

RANJEETSINGH G. RATHOD
ADVOCATE

40, Kotwal Nagar, Khamla
Ring Road, Nagpur - 440
024
rgrathod@gmail.com
M- 9823135044

Date: 04/08/2017.

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by M/S Magniton Infra, G 30, Shri Ganesh Apartment, Kotwal Nagar Ring Road, Nagpur -440015 for preparing title verification and search report for the property to be mortgaged to Bank/any Financial Institutions for getting the Loan, I, do hereby submit my report as under:-

- 1) It seems from the records that ALL THAT piece and parcel of land bearing Khasra No. 26, 28 and 29 of Mouza - Bhamli, P.H. No. 44, Ward No. 75, bearing City Survey No. 15 & 18 Sheet No. 15, situated at Renghe Nagar, Near Trimurti Nagar, Nagpur within the limits of Nagpur Improvement Trust Nagpur and Nagpur Municipal Corporation Nagpur was originally belonged to Shri Narayanrao Hiranmanji Renghe being his separate property.
- 2) That the aforesaid owner Shri Narayanrao S/o Hiranmanji Renghe, having held and owned the properties within the limits of Nagpur Urban Agglomeration and the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17/02/1976 he alongwith his other legal claimants had filed a Statement/Return Under Section 6(i) of the said Act before the Deputy Collector and Competent Authority U.L.C. Nagpur which was registered as U.L.C. Case No. ULC/2803/76 and on completion of his enquiry in respect thereof the said

R. Rathod

case the Competent Authority vide his order dated 2nd day of January 1993 declared 35262.92 Sq. Mtrs. of land out of the said total extend comprising Khasra No. 26, 28 and 29 as a surplus vacant land within the meaning of the said Act and the remaining 7500 Sq. Mtrs. of land was declared as a retainable land.

- 3) That Shri Prabhakar Narayanrao Renghe and others through their Power of Attorney Holder Shri Arvind Natthuji Talmale, lateron applied for exemption to the aforesaid surplus vacant land containing by admeasurements 35262.92 Sq. Mtrs. Under section 20 of the Urban Land (Ceiling and Regulation) Act of 1976 (33 of 1976) to the said vacant land for providing plots of construction of Tenements in accordance with the Special dispensation issued by Govt. Resolution Housing and Special Assistance Departments No. CSC/ULC/1091/S(3977) D-XII dated 15/01/1992 on Talegaon Dabhade Pattern.
- 4) That considering their Application, the Additional Collector and Competent Authority, U.L.C. Nagpur vide his order dated 225/02/1993 passed in Case No. ATP/ULC/TD/304/1993 exempted the aforesaid Surplus land from the provisions of the said Act Under Talegaon Dabhade Scheme subject to certain terms and conditions contained therein.
- 5) That the aforesaid Shri Narayanrao Hiranmanji Renghe, and others lateron jointly decided to develop the aforesaid land into a Residential Estate by carving out various plots of different sizes/by constructing various Multistoried Buildings thereon each consisting of various self contained separate Apartment therein.
- 6) That by an Agreement of Development dated 12/08/1992 they jointly interested the entire work of Development of the said property to M/s Bhagwati Developers and Builders a Partnership Firm having its office at Ring Road, Swawlam

[Handwritten signature]

Nagar, Nagpur the Consenter herein above named upon the several terms and condition contend therein. By the same Agreement then allowed and permitted the consenter to develop the said aforesaid land as per the Guide Lines issued by Government of Maharashtra and as per the Exemption Order dated 25/02/1993.

- 7) That by the said Agreement dated 12/08/1992 they have specifically agreed to execute various agreements to sell and Sale Deeds each to an individual Plot/undivided proportionate share and interest in the said piece of land favour of each such individual prospective buyer as may be nominated by M/s Shree Bhagwati Developers Builders.
- 8) That the aforesaid entire land comprising Khasra No. 26, 28 and 29 is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his order dated 15/09/1993 passed in Revenue Case No. 48/NAP/34/1992-93 of Mouza Bhamti.
- 9) That during the course of time the aforesaid Shri Narayanrao Hiranmanji Renghe, left for heavenly abode on 01/08/1993 and consequent upon his death/demise the aforesaid entire property developed upon his Widow Smt. Laxmibai and 4 sons namely 1) Shri Prabhakar (2) Shri Ramesh (3) Shri Ashok and (4) Shri Baburao by way of intestate succession, being the only legal heirs of the deceased.
- 10) That the pursuance of the said Agreement dated 12/08/1992 the M/s Shree Bhagwati Developers Builders alongwith the legal heirs of Late Shri Narayanrao Hiranmanji Renghe, accordingly prepared a layout of the aforesaid land by carving out various plots of different sizes therein and the said layout is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur under an Agreement dated 12/06/1996 made between the legal heirs

Handwritten signature/initials

of Late Shri Narayanrao Hiranmanji Renghe, and the Nagpur Improvement Trust, Nagpur.

- 11) That one Zopadpatti Adiwasi Gruha Nirman Sahakari Sanstha Ltd., Nagpur a Registered Co-Operative Housing Society had challenged the sanction of the said Scheme Under Section 20(1) (a) of U.L.C. Act based on Telegaon Dabhade Pattern in the Hon'ble High Court, Bombay, Bench at Nagpur vide Writ Petition No. 423/94 which was dismissed by the Hon'ble High Court on 30/09/1996 and order of the Hon'ble High Court was challenged by the said Society in Supreme Court vide S.L.P. No. 21174/96 and the Hon'ble Supreme Court dismissed the S.L.P. 03/08/1998. The said Zopadpatti Adiwasi Gruha Nirman Sahakari Sanstha then challenged the sanction of Telegaon Dabhade Scheme before the Hon'ble District Court, Nagpur vide Special Civil Suit No. 928 of 1998. In the matter the Injunction Order was allowed partly on 23/08/1999. By the said Order the Landowner was restricted from disposing the said property till the final decision of executing proceeding bearing No. 200 of 1998. The execution proceeding (S.D.) 200/98 was dismissed by the Hon'ble 3rd Joint Civil Judge, Senior Division, Nagpur by Order dated 05/02/2000.
- 12) That during the course time the aforesaid Shri Baburao Late Narayanrao Renghe, left for heavenly abode on 04/04/1999 and consequent upon his death his share in the aforesaid property devolved upon his widow Smt. Kusum W/o late Shri Baburao Renghe, 3 sons namely 1) Shri Shailedra 2) Sanjay and 3) Shri Deepak and only daughter namely Mrs. Rekha alis Vandana W/o Anatrao Gawali, by way of intestate succession, being the only heirs of the deceased.
- 13) That the Nagpur Improvement Trust, Nagpur lateron Released 36(Thirty Six) Plots (including Plot No. 10) out of the aforesaid

Kethad