vide Ferfar No. 1023 dt. 03/10/2007;

### **KH. NO. 68 TRANSFERRED IN THE NAME OF VEDBHUMI BUILDERS AND DEVELOPERS**

**THAT**, it is seen that, the aforesaid Shri Hitesh Kantilal Joshi, Shri Dinesh Krishnarao Shilone, Smt. Ratnamala Hitesh Joshi, Smt. Vaishali Manoj Khurge, Shripad alias Tanmay Manoj Khurge, Ku. Kalyani Manoj Khurge and Ku. Samidha Manoj Khurge further transferred the said property to Vedbhumi Builders and Developers Private Limited by Sale Deed dt. 23/09/2008 registered with Sub Registrar, Nagpur -7 at Book No. 1 at Sr. No. 6147 dt. 23/09/2008 and the name of Vedbhumi Builders and Developers Private Limited was mutated in revenue

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records as the sole and exclusive owner of the said land vide Ferfar No. 1409 dt. 08/12/2008;

### **KH. NO. 68 TRANSFERRED IN THE NAME OF CADENCE ORCHARDS PRIVATE LIMITED**

it is seen that, the aforesaid Vedbhumi Builders and Developers Private Limited after passing necessary resolutions agreed to sell the said land to Cadence Orchards Private Limited and executed Sale Deed of the said land in favour of Cadence Orchards Private Limited by Sale Deed dt. 19/05/2009 registered with Sub Registrar, Nagpur- 7 at Book No. 1 at Sr. No. 3590 dt. 19/05/2009 and by virtue of aforesaid Sale Deed the name of Cadence Orchards Private Limited was mutated as owner of land vide Ferfar No. 1474 dt. 05.06.2009;

### **KH. NO. 68 TRANSFERRED IN THE NAME OF LUXORA INFRASTRUCTURE PRIVATE LIMITED**

it is seen that, the aforesaid Cadence Orchards Private Limited after taking necessary resolutions sold the said land alongwith other lands held by it to Luxora Infrastructures Private Limited by Sale Deed dt. 30/05/2011 registered with Sub Registrar, Nagpur- 7 at Book No. 1 at Sr. No. 4012 dt. 30/05/2011 and the name of Luxora Infrastructures Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No.1666 dt. 14/10/ 2011; AND

### **ORIGINAL OWNERSHIP**

#### **In Respect of LAND OF KH. NO. 71**

it is seen that, originally the land bearing old Survey No.116, admeasuring about 0.98 Hectares was owned by Sadashiv Mangal as per records of Jama Bandhi of 1954-55 and Adhikar Abhilekh prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954. Shri Sadashiv Mangal sold the said land to Sheikh Mohammed Sheikh Doma by Sale Deed dt. 05/06/1958 and on his death the aforesaid land inherited by his son Abdul Majid Sheikh Mohammed and his name was mutated in revenue records as the owner of the said property;

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That under the resurvey and remeasurement carried out by the Govt in the village Pipla under Consolidation and Fragmentation and accordingly the aforesaid old Survey No. 116 was renumbered as **New Kh./ Survey No.71**;

### **KH. NO. 71 TRANSFERRED TO MOHAMMAD SHAFI S/O MOHAMMAD SHAKOOR**

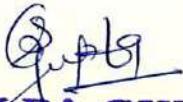
That, Abdul Majid Sheikh Mohammed sold the said land bearing Old Survey No. 116, New Survey No. 71 to Mohammed Shafi s/o Abdul Shakoos by Sale Deed dt. 25/07/1984 registered with Sub Registrar, Nagpur at Book No. 1, at Sr. No. 1955 dt. 25/07/1984 and name of Mohammed Shafi s/o Abdul Shakoos was mutated in revenue records as the sole and exclusive owner of the said property vide Ferfar No. 80 dt. 20/01/1992;

