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PRAKASH R.RAUT
Advocate

प्रकाश आर. राऊत
अधिवक्ता

Off.: Old Treasury Building, New Bar room, Nyay Mandir, District Court, Table No. 10 Nagpur
कार्या:- जुनी ट्रेझरी बिल्डींग,न्यु बार रूम,न्याय मंदीर, जिल्हा न्यायालय, टेबल नं. 10 नागपूर.
Resi.: 18, Adiwasi Layout, Suraksha Nagar, Duttawadi, Wadi, Nagpur-440023
निवास:- १८, आदिवासी ले आऊट, सुरक्षा नगर, दत्तवाडी, वाडी, नागपूर – ४४००२३.

Date:- 02/06/2016

SEARCH-CUM-TITLE REPORT

I have conducted the search of the Index in the Office of the Sub-Registrar Nagpur Rural as per available record with respect of all that piece and parcel of land bearing Plot Nos.2 to 6 and Plot Nos.9 to 13 joitly total admeasuring 1645.81 Sq.Mtrs (17714.15 Sq.Ft) being a part or portion of entire land Khasra/Survey No.115, situated at Mouza- Bori within the limits of Grampanchayat-Butibori, Ward No.6, Tah. Nagpur (Rural), Dist. Nagpur vide Scarch Receipt No.4052, dated 01.06.2016.

Name of present owner :-

1. M/s. Bharat Developers, a partnership firm having its office at Diwan Plaza, Ramdaspeth, Nagpur through its Partners 1. Mr. Dilawar Inayat Khan, 2. Mr. Pravin Vitthalrao Ainchwar, 3. Mr. Farooq Jikarbhai Bawla, 4. Mr. Prashant Bapurao Zulkanthiwar.

Description of the Property :-

All that piece and parcel of land bearing Plot Nos.2 to 6 and Plot Nos.9 to 13 joitly total admeasuring 1645.81 Sq.Mtrs (17714.15 Sq.Ft) being a part or portion of entire land Khasra/Survey No.115, situated at Mouza- Bori within the limits of Grampanchayat-Butibori, Ward No.6, Tah. Nagpur (Rural), Dist. Nagpur.

That, the branch Manager of Shri. Chhatrapati Rajarshi Shahu Urban Co-operative Bank Ltd., Beed Branch Wadi, Nagpur has instructed me to take search of the above said plot and documents submitted to me and from the Index Register maintained at Sub-Registrar Nagpur Rural for a period of last 13 years from 2004 to 2016.

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PRAKASH R.RAUT
Advocate

प्रकाश आर. राऊत
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That, the branch Manager of Shri. Chhatrapati Rajarshi Shahu Urban Co-operative Bank Ltd., Beed Branch Wadi, Nagpur has instructed me to take search of the above said plot and documents submitted to me and from the Index Register maintained at Sub-[illegible] 2004 to 2016

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BRIEF DEVOLUTION OF PROPERTY

That from the perusal of above said documents I hereby opinion as follows:-

a. That, from perusal of the copy of Sale Deed Registered at Serial No.04735/2012, dated 20/09/2012 and other documents it appears that origionally the land bearing Khasra No.115, total admeasuring 1.21 H.R. at Mouza Bori, P.H.No.76, belongs to 1. Chandrakant Narayan Pandhre, 2. Vishnu Narayan Pandhre, 3. Mrs. Vimal Narayan Pandhre, 4. Maya Sudhakarrao Sarode, 5. Mrs. Meena Vijayrao Nivding, 6. Mrs. Bharti Vijayrao Shahakar, 7. Mr. Prasanna Shivaji Pandhre, 8. Mr. Prafulla Shivaji Pandhre, 9. Mrs. Preeti Kishor Vairagade and 10. Mrs. Saroj Shivaji Pandhre by succession.

b. That as the aforesaid land bearing Khasra No. is suitable for development layout for residential purposes and therefore the said original owners namely Mr. Vishnu Narayan Pandhre and others decided to developed the aforesaid land and they applied for permission to convert the used of aforesaid agricultural land to non agriculture use i.e. residential puposes before Sub Divisional officer at Nagpur and thereby thus Competent Authority i.e. Sub Divisional officer at Nagpur have issued a proclamation and published, inviting claims and objections of various authorities and after receiving the reports from various authorities he finally passed and order of conversion of above said agricultural land bearing Survey No.115 at Mouza- Bori, for non agriculture use namely for residential purposes vide order passed on dtd. 21/12/1995 in Revenue Case No.37/NAP-34/1995-95, and thereafter the layout plan has also been approved by Town Planning Authority at Nagpur vide its Letter No.842, dtd.06/10/1995 and finaly Sanctioned by Sub-Divisional office at Nagpur.

c. That out of the layout on land bearing Survey No.115 at Mouza-Bori, the original owner retained the Plot Nos.2 to 6 and 9 to 13 and transferred the remaining Plots in it.

