

TITLE REPORT

To,

Date: 01.03.2019

M/S NEEL GAGAN DEVELOPERS ,

through its authorized Partner namely

SHRI.JITENDRA CHHAGANLAL JAIN,

Subject: clear title Report of Khasra no.5 , plot area 8409.654 Sq. Mt owned by M/S. M/S NEEL GAGAN DEVELOPERS, situated at Mouza- Narsala,P.H.No.37, Khasra no. 5, area 1.21 H.R. out of area 1.32 H.R.,as per "K" Prat proposed sanctioned admeasuring 12001.088 Sq.Mt..(area 1.2001088 H.R.) out of admeasuring 12558.291 Sq.Mt. (Area 1.2558291 H.R.) and as per group housing sanction plot area 8409.654 Sq. Mt out of area 8966.857 Sq. Mt, after deduction area 557.203 Sq. Mt. for convenience shopping belonging to Nagpure family towards their joint share ,class-1, Ward No. 77, within the limits of the Nagpur Municipal Corporation, Nagpur, Tahsil - NAGPUR, and District - NAGPUR.

1] Description of documents scrutinized:

Sr. no.	Date of documents	Description of documents
1.	2014 -2015	Copy of 7/12 extract showing names of Shri. Vasantao Vitthalrao Nagpure, Shri. Sheshrao Vitthalrao Nagpure, Shri. Punjabrao Vitthalrao Nagpure, Shri. Ajabrao Vitthalrao Nagpure and Shri. Shyamrao Vitthalrao Nagpure beaing owner of agricultural land , situated at Mouza- Narsala, Kh.No.5,P.H.No.37, area 1.32 H.R.(Area 13200.00 sq.Mtr.), class-1, Jama Rs.13.50 paise, Tah. Distt. Nagpur.
2.	20.05.2015	Copy of sale deed executed in favor of M/s. Neel Gagan Developers through its partner Shri. Jitendra Chhaganlal Jain, By Shri. Vasantao Vitthalrao Nagpure, Shri. Sheshrao Vitthalrao Nagpure, Shri. Punjabrao Vitthalrao Nagpure and

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

		Shri. Ajabrao Vitthalrao Nagpure and said sale deed duly registered before the sub Registrar Office Nagpur 7 at serial No. 3611/2015, Dt. 20.05.2015 regarding agricultural land situated at Mouza Narsala, P.H. No. 37, K.H. No. 5, area 0.962 H.R out of area 1.21 H.R. after deduction area 0.11 H.R. from area 1.32 H.R. as area 0.11 R retain for the Nagpure family jointly, Tah. Dist. Nagpur.
3]	06.08.2015	Copy of sale deed executed in favor of M/s. Neel Gagan Developers through its partner namely Shri. Jitendra Chhaganlal Jain, By Shri. Shyamrao Vitthalrao Nagpure and sale deed duly registered before the sub Registrar Office Nagpur 7 at serial No. 6024/2015, Dt. 06.08.2015 regarding agricultural land situated at Mouza Narsala, P.H. No. 37, K.H. No. 5, area 0.242 H.R out of area 1.21 H.R. after deduction area 0.11 H.R. from area 1.32 H.R. as area 0.11 R retain for the Nagpure family jointly, Tah. Dist. Nagpur.
4]	10.11.2017	Copy of 7/12 showing that the M/s.Neel Gagan Developers owned and possessed area 1.21 H.R. and Nagpur family jointly owned and posseeed area 0.11 H.R., Mouza- Narsala, Khasra no.5, P.H.No.37, Tah.Distt.Nagpur.
5]	22.01.2016	Copy of N.A. order passed by Collector vide Letter No. 97/2016 in the agricultural land situated at Mouza Narsala, P.H. 37, Tah. Nagpur, Revenue Case No. 151/N.A.P-34/2015-2016 and thereby declared and sanctioned that the Mouza Narsala, K.H. No. 5, area 1.2558291 H.R. (admeasurement 12558.291 Sq. Mt.) Land converted for residential use and further given finding that the area 1.32 H.R. (area 13200.00 Sq. Mt.) is having as per 7/12 extract and record of rights but as per "K" Prat and measurement of Town Planning Department of NMC the area 1.2558291 H.R. (area 12558.291 Sq. Mt.) having on