### **KH. NO. 71 TRANSFERRED TO ASHOK TUKARAMJI KHOBRAGADE**

That, Mohammed Shafi s/o Abdul Shakoos sold the said land to Shri Ashok Tukaramji Khobragade by Sale Deed dt. 04/02/1992 registered with Sub Registrar, Nagpur- 11 at Book No. 1, at Sr. No. 837 dt. 04/02/1992 and name of Shri Ashok Tukaramji Khobragade was mutated in revenue records as the sole and exclusive owner of the said property vide Ferfar No. 149 dt. 30/04/1992;

### **KH. NO. 71 TRANSFERRED TO SUDHAKAR DINKAR KHOBRAGADE, PRAMOD PANJABRAO CHANDEKAR, PRAKASH NILKANTHRAO CHANDURKAR AND ASHISH MADHUKARRAO HATWAR**

It is seen that, the aforesaid Shri Ashok Tukaramji Khobragade further sold the said land to Shri Sudhakar Dinkar Satfale, Shri Pramod Panjabrao Chandekar, Shri Prakash Nilkanthrao Chandurkar and Shri Ashish Madhukarrao Hatwar by Sale Deed dt. 09/02/2004 registered with Sub Registrar, Nagpur- 10 (Rural) at Book No. 1, at Sr. No. 849 dt. 09/02/2004 and the names of Shri Sudhakar Dinkar Satfale, Shri Pramod Panjabrao Chandekar, Shri Prakash Nilkanthrao Chandurkar and Shri Ashish Madhukarrao Hatwar were mutated in revenue records as the co-owners of the said property vide Ferfar No. 482 dt. 22/03/2004;



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### **DEATH OF SHRI ASHISH MADHUKARAO HATWAR**

It is seen that, aforesaid Shri Ashish Madhukarao Hatwar expired on 14/11/2007 and on his death his share in the said property was inherited by his widow Smt. Nilima Ashish Hatwar and her name was mutated in place of Shri Ashish Madhukarao Hatwar in the revenue records as the co-owner of the said property vide Ferfar No. 1086 dt. 16/01/2008.

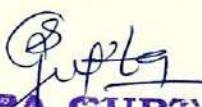
### **KH. NO. 71 TRANSFERRED IN THE NAME OF VEDBHUMI BUILDERS AND DEVELOPERS**

It is seen that, aforesaid Shri Sudhakar Dinkar Satfale, Shri Pramod Panjabrao Chandekar, Shri Prakash Nilkanthrao Chandurkar and Smt. Nilima Ashish Hatwar transferred / sold the said land to Vedbhumii Builders and Developers Private Limited by Sale Deed dt. 28/01/2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 514 dt. 28/01/2008 and the name of Vedbhumii Builders and Developers Private Limited was mutated in revenue records as the sole and exclusive owner of the said property vide Ferfar No. 1117 dt. 21/02/2007.;

### **KH. NO. 71 TRANSFERRED IN THE NAME OF SANJAY DULICHAND KOTHARI, SHRI SANJAY KOTHARI H.U.F., SHRI DULICHAND KOTHARI H.U.F., AND NEELAM SANJAY KOTHARI**

It is seen that, aforesaid Vedbhumii Builders and Developers Private Limited agreed to sell the said property to Shri Sanjay Dulichand Kothari, Shri Sanjay Kothari H.U.F., Shri Dulichand Kothari H.U.F. and Smt. Neelam Sanjay Kothari, by Sale Deed dt. 19.05.2009 registered with Sub Registrar, Nagpur - 7 at Book No. 1, at Sr. No. 3591 dt. 19.05.2009 and the names of Shri Sanjay Dulichand Kothari, Shri Sanjay Kothari H.U.F., Shri Dulichand Kothari H.U.F. and Smt. Neelam Sanjay Kothari, were mutated in revenue records as the co-owners of the said property vide Ferfar No. 1475 dt. 05.06.2009;

That, the Govt. of Maharashtra vide Notification dt. 17/02/2006 bearing No. TPS-2405 Nagpur R.P. DCR-UD-9 has sanctioned Special Regulations for Special Township in area under Nagpur Regional Plan according to which the owner has submitted a



