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SHEKHAR PARATE
ADVOCATE (B. Com. LL.B.)



Off. & Res., House No. 196/B, B/h. Rajvilas Talkies,
Bhide Maharaj Galli, Haldewada, Mahal, Nagpur-32
Court : 'Nyay Mandir' Room No.224, Civil lines, Nagpur.

Mob. No.9325536749, 9545114670; E-mail : adv.smparate26@gmail.com

16.07.2017

TITLE VERIFICATION (SEARCH) REPORT

To Whom-so-ever It May Concern:

This is to certify that I have taken the search of relevant Registers, Day-Book and Loose Sheets for the year 2005 to 2017 in respect of property, schedule of which is given hereunder, at the office of Sub-Registrar, Class II, Hingna, Nagpur by paying the requisite charges vide E-chalan No. MH003557155201718E & MH003557048201718E dated 15.07.2017 (Receipt Annexed) for the said period.

I know M/s Orange & Cotton Realities through its Partners Shri Sudatta s/o Pramodji Ramteke and Shri Bhupesh s/o Janardanji Waghmare as per documents submitted before me and the original documents including the original Sale-Deed pertaining the said scheduled Land bearing Khasra/Survey No. 4/1, Mouza KHLI (B), Tah. Hingna & Dist. Nagpur, etc. are submitted to me



and I am satisfied about the genuineness/originality of the said documents.

SCHEDULE OF PROPERTY

(In respect of which search is taken)

I

ALL THAT piece and parcel of Agricultural land bearing Khasra/Survey No. 4/1, having area admeasuring **10331.578 Sq.Mtr.** **(Total 80 Plots)** out of sanctioned non-agricultural layout being the portion of entire land having an area 7.94 H.R., P.H.No. 77, Mouza SUKLI (B), Tahsil Hingna District Nagpur. The list of 80 plots is annexed with the sale deed at its page No. 10/47, 11/47 & 12/47.

II

ALL THAT piece and parcel of Agricultural land bearing Khasra/Survey No. 4/1, having area admeasuring **7848.469 Sq.Mtr.** **(Total 77 Plots)** out of sanctioned non-agricultural layout carved on the entire land having an area 7.94 H.R., P.H.No. 77, Mouza SUKLI (B), Tahsil Hingna District Nagpur. The list of 77 plots is annexed with the sale deed at its page No. 9/133, 10/133 & 11/133.



On the basis of search conducted, I certify that the scheduled property No. I (being subject of this certificate) is

registered at Sr. No. 2745-2014 at the Office of Jt. Sub-Registrar, Class II, Hingna, Nagpur, on 20.06.2014 and registered at No. 2745-2014, at Book No.1 on 20.06.2014, and the **scheduled property No. II** is registered at Sr. No. 3309-2016 at the Office of Jt. Sub-Registrar, Class II, Hingna, Nagpur, on 28.07.2016 and registered at No. 3309-2016, at Book No.1 on 28.07.2016, being the same is purchased by said M/s Orange & Cotton Realities through its Partners Shri Sudatta s/o Pramodji Ramteke and Shri Bhupesh s/o Janardanji Waghmare from Shri Kamalkishore s/o Guruprasad Jaiswal, residents of Kanyaka Gruhnirman Society, Godhni Road, Yavatmal and scheduled property No. II through representative Mr. Vinay s/o Arjunlal Meshram, for a valuable consideration of **scheduled property No. I** Rs.1,11,21,000/- (Rs. One Crore Eleven Lac Twenty One Thousand Only) and **scheduled property No. II** Rs.84,48,500/- (Rs. Eighty Four Lac Forty Eight Thousand Five Hundred Only).

That, all that piece and parcel of agricultural land bearing Khasra no. 4/1, admeasuring about 7.94 H.R. in Mouza Sukli, was originally belonged to Mr. Vitthal Raghunath Ilmulwar, which is his ancestral Property and duly mutated his name in Revenue Records. The said property purchased by Mr. Abdul Hamidkha Mohd. Usmankha Pathan from Mr. Vitthal Raghunath Ilmulwar vide registered sale deed dated 04/04/1968 in office of