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

		site, therefore the respected Collector passed an order to use area 1.2558291 H.R. (area 12558.291 Sq. Mt.) for residential purposed.
6]	05.01.2017	Copy of prposed group housing layout plan and thereby sanction total area 12558.291 as per measurement on site under the Kh.No.5(however as per 7/12 area 1.32 H.R) and out of this area 8966.857 sanctioned for plot under group housing by executing agreement Dt. 10.11.2016 vide NMC Letter No. 25, Dt. 05.01.2017.
7]	12.02.2019	Copy of building permit and commencement certificate , vide Permit No. 452/BP/Narsala/TP/NMC/470 and proposed sanctioned plans attached herewith , its showing that the 21 Row Houses Sanctioned on the Kh.No.5, Mouza- Narsala, Tah.Distt.Nagpur.
8]	06.07.2018	Copy of corporation Tax receipt , which shown that the M/s.Neeel Gagan developers and Nagpur family jointly paid the corporation tax to Nagpur Munciple Corporation , vide receipt no.166, bearing corporation house no.1/5, ward no.77, locality name Narsala, Kh. No.5, P.H.No.37, Tah.Distt.Nagpur.
9]	22.02.2019	Copy of partition deed executed between M/s.Neel Gagan Developers and Nagpure family and as per said partition deed the area 557.203 Sq. Mt. which is proposed sanctioned for convenience shopping is gone into share of Shri. Vasantrao Vitthalrao Nagpure, Shri. Sheshrao Vitthalrao Nagpure, Shri. Punjabrao Vitthalrao Nagpure, Shri. Ajabrao Vitthalrao Nagpure and Shri. Shyamrao Vitthalrao Nagpure jointly and remaining area 12001.088 Sq.Mt..(area 1.2001088 H.R.) came into share of M/s.Neel Gagan Developers.
10]	28.02.2019	Copy of deed of declaration executed by M/s.Neel Gagan Developers regarding 21 Row houses , which shall be construct on sanction plot area initially/partly and said deed of declaration

ANIL H. GULHANE, (Advocate), Mob. No.7709744888,
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		duly registered before the sub-registrar office , Nagpur - 7, at Sr.No.1772, for giving clear title to prospective purchasers.
11.	28.02.2019	Copy of payment chalan vide GRN No. MH012542802201819E, regarding search of the year 2005 to 2019 in respect of land situated at Mouza- Narsala, Kh.No.5, P.H.No.37, Tah.Distt.Nagpur.

II] DESCRIPTION OF PROPERTY:

All That peach and parcel of plot area 8409.654 Sq. Mt , situated at Mouza-Narsala,P.H.No.37, Khasra no. 5, area 1.21 H.R. out of area 1.32 H.R., But as per "K" Prat and mesurment on site proposed sanctioned admeasuring 12001.088 Sq.Mt.(area 1.2001088 H.R.) out of admeasuring 12558.291 Sq.Mt. (Area 1.2558291 H.R.) and as per group housing sanction plot area 8409.654 Sq. Mt out of area 8966.857 Sq. Mt. ,after deduction area 557.203 Sq. Mt. for convenience shopping belonging to Nagpure family towards their joint share ,class-I, Ward No. 77, within the limits of the Nagpur Municipal Corporation, Nagpur, Tahsil - NAGPUR, and District - NAGPUR., The M/s.Neel Gagan Developers proposed plot area 8409.654 Sq.Mtr. in the K.H. No. 5 is bounded as under: -

Towards East :- K.H. No. 9 ;

Towards West :- Open Space, convenience shopping area belonging to Nagpure family and Road ;

Towards North :- K.H. No. 2 ;

Towards South :- K.H. No. 8, 6A and 6B ;

III] TITLE HISTORY OF PROPERTY:-

THAT the agricultural land bearing Kh. No. 5, Situated at Mouza- Narsala P.H. No. 37, Area 1.32 H.R. (admeasuring 13200.00 Sq.Mt.), Class 1 Tah. Dist. Nagpur, originally belonging to Shri. Vasantrao Vitthalrao Nagpure, Shri. Sheshrao Vitthalrao Nagpure, Shri. Punjabrao Vitthalrao Nagpure, Shri. Ajabrao

ANIL H. GULHANE, (Advocate), Mob. No.7709744888,
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Vitthalrao Nagpure and Shri. Shyamrao Vitthalrao Nagpure by virtue of legal heirs and it's ancestral property of these persons.

THAT the original owners Namely Shri. Vasantrao Vitthalrao Nagpure, Shri. Sheshrao Vitthalrao Nagpure, Shri. Punjabrao Vitthalrao Nagpure, Shri. Ajabrao Vitthalrao Nagpure and Shri. Shyamrao Vitthalrao Nagpure were jointly decided to sale their agriculture land area 1.21 H.R. out of area 1.32 H.R. .

