

ANIL H. GULHANE, (Advocate), Mob. No.7709744888,
Office at :- 84, Lavkush Nagar, Manewada Ring Road, Nagpur - 440034.

TITLE REPORT

To,

Date: 26.07.2017

M/S. Kolbaswami Avirat Construction and Developers,
Office 866, jagnath budhwari, pachpaoli road,
kumbharpura, Nagpur,

Subject: clear title Report of Plot No.5 owned by M/S.
kolbaswami avirat construction and developers, situated
at Mouza Narsala, Kh.No.6-A & 6-B, P.H.No.37 admeasuring
3475.33 Sq. Mtr. Tah- Nagpur (city) Distt- Nagpur.

I] Description of documents scrutinized:

Sr. no.	Date of documents	Description of documents
1.	2011-2012	Copy of 7/12 extract showing names of 1] shri. Kotiram ganpat angpure, 2] shri. Babarao ganpat nagpure, 3] ku. Asha ganapat nagpure, 4] smt. Kamalabai ganapat nagpure, 5] shri. Ankush sharavanji nagpure, 6] shri. Ram shravanji nagpure, all r/o. narsala, Nagpur, in respect of kh.no. 6-A and 6-B.
2.	20.09.2012	Copy of sale deed executed in favour of M/s. Neel Gagan Developers through its partner Shri. Jitendra Chhaganlal Jain, By 1] Shri. Kotiram Ganapat Nagpure, 2] Shri. Babarao Ganapat Nagpure, 3] Ku. Asha Ganapat Nagpure, 4] Smt. Kamalabai Ganapat Nagpure, 5] Shri. Ankush Shravanji Nagpure, 6] Shri. Ram Shravanji

		Nagpure, All R/O. Narsala, Nagpur collectively vide registered sale deed bearing No.4333/2012 before Sub-Registrar Office Nagpur-10 in respect of khasara Nos. 6-A and 6-B containing by admeasurements 1.25 H.R. and 0.79 H. R.
3]	28.03.2012	Copy of N.A. order issued by Collector bearing revenue case no. 279/NAP-34/2011-2012 of Mouza-Narsala,
4]	28.03.2012	Copy of sanctioned letter issued by Nagpur Improvement trust, as Original owners was applied to Nagpur Improvement Trust for getting layout sanction map and same is sanction by the Nagpur Improvement Trust and concern authority vide their order dt.28.03.2012. And thereby Nagpur Improvement Trust sanction the plot nos.1,2,3,4 and 5, its admeasuring 2374.37 Sq.Mt., 2160.50 Sq.Mt.,2045.42 Sq.Mt.,1925.13 Sq.Mt. and 3475.33 Sq.Mt. respectively in the Non-agricultural use land, which is situated at Mouza-Narsala,P.H.No.37, Khasra no.6-A and Khasra no.6-B, admeasuring 1.25 H.R.(area 3.09 acre) and 0.79 H.R. .(area 1.95 acre) respectively, total area 2.04 H.R. i.e. 20400.00 Sq. Mt. class-I , within the limits of the Gram Panchayat Narsala Tahsil - NAGPUR (Rural), and District - NAGPUR.
5]	26/11/2013	Copy of sale deed in the name of M/S. kolbaswami avirat construction and developers through its 4 partners and said sale deed duly executed by m/s neel gagan developers for total sale consideration amount of rs.1,56,11,000/- , so also its registered before the sub registrar office nagpur -7, at sr. No. 5873/2013 in respect of Plot No.5 Containing by Admeasurements 3475.33 Sq.Mt. i.e. about (admeasuring 37408.79 Sq. Ft) situated at Mouza

		Narsala, bearing Kh. No.6A and 6B, P. H. No. 37, Tah. Distt. Nagpur (Rural).
6]		Copy of 7/12 extract, it is shown that M/S. Kolbaswami Avirat Construction and Developers through its four partners mutated their names on patwari record on Plot No.5 Containing by Admeasurements 3475.33 Sq.Mt. i.e. about (admeasuring 37408.79 Sq. Ft) situated at Mouza Narsala, bearing Kh. No.6A and 6B, P. H. No. 37, Tah. Distt. Nagpur as a absolute owner of said plot,
7]	14/03/2016	Copy of tax receipt, it is shown that M/S Kolbaswami Avirat Construction And Developers has mutated their names in the Nagpur Munciple Corporation as a owner and possessor and paid tax of rs.95,335/- to Nagpur Munciple Corporation for Plot No.5 Containing by Admeasurements 3475.33 Sq.Mt. i.e. about (admeasuring 37408.79 Sq. Ft) situated at Mouza Narsala, bearing Kh. No.6A and 6B, P. H. No. 37, Tah. Distt. Nagpur,
8]	10/10/2015	Copy of deed about the reconstruct partnership Deed of M/S. Kolbaswami Avirat Construction And Developers, thereby three partners retired from firm and one partner added in the said firm,
9]	21.01.2011	Copy of certificate issued by assistant registrar of firm Nagpur and thereby accepted the reconstructed deed of M/S Kolbaswami Avirat Construction And Developers and gave permission to retired three partners of firm and added one new partner,
10]		Copy of 7/12 extract, its shown that the M/S. Kolbaswami Avirat Construction And Developers corrected the name of patwari record as per reconstructed deed and certificate issued by