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proposal for developing integrated special Township for 100 H. R. area from Mouza: Pipla, Tahsil: Nagpur (Rural) District: Nagpur; AND

**WHEREAS**, That, the Govt. of Maharashtra through Urban Development Department has sanctioned the proposal for special Township as submitted by the Luxora Infrastructures Private Limited and has issued a Notification bearing No. TPS/2407/2045/CR-233/07/UD9 dt. 29/02/2008 Published in Govt. Gazette on 20/03/2008 and further Notification bearing No. TPS/2407/2045/CR-233/07/UD9 dt. 04/12/2008 Published in Govt. Gazette on 04/12/2008; AND

### **KH. NO. 71 TRANSFERRED IN THE NAME OF LUXORA INFRASTRUCTURE PRIVATE LIMITED**

It is seen that, aforesaid Shri Sanjay Dulichand Kothari, Shri Sanjay Kothari H.U.F., Shri Dulichand Kothari H.U.F. and Smt. Neelam Sanjay Kothari agreed to sell the said property to Cadence Orchards Private Limited and as per instructions of said Cadence Orchards Private Limited executed Sale Deed in favour of Luxora Infrastructures Private Limited by Sale Deed dt. 20/06/2011 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 4530 dt. 20/06/2011 and the name of Luxora Infrastructures Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1665 dt. 14/10/2011;

THAT, the Govt. of Maharashtra vide Notification dt.17/02/2006 bearing No. TPS-2405 Nagpur R.P. DCR-UD-9 has sanctioned Special Regulations for Special Township in area under Nagpur Regional Plan according to which the owner has submitted a proposal for developing integrated special Township for 100 H. R. area from Mauza: Pipla, Tahsil: Nagpur (Rural) District: Nagpur;

That, the Collector, Nagpur in Rev. Case No. 188/M.R.C.-81/M.R.T.P./ Special Township/2010-2011 granted the Letter of Intent in respect of the said Special Township Vide Order dt. 27/05/2011;

That, the Govt. of Maharashtra through Urban Development Department has sanctioned the proposal for special Township as submitted by the Luxora Infrastructure Private Limited and has issued a Notification bearing No. TPS/2407/2045/CR-233/07/UD9 dt. 29/02/2008 Published in Govt. Gazette on 20/03/2008 and further

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## ADVOCATE

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MOB-9764003297, 9823243296, Email:- [shilpangupta19@gmail.com](mailto:shilpangupta19@gmail.com)

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Notification bearing No. TPS/2407/2045/CR-233/07/UD9 dt. 04/12/2008 Published in Govt. Gazette on 04/12/2008. THAT, thereafter the Government renewed the Locational Clearances by its notification bearing no. TPS/2407/2045/CR-233/07/UD-9 dated April 16, 2010 and Notification bearing No. TPS/2407/2045/CR-233/07/UD-9 dated March 28, 2011; AND

It is seen that, as per the request of the Owner Luxora Infrastructure Private Limited, the Director Town Planning under the provisions of the Maharashtra Regional and Town Planning Act, 1966 vide Notification No. R.P.Nagpur/Village-Pipla-ITP-TPV- 2-3024 dated 23/06/2023 excluded/deleted an area of 62.98 H.R. (including the lands of Kh. No. 48/2, 68 and 71) from the Special Integrated Township and as on date the said lands are outside the area of Special Integrated Township Project;

That, the Urban Development Department Maharashtra Government, in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 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 notified area and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area;

That, the Urban Development Department Maharashtra Government, has also sanctioned the Development Plan on 05/01/2018 for the notified area and under the said sanctioned Development Plan, the aforesaid lands were under the Residential Zone;