THAT thereafter M/s.Neel Gagan Developers has purchased four shares of agriculture land from Shri. Vasantrao Vitthalrao Nagpure, Shri. Sheshrao Vitthalrao Nagpure, Shri. Punjabrao Vitthalrao Nagpure and Shri. Ajabrao Vitthalrao Nagpure and accordingly registered sale deed had executed in favor of M/s.Neel Gagan Developers and said sale deed duly registered before the sub Registrar Office Nagpur 7 at serial No. 3611/2015, Dt. 20.05.2015 regarding agricultural land situated at Mouza Narsala, P.H. No. 37, K.H. No. 5, area 0.962 H.R out of area 1.21 H.R. after deduction area 0.11 H.R. from area 1.32 H.R. as area 0.11 R was jointly retain by Nagpure family themselves, Tah. Dist. Nagpur.

THAT thereafter M/s.Neel Gagan Developers again purchased remaining one shares from Shri. Shyamrao Vitthalrao Nagpure and said registered sale deed had been duly executed in favor of M/s.Neel Gagan Developers before the sub Registrar Office Nagpur 7 at serial No. 6024/2015, Dt. 06.08.2015 regarding agricultural land situated at Mouza Narsala, P.H. No. 37, K.H. No. 5, area 0.242 H.R out of area 1.21 H.R. after deduction area 0.11 H.R. from area 1.32 H.R. as area 0.11 R jointly retain by Nagpure family jointly themselves, Tah. Dist. Nagpur.

THEREFORE M/s. Neel Gagan Developers was owned and possessed area 1.21 H.R. out of area 1.32 H.R. and after making east west division South East Corner area 0.11 H.R. retained by Nagpure family themselves and rest of land area owned and possessed by the M/s.Neel Gagan Developers. Thus the M/s.Neel Gagan Developers was hold and possessed area 1.21 H.R. and area 0.11 H.R. retained by the Nagpure family jointly i.e. Shri. Vasantrao Vitthalrao Nagpure, Shri. Sheshrao Vitthalrao Nagpure, Shri. Punjabrao Vitthalrao Nagpure, Shri. Ajabrao Vitthalrao Nagpure and Shri. Shyamrao Vitthalrao Nagpure , therefore M/s.Neel Gagan Developers and Nagpure family became join owners of agricultural land area 1.32 H.R. as above manner.

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

THAT thereafter M/s.Neel Gagan Developers mutated their name on the 7/12 as well as Nagpur Municipal Corporation became a owners of above agricultural land area 1.21 H.R. out area 1.32 H.R. by virtue of above two sale deed Dt. 20.05.2015 and Dt. 06.08.2015. And M/s.Neel Gagan Developers mutated their names on the Govt. record of Nagpur Municipal Corporation , Nagpur along with names of Nagpure family and Nagpur Municipal Corporation given corporation house no.1/5, ward no.77,Mouza- Narsala, P.H.No.37, K.No.5, Tah.Distt.Nagpur.

THAT thereafter M/s.Neel Gagan Developers and Nagpure family jointly applied for convert the aforesaid agricultural land into non-agricultural/residential use and getting group housing proposed layout sanction before the collector and other concern Department Nagpur and the respected Collector passed an order Dt. 22.01.2016, vide Letter No. 97/2016 in the agricultural land situated at Mouza Narsala, P.H. 37, area 1.32 H.R.,Tah. Nagpur, Revenue Case No. 151/N.A.P-34/2015-2016 and thereby declared and sanctioned that the Mouza Narsala, K.H. No. 5, area 1.2558291 H.R. (admeasurement 12558.291 Sq. Mt.) Land converted for residential use and further given finding that the area 1.32 H.R. (area 13200.00 Sq. Mt.) is having as per 7/12 extract and record of rights but as per "K" Prat and measurement of Town Planning Department of NMC the area 1.2558291 H.R. (area 12558.291 Sq. Mt.) having on the site, therefore the respected Collector passed an order to use area 1.2558291 H.R. (area 12558.291 Sq. Mt.) for residential purpose.

THAT thereafter The Nagpur Municipal Corporation sanctioned the group housing proposed layout plan by executing agreement Dt. 10.11.2016 vide NMC Letter No. 25, Dt. 05.01.2017 and thereby sanction total area 12558.291 as per measurement on site under the Kh.No.5(however as per 7/12 area 1.32 H.R) and out of this area 8966.857 sanctioned for plot area under group housing.

THAT thereafter M/s.Neel Gagan Developers and Nagpure family applied for getting partly sanctioned 21 row house in the proposed group housing plot area and accordingly Nagpur Municipal Corporation sanctioned 21 row house partly on the proposed plot area vide Building Permit No. 452/BP/Narsala/TP/NMC/470 Dt. 12.02.2019.