		assistant registrar of firm, Nagpur,
11]	23/07/2017	Copy of building permit issued by Nagpur Municipal Corporation. M/S. Kolbaswami Avirat Construction And Developers prepared a plan of Multistoried building proposed to be construct on the plot no. 5 of land and to be known and styled as " Ashok vatika " and same is approved and sanctioned by the NAGPUR MUNICIPAL CORPORATION vide building permit No. 06/BP/NARSALA/TP/N.M.C/149, Dt.23.07.2017.
12]		Copy of search receipt from the year 2003 to 2017 i.e. for 15 years vides receipt No. MH003882497201718E in sub-registrar office Nagpur [Rural] 7.

II] **DESCRIPTION OF PROPERTY:**

M/S. Kolbaswami Avirat Construction And Developers through its partners namely Ashok Anandrao Dhapodkar and Sangeeta Ashok Dhapodkar is owner of Plot No.5 Containing by Admeasurements 3475.33 Sq.Mt. i.e. about (admeasuring 37408.79 Sq. Ft) situated at Mouza Narsala, bearing Kh. No.6A and 6B, P. H. No. 37, Tah. Distt. Nagpur (Rural) in to residential Estate, The aforesaid plot no.5 is bounded as under: -

East :- Khasra no.7;
West :- 12.00 wide Road;
North :- 12.00 wide Road;
South :- 9.00 wide Road;

III] TITLE HISTORY OF PROPERTY:-

It is submitted that, as per 7/12 extract showing names Of 1] Shri. Kotiram Ganapat Nagpure, 2] Shri. Babarao Ganapat Nagpure, 3] Ku. Asha Ganapat Nagpure, 4] Smt. Kamalabai Ganapat Nagpure, 5] Shri. Ankush Shravanji Nagpure, 6] Shri. Ram Shravanji Nagpure, All R/O. Narsala, Nagpur, in respect of Kh. No.6-A and 6-B.

That, on 28-03-2012, N.A. order issued by Collector bearing revenue case no. 279/NAP-34/2011-2012 of Mouza-Narsala, khasara no. 6-A and 6-B. and Original owners was applied to Nagpur Improvement Trust for getting layout sanction map and same is sanction by the Nagpur Improvement Trust and concern authority vide their order dt.28.03.2012. And thereby Nagpur Improvement Trust sanction the plot nos.1,2,3,4 and 5, its admeasuring 2374.37 Sq.Mt., 2160.50 Sq.Mt., 2045.42 Sq.Mt., 1925.13 Sq.Mt. and 3475.33 Sq.Mt. respectively in the Non-agricultural use land, which is situated at Mouza-Narsala, P.H.No.37, Khasra no.6-A and Khasra no.6-B, admeasuring 1.25 H.R.(area 3.09 acre) and 0.79 H.R.(area 1.95 acre) respectively, total area 2.04 H.R. i.e. 20400.00 Sq. Mt. class-I, within the limits of the Gram Panchayat Narsala Tahsil - NAGPUR (Rural), and District - NAGPUR.

That, thereafter, above land purchased by Neel Gagan Developers and accordingly on 20-09-2012 sale deed executed in the name of of M/s Neel Gagan Developers through its partner Shri Jitendra Chhaganlal Jain, from 1] Shri. Kotiram Ganapat Nagpure, 2] Shri. Babarao Ganapat Nagpure, 3] Ku. Asha Ganapat Nagpure, 4] Smt. Kamalabai Ganapat Nagpure, 5] Shri. Ankush Shravanji Nagpure, 6] Shri. Ram Shravanji Nagpure, All R/O. Narsala, Nagpur collectively vide registered sale deed bearing No.4333/2012 before Sub-Registrar Office Nagpur-10 in respect of khasara Nos. 6-A and 6-B containing by admeasurements 1.25 H.R. and 0.79 H. R.

That, the aforesaid entire land bearing Khasra no.6-A and Khasra no.6-B, total area 2.04 H.R. i.e. 20400.00 Sq. Mt. are