d. That thereafter the Government of Maharashtra has appointed Nagpur Improvement Trust as a Special Planing Authority by Government Notification for Metropolitan Area under MRTP Act and thereby the Nagpur Improvement Trust has regularize and release Plot No.2 bearing Release Letter No.1715, Plot No.3 bearing Release Letter No.1714, Plot No.4 bearing Release Letter No.1713, Plot No.5 bearing Release Letter No.1712, Plot No.6 bearing Release Letter No.1711, Plot No.9 bearing Release Letter No.1710, Plot No.10 bearing Release Letter No.1709, Plot No.11 bearing Release Letter No.1708, Plot No.12 bearing Release Letter No.1707, Plot No.13 bearing Release Letter No.1706.

e. That the aforesaid original owner thereafter decided to develop the multistoried building consisted of self independent residential and commercial units therein and therefore the original owner applied for the amalgamation of Plot Nos. 2 to 6 and 9 to 13 in the office of Nagpur Improvement Trust and thereby the Nagpur Improvement Trust amalgated the said Plot Nos.2 to 6 and 9 to 13 vide letter No.2493, dtd.30/04/2012.

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f. That thereafter the aforesaid the original owners applied for approval of building plan consisted of self independent residential and commercial units therein and thereby the Nagpur Improvement Trust sanctioned the building plan vide its Building permit No. BE(W) SOUTH/NAGPUR(R)MB-911/20120427107/103. Dtd.12/10/2012.

g. That thereafter the said original owner namely 1. Chandrakant Narayan Pandhre, 2. Vishnu Narayan Pandhre, 3. Mrs. Vimal Narayan Pandhre, 4. Maya Sudhakarrao Sarode, 5. Mrs. Meena Vijayrao Nivding, 6. Mrs. Bharti Vijayrao Shahakar, 7. Mr. Prasanna Shivaji Pandhre, 8. Mr. Prafulla Shivaji Pandhre, 9. Mrs. Preeti Kishor Vairagade and 10. Mrs. Saroj Shivaji Pandhre failed to develop the said amalgamated the Plots Nos. 2 to 6 and 9 to 13 and therefore they disposed of the aforesaid property i.e. Plot Nos.2 to 6 and Plot Nos.9 to 13 joitly total admeasuring 1645.81 Sq.Mtrs (17714.15 Sq.Ft) being a part or portion of entire land Khasra/Survey No.115, situated at Mouza- Bori within the limits of Grampanchayat-Butibori, Ward No.6, Tah. Nagpur (Rural), Dist. Nagpur to the present owner namely M/s. Bharat Developers, a partnership firm having its office at Diwan Plaza, Ramdaspeth, Nagpur through its Partners 1. Mr. Dilawar Inayat Khan, 2. Mr. Pravin Vitthalrao Ainchwar, by virtue of Deed of Sale registered at Serial No. 04735/2012 on dated 20/09/2012 before Sub Registrar Nagpur Rural-7 and thus from then the said M/s Bharat Developers bcomes the owner of the said property.

h. That the said M/s Bharat Developers submitted the scheme of residential complex named and styled as LOTUS RESIDENCY to be developed on Plots Nos. 2 to 6 and 9 to 13 under the provisions of Maharashtra Apartment Ownership Act vide Deed of Declaration registered at Serial No. 2908/2014 on dated 15/05/2014 before Sub Registrar Nagpur Rural-7.

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i. That, from the perusal of Sale Deed registered at Serial No. 04735/2012 on dated 20/09/2012 before Sub Registrar Nagpur Rural-7, Deed of Declaration registered at Serial No. 2908/2014 on dated 15/05/2014 before Sub Registrar Nagpur Rural-7, 7/12 extract dtd.05/03/2014 bearing names of M/s. Bharat Developers through its Partners 1. Mr. Dilawar Inayat Khan, 2. Mr. Pravin Vitthalrao Ainchwar of Plot Nos.2 to 6 and 9 to 13, that Plot Nos.2 to 6 and Plot Nos.9 to 13 jointly total admeasuring 1645.81 Sq.Mtrs (17714.15 Sq.Ft) being a part or portion of entire land Khasra/Survey No.115, situated at Mouza- Bori within the limits of Grampanchayat-Butibori, Ward No.6, Tah. Nagpur (Rural), Dist. Nagpur, has not been Mortgaged and there are no encumbrances on the said above said property. Further from Sale Deed registered at Serial No. 04735/2012 on dated 20/09/2012 before Sub Registrar Nagpur Rural-7, Deed of Declaration registered at Serial No. 2908/2014 on dated 15/05/2014 before Sub Registrar Nagpur Rural-7, 7/12 extract dtd.05/03/2014 bearing names of M/s. Bharat Developers through its Partners 1. Mr. Dilawar Inayat Khan, 2. Mr. Pravin Vitthalrao Ainchwar of Plot Nos.2 to 6 and 9 to 13, it appears that M/s. Bharat Developers is the owner and possessor of aforesaid property and it appears that there are no encumbrances on the said property.

CONCLUSION :

From perusal of the above said Sale Deed, 7/12 extract it appears that, M/s. Bharat Developers is the owner and possessor of the above said property.

From the search taken in the office of Sub-Registrar Nagpur Rural, I am of the opinion that, the title holder M/s. Bharat Developers had not mortgaged the abovesaid property and there is no charge and encumbrance of any kind and the said property have a good marketable title.

Yours Faithfully