That the Urban Development Department under the provisions of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Township Act, 1965 and under the provisions of the Maharashtra Regional Town Planning Act, 1966 published a Notification dt. 20/01/2023 bearing No. MUN- 2019/Pra.Kr.240/UD-18 wherein Planning authority called The Besa, Beltarodi Pipla Ghogali Nagar Panchayat has been appointed for the areas of Old Mouza of Besa, Beltarodi, Pipla and Ghogali of Nagpur Rural;

**DEVELOPMENT AGREEMENT OF LAND KH. NO. 48/2, 68 PART & 71**  
**PART BY LUXORA INFRASTRUCTURE PRIVATE LIMITED IN**  
**FAVOUR OF AKALPIK REALITY PRIVATE LIMITED**

# SHILPA G. GUPTA

## ADVOCATE

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It is seen that, by and under a Development Agreement dated 28/06/2024 registered with the Sub-Registrar of Assurances, Nagpur- 7 under Serial No. 8413 of 2024 and Deed of Correction dated 28/06/2024 registered with the Sub-Registrar of Assurances, Nagpur- 7 under Serial No. 8414 of 2024 the Owner Luxora Infrastructure Private Limited, has granted and assigned development rights with respect to said part of lands admeasuring 1.75 H.R. (4.33 Acres) to AKALPIK REALITY PRIVATE LIMITED, a private limited company incorporated under the Companies Act, 1956 with its Corporate Identification Number U68200MH2024PTC417979, having its registered office at 403, Tulip Garden Enclave, Ganeshpeth, Mahatma Fule Bazar, Nagpur- 440018;

### **POWER OF ATTORNEY IN RESPECT OF LAND KH. NO. 48/2, 68 PART & 71 PART**

The Owner Luxora Infrastructure Private Limited, also granted irrevocable Power of Attorney registered with the Sub- Registrar of Assurances, Nagpur - 7 under Serial No. 8415 of 2024 for the development Land and for the sale of such developed land from the Project Land an area admeasuring 0.03 H.R. (0.08 acre) has been reserved for a DP road ("DP Land");

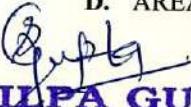
### **N.A. ORDER**

It is seen that The said lands have been converted for non- agricultural use vide Order bearing No. रा. मा. क्र. 62/एन.ए.पी.- 34/2024-2025 दिनांक 08 जानेवारी 2025, issued by the Tahsildar Nagpur, Rural subject to the terms and conditions set out therein; aforesaid land i.e. Kh. No. 48/2, 68 Part and 71 Part, has converted for Non- Agricultural i.e. for residential use. It is submitted that, as per said NA Order layout sanctioned by the Hon'ble Tahsildar, Nagpur Rural, following are the Statement of Area

### **AREA STATEMENT**

1. Area of Plot (Minimum area of A,B, C to Be Considered A)
A. AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT) - 17527.020 SQ. MTRS.
B. AS PER MEASUREMENT SHEET -17522.880 SQ. MTRS 100%
C. AS PER SITE -17522.880 SQ. MTRS 100%
D. AREA OF PLOT UNDER LAYOUT -17522.880 SQ. MTRS 100%

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**SHILPA GUPTA**

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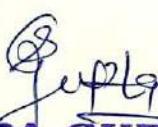
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E. BALANCE PLOT AREA NOT UNDER PROPOSAL	-----	SQ. MTRS
2. DEDUCTIONS FOR A) D.P./D.P. ROAD WIDENING AREA/ SERVICE ROAD/ HIGHWAY WIDENING	-----	- 234.173 SQ. MTRS.
B. ANY D.P. RESERVATION AREA	-----	SQ. MTRS
(TOTAL A+B) 00 SQ. MTRS.		
3. BALANCE AREA OF PLOT	(1-2) -17522.880	SQ. MTRS
4. AMENITY ASPACE (IF APPLICABLE) UPTO 0.4 NIL		
A) REQUIRED	0.000	SQ. MTRS. 5%
B) ADJUSTMENT OF 2(B), IF ANY	-----	SQ. MTRS
C) PROPOSED	0.000	SQ. MTRS. 5%
5. NET PLOT AREA(3-4C)	17288.707	SQ. MTRS 100%
RECREATIONAL OPEN SPACE (IF APPLICABLE)		
6. A) REQUIRED 10% OF (3)	1728.870	SQ. MTRS 10%
B) PROPOSED	1778.870	SQ. MTRS. 10.29%
7. ROAD UNDER LAYOUT AREA	-----	SQ. MTRS.
8. SERVICE ROAD/HIGHWAY WIDENING	-----	SQ. MTRS.
A. AREA UNDER PLOT -1	15509.837	SQ. MTRS. 89.71%
9. AREA UNDER LAYOUT PLOT	15509.837	SQ. MTRS.
10. PERO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=5/9	----	SQ. Mtr.
AREA FOR INCLUSIVE HOUSING		
11. A) REQUIRED	50.00	SQ. MTRS.
B) PROPOSED	50.00	SQ. MTRS.