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

THAT thereafter the M/s.Neel Gagan Developers and Nagpure family executed partition deed between them and as per said partition deed Dt. 22.02.2019 the area 557.203 Sq. Mt. which is proposed sanctioned for convenience shopping is gone into share of Shri. Vasantrao Vitthalrao Nagpure, Shri. Sheshrao Vitthalrao Nagpure, Shri. Punjabrao Vitthalrao Nagpure, Shri. Ajabrao Vitthalrao Nagpure and Shri. Shyamrao Vitthalrao Nagpure jointly along with 4.971 % undivided land share in the proposed group housing layout and remaining area 12001.088 Sq.Mt.(area 1.2001088 H.R.) came into share of M/s.Neel Gagan Developers out of this the plot area 8409.654 Sq. Mt. along with 95.029 % undivided land share and in the proposed group housing layout came into share of M/s.Neel Gagan Developers with all heritable and transferable rights, therefore M/s.Neel Gagan Developers having every rights to construct the row house and sale to various customers.

THAT as per the group housing sanctioned layout plan the total plot area 8966.857 Sq. Mt. consider for the F.S.I. and out of these area 557.203 Sq. Mt. along with 4.971 % undivided land share gone into share of Nagpure family towards their joint share as per partition deed Dt. 22.02.2019 therefore the area 8409.654 Sq. Mt. came into share of M/s.Neel Gagan Developers along with 95.029 % undivided land share and M/s.Neel Gagan Developers have every rights to construct thereon .

THAT thereafter M/s.Neel Gagan Developers with the consent of Nagpur Family prepared a proposed construction plan of 21 row house on the said proposed group housing plot area partly and same is sanctioned by the NAGPUR MUNICIPAL CORPORATION vide building permit No. 452 /BP/ NARSALA /TP/ N.M.C / 470, Dt.12.02.2019.

THAT the M/s.Neel Gagan Developers had decided to construct of 21 row houses initially on the proposed plot area 8409.654 Sq.Mtr. at Mouza Narsala, bearing Kh. No. 5, P. H. No. 37, area 1.32 H.R. (as per 7/12 extract) but as per "K"pratt and measurement on site area 1.2558291 H.R.(area 12558.291 Sq.Mt.) sanctioned and therein having group housing sanctioned plot area 8966.857 Sq.Mt., and after deducting Nagpure family convenience shopping area 557.203 Sq. Mt. remaining area 8409.654 Sq. Mt. is belonging to M/s.Neel Gagan Developers and M/s.Neel Gagan Developers having 95.971% undivided

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land share in the proposed group housing layout, ward no.77, Tah. Distt. Nagpur and M/s.Neel Gagan Developers decided to develop the said sanction plot area into residential / Commercial Estate. As a result therefore the M/s.Neel Gagan Developers hereinabove named has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein.

THAT thereafter M/s.Neel Gagan Developers has executed deed of declaration for 21 Row houses, which shall be constructed on sanction plot area initially/partly and said deed of declaration duly registered before the sub-registrar office, Nagpur - 7, at Sr.No.1772, Dt.28.02.2019, for giving clear title to prospective purchasers alongwith all specification and information regarding proposed layout.

IV] EVIDENCE OF POSSESSION:-

That, from the aforesaid documents, current 7/12 extract, N.M.C.Tax Receipt, sale deeds, sanctioned layout plans, partition deed and deed of declaration alongwith other documents placed in respect of ownership and proposed construction Row houses, it is crystal clear that, M/s.Neel Gagan Developers is in possession of group housing plot measuring 8409.654 Sq.Mtr. being a portion of Kh. No.5, area 1.21 H.R. out of area 1.32 H.R., at Mouza Narsala, P. H. No. 37, Tah. Distt. Nagpur,

CERTIFICATE

It is submitted that, the documents of title under the opinion are perfect evidence of right, title and interest in the property and if the said mortgage of the title deeds intended to be created in the manner required by law, it will satisfy the requirement of creation of mortgage and I further certify that -

- a) As on today, there is no charge on the property and it is free from any charge and after making the search of 15 years i.e., from 2005 to 2019, vide GRN No. MH012542802201819E, at Sub-registrar's office, Nagpur (Gramin) - 7, It is clear that there is no mortgage / charge whatsoever over the property as on today pertaining to the immovable property.

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

b) That I have verified/made search of the records of Sub Registrar's Office as per receipts issued by them from the year 2005 to 2019 pertaining to immovable property and as submitted the property is having clear, marketable title and is unencumbered.

c) There are no claims of minors and the provisions of Urban Land Ceiling Act are not applicable and holding is in accordance with the provisions of land reforms Act.

d) That, immediately after creation of mortgage in favor of Bank all the authorities, Nagpur Municipal Corporation, City Survey Department be inform in respect of creation of mortgage.

CERTIFICATE

I CERTIFY THAT, M/s. Neel Gagan Developers are an absolute, clear and marketable title over the reference property shown above.

NAGPUR

DATED: 01.03.2019



(Anil H. Gulhane)

Advocate