Sub Registrar, Nagpur at Sr. no. 1783 and become the absolute owner. Thereafter, Mr. Kamalkishore s/o Guruprasad Jaiswal has purchased 6.071 H.R. Land out of 7.94 H.R. Land from Mr. Abdul Hamidkha Mohd. Usmankha Pathan by sale deed dated 30/07/2008 vide sr. No. 4776/2008 and also purchased 0.89 H.R. out of remaining Land of the same from Mr. Abdul Hamidkha Mohd. Usmankha Pathan by way of sale deed dated 21/12/2011 at Sr. No. 6511/2011 in the office of Jt Sub Registrar, class II, Hingna. That, Smt. Savit Suresh Betheriya had purchased 1.00 H.R. Land Mouza Sukli (B), P.H.No. 77, Khasra No. 4/4 Tah. Hingna Dist. Nagpur from Mr. Abdul Hamidkha Mohd. Usmankha Pathan by duly registered sale deed dated 29/03/2000 at sr. No. 2267/2000 before Jt. Sub Refistrar, Class II, Hingna. Afterthat, Mr. Kamalkishore s/o Guruprasad Jaiswal has purchased agricultural land of Mouza Sukli (B), P.H.No. 77, Khasra No. 4/4 area admeasuring 1.00 H.R. from Smt. Savita Suresh Betheriya by way of sale deed on dated 19/09/2011 duly registered at Sr. No. 04824/2011 before Jt. Sub Refistrar, Class II, Hingna. Mr. Kamalkishore s/o Guruprasad Jaiswal after purchasing all the above land of bearing Khasra No. 4/1, 4/3, 4/4, he has applied before the Tahsildar Hingna, for merging (amalgamation/consolidation) of Khasra No. 4/1, 4/3, & 4/4 into a single land and the same has been merged according to order passed by the Tahsildar, Hingna on dated 22/05/2012 and it is



renumbered as Khasra No. 4/1. Thereafter, he has converted the said agricultural Land into Non-agricultural use vide order passed by the District Collector in Revenue Case No. 242/NAP-34/2013-14 on dated 23/01/2014. He then applied for Non-agricultural for Residential use of Land by carving Layout on the said Land of Mouza Sukli Khasra No. 4/1 before the Nagpur Improvement Trust (Metro Section) and it is approved finally by the Nagpur Improvement Trust (Metro Section) on dated 25/11/2013 on imposing certain terms and conditions. Mr. Kamalkishore s/o Guruprasad Jaiswal has duly mutated his name in the relevant revenue records.

Afterthat, M/s Orange & Cotton Realities through its Partners Mr. Sudatta Pramod Ramteke and Mr. Bhupesh Janardan Waghmare become the owners of the abovesaid non-agricultural plots mentioned in **scheduled property No. I & II** being Khasra/Survey No. 4/1, Mouza Sukli, P.H. No. 77, having area of total 80 Plots of about 10331.578 Sq. Mtr. & of total 77 Plots of about 7848.469 Sq. Mtr. respectively, Tah. Hingna District Nagpur, by virtue of sale deed of **scheduled property No. I** is registered at Sr. No. 2745-2014 at the Office of Jt. Sub-Registrar, Class II, Hingna, Nagpur, on 20.06.2014 and registered at No. 2745-2014, at Book No.1 on 20.06.2014, and the **scheduled property No. II** is registered at Sr. No. 3309-2016 at



the Office of Jt. Sub-Registrar, Class II, Hingna, Nagpur, on 28.07.2016 and registered at No. 3309-2016, at Book No.1 on 28.07.2016, which is purchased from Mr. Kamalkishore s/o Guruprasad Jaiswal. The property of **scheduled property No. II** and other property had mortgaged by M/s Orange & Cotton Realities in the Yavatmal Urban Co-op. Bank Ltd. Dev Nagar Branch, Nagpur for total consideration of Rs. 4,50,00,000/- vide loan a/c No.22193000029 and the property of **scheduled property No. II** has been released from the Bank mortgage vide letters issued by the bank dated 24/07/2015 and 20/04/2016. That, 80% plots of the property of **scheduled property No. I** has been sold out to the needy person and nearabout 60% Plots of the property of **scheduled property No. II** has been sold to the needy persons for residential purpose.

I, on the basis of search conducted and on the basis of original documents pertaining to the property described in the Schedule I & II here-in-above, do hereby certify that remaining plots of the said property (Scheduled Property I & II) stands in the name of said M/s Orange & Cotton Realities through its Partners Shri Sudatta s/o Pramodji Ramteke and Shri Bhupesh Janardanji Waghmare and the name of the present owners of the said property is duly mutated on the 7/12 extract & relevant Revenue Records is unencumbered and free from any kind of legal



and registered lien, charge etc. I also certify that the said property is legally in the name of M/s Orange & Cotton Realities through its Partners Shri Sudatta s/o Pramodji Ramteke and Shri Bhupesh s/o Janardanji Waghmare and they are lawful owner of the said property and thus it bears a clear and marketable title.

Hence this Title Verification (Search) Report.


S. M. Parate, Advocate