  
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It is seen that, in furtherance thereto, the Developer AKALPIK REALITY PRIVATE LIMITED obtained the final approval for the sanctioned layout in respect of the Project Land from Nagar Panchayat Besa - Pipla vide Letter bearing reference No. Approval No. BPNM/LF/2025/APL/00011 dated 09.06.2025 subject to compliance of terms and conditions set out therein; AND

### **LAND KH. NO. 48/2, 68 PART & 71 PART TRANSFERRED TO M/S ELITE BUILDERS AND DEVELOPERS**

It is seen that, the aforesaid Developer AKALPIK REALITY PRIVATE LIMITED, and land owner Luxora Infrastructure Private Limited executed Deed of Sale Dated 10/07/2025 registered in the office of Sub Registrar, Nagpur- 5 at Book No. 1 at Sr. No. 7709 dated 10/07/2025 in favour of M/S ELITE BUILDERS AND DEVELOPERS, a Partnership firm having registered office at Shop Nos. 1 to 5, Ground Floor, Pyramid City - 6, Besa Pipla Road, Nagpur - 440034 in respect of piece and parcel of Lay Out Plot bearing No. Plot - 1, admeasuring about 15509.837 Sq. Mtrs., and the Open Recreational Space admeasuring about 1778.870 Sq. Mtrs. Thus, total land admeasuring 17288.707 Sq. Mtrs. bearing City Survey Property Card No. out of 1629/2 and 1631, Sheet No. 70 & 75 out of the entire lay out sanctioned on lands bearing Survey Nos. Kh. 48/2, Kh. 68 Part, Kh. & 71 Part and admeasuring 4.33 acres and situated at MOUZA-PIPLA, P. H. No. 38, Tahsil: NAGPUR (RURAL) and District: Nagpur

### **PERMISSION OF BUILDING PERMIT**

It is seen that, the aforesaid OWNER has now decided to develop the said property the aforesaid land in to a Residential Estate. That the Owner accordingly has prepared a Plan of the said Multistoried Buildings proposed to be constructed on the said Piece of Land and the said entire complex to be collectively known and styled as "**PYRAMID ELITE**" and the same is duly sanctioned and approved by Chief Officer, Nagar Panchayat Besa-Pipla, Nagpur vide it's Building Permit No. 1538794 and Permit No. BPNM/B/2025/APL/00769 Dated 10/10/2025; For residential Use And Commercial Use in the name of M/S ELITE BUILDERS AND DEVELOPERS.



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It is submitted that, THAT, the aforesaid Project consists of a various BLOCKS to be known and styled as "**PYRAMID ELITE**" consists of

- (1) BLOCK-A(Mixed), GROUND FLOOR AND FIRST FLOOR,**
- (2) BLOCK-B(Mixed), GROUND FLOOR AND FIRST FLOOR,**
- (3) BLOCK-C(Mixed), GROUND FLOOR AND FIRST FLOOR,**
- (4) BLOCK-D(Mixed), GROUND FLOOR AND FIRST FLOOR,**
- (5) BLOCK-E(Mixed), GROUND FLOOR AND FIRST FLOOR,**
- (6) BLOCK-F(Mixed), GROUND FLOOR AND FIRST FLOOR,**
- (7) BLOCK-G (Mixed), GROUND FLOOR AND FIRST FLOOR AND**
- (8) BLOCK-H (Mixed), GROUND FLOOR, FIRST FLOOR, SECOND FLOOR AND THIRD FLOOR** consisting of various self contained separate Residential Row Houses, Commercial Shops AND Offices therein are as follows:

**BLOCK-A (Mixed)**, consist of Ground Floor and First Floor. There is Parking on Ground Floor And there are 8 (EIGHT) Residential Unit.

**BLOCK-B (Mixed)**, consist of Ground Floor and First Floor. There is Parking on Ground Floor And there are 18 (EIGHTEEN) Residential Unit.

**BLOCK-C (Mixed)**, consist of Ground Floor and First Floor. There is Parking on Ground Floor And there are 8 (EIGHT) Residential Unit.

**BLOCK-D (Mixed)**, consist of Ground Floor and First Floor. There is Parking on Ground Floor And there are 16 (SIXTEEN) Residential Unit.

**BLOCK-E (Mixed)**, consist of Ground Floor and First Floor. There is Parking on Ground Floor And there are 14 (FOURTEEN) Residential Unit.

**BLOCK-F (Mixed)**, consist of Ground Floor and First Floor. There is Parking on Ground Floor And there are 14 (FOURTEEN) Residential Unit.

**BLOCK-G (Mixed)**, consist of Ground Floor and First Floor. There is Parking on Ground Floor And there are 8 (EIGHT) Residential Unit.

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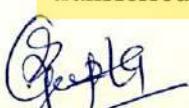
**BLOCK-H (Mixed)**, consist of Ground Floor, First Floor, Second Floor and Third Floor. There is Commercial Shops on Ground Floor and First Floor also Offices on Second Floor and Third Floor Thus there are 24 Commercial Shops and 8 offices.

Thus there are in all 86 (EIGHTY-SIX) self-contained separate Residential Row Houses and 32 (THIRTY TWO) Commercial Shops and Offices in the said **BLOCK-A, BLOCK-B, BLOCK-C, BLOCK-D, BLOCK-E, BLOCK-F, BLOCK-G and BLOCK-H** to be constructed by the Vendor/Granter on the said Project Land in accordance with the plans, designs and specifications as approved by the Competent local authority from time to time. All these Residential Row Houses and Commercial Shops/Offices shall be strictly utilized for the residential and commercial purpose only.

It is submitted that, the Height of the building is not more than 15 Mtrs above. Therefore there is no need of Height Clearance Certificate and also Fire Noc from Government of Maharashtra.

### REVENUE RECORDS

I have taken the Online searches of Kh. No.48/2, 68Part & 71Part, vide free search portal on 11/11/2025, of Index-II, made available for inspection in Sub-Registrar Office, and by paying requisite Search Fee for the Period of 30 years Vide Challan GRN No. MH011465358202526U dated 11/11/2025, in the office of the Sub- Registrar Office Nagpur Gramin No. 7 and Nagpur rural No.10 and the documents produced before me, I am of the Opinion that M/S ELITE BUILDERS AND DEVELOPERS is the owner of the said property. However, charges or rights created by unregistered documents cannot be ascertained and known from the entries from the Govt. Record. That thereafter further from 01/11/2005 all the Sub-Registrar of Nagpur have power to register documents irrespective of Mouza or ward where it is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised, and in Sub Registrar Office Index-II are not complied Mouzawise and Encumbrance Certificate is not issued by the Sub- Registrar Office. The title of M/S ELITE BUILDERS AND DEVELOPERS over the aforesaid property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever and there are no encumbrances.



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hat on the basis of available records and searches made by me and the documents placed before I can certify that the property referred in the schedule is owned by M/S ELITE BUILDERS AND DEVELOPERS That all the relevant documents of the title such as Sale Deed of Land. etc. are the Xerox copies which are verified by me and I have tallied these documents from appropriate authorities. I did not come across any adverse entry affecting the title of M/S ELITE BUILDERS AND DEVELOPERS in the referred property during my search.

That I am satisfied that M/S ELITE BUILDERS AND DEVELOPERS is the owner of the said property, having clear & marketable title in the said property.

That in result I have to state that I have made necessary searches at the concerned Sub-Registrar Office and as a result of such searches I am satisfied that the M/S ELITE BUILDERS AND DEVELOPERS is the owner of referred property.

I hereby certify that the above-mentioned Kh. No.48/2, 68Part & 71Part is free from all sorts of encumbrances, charges, liabilities, liens, Lispendens and attachment of any kind whatsoever and the said property is absolute clear, free and marketable.

It is further certified that I have verified from the Online entry which is recorded by Government in the Government Record, about the genuineness of the title deeds examined by me and that the same is original and not duplicate, fake or fabricated.

### SCHEDULE OF PROPERTY

ALL THAT Piece and parcel of Non-Agricultural land bearing Plot No.1, admeasuring about 15509.837 Sq. Mtrs., and the Open Recreational Space, admeasuring about 1778.870 Sq. Mtrs. Thus, total land admeasuring 17288.707 Sq. Mtrs. bearing City Survey Property Card No. out of 1629/2 and 1631, Sheet No. 70 & 75 out of the entire lay out sanctioned on lands bearing Survey Nos. Kh. 48/2, Kh. 68 Part, & Kh. 71 Part and admeasuring 4.33 acres situated at MOUZA – PIPLA, P. S. K. 38, situate at Village - Pipla, Nagpur, within the limits of the Nagar Panchayat Besa-Pipla, within the Jurisdiction of Sub Registrar office Nagpur, in Tahsil - Nagpur (Rural) and District – NAGPUR, **The aforesaid land is bounded as under: -**



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**The aforesaid land Kh. No. 48/2 is bounded as under: -**

<b>ON THE EAST</b>	<b>-</b>	<b>BY 24.00 MTRS. WIDE DP ROAD</b>
<b>ON THE WEST</b>	<b>-</b>	<b>BY KH. NO.50 (PART)</b>
<b>ON THE NORTH</b>	<b>-</b>	<b>BY KH. NO. 68, 71 &amp; 72</b>
<b>ON THE SOUTH</b>	<b>-</b>	<b>BY KH. NO. 48/1</b>

**The aforesaid land Kh. No. 68 PART is bounded as under: -**

<b>ON THE EAST</b>	<b>-</b>	<b>BY KH. NO. 71 (PART)</b>
<b>ON THE WEST</b>	<b>-</b>	<b>BY KH. NO.50 (PART)</b>
<b>ON THE NORTH</b>	<b>-</b>	<b>BY KH. NO. 68 (PART)</b>
<b>ON THE SOUTH</b>	<b>-</b>	<b>BY KH. NO. 48/2 (PART)</b>

**The aforesaid land Kh. No. 71 PART is bounded as under: -**

<b>ON THE EAST</b>	<b>-</b>	<b>BY KH. NO. 72 (PART)</b>
<b>ON THE WEST</b>	<b>-</b>	<b>BY KH. NO.68 (PART)</b>
<b>ON THE NORTH</b>	<b>-</b>	<b>BY KH. NO. 71 (PART)</b>
<b>ON THE SOUTH</b>	<b>-</b>	<b>BY KH. NO. 48/2 (PART)</b>

**(4) Any other relevant Title : Nil**

**(5) Litigations if any : NIL**

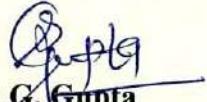
**Hence this is the Title Verification and Search Report.**

**Thanking you,**

**Date:- 11/11/2025**

**Yours faithfully**

**Place :- Nagpur**



**Shilpa G. Gupta**

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