

TITLE VERIFICATION REPORT

This is to certify that a piece and parcel of Agricultural Land admeasuring 2.54 Hects Mouza Shankarpur P. H No.42, Khasra No.42 Tahsil Nagpur Gramin, Dist Nagpur covered under Metro Regional Authority Class I – Bhumiswami Occupancy Rights L.R. = Rs.10 including all trees, shrubs, passages, Right of way, Path ways, Water Courses, and all other easementory rights appurtenant there to, bounded by –

On South - Pandhan

On West - Survey No. 41/1 and 41/2

On North - Survey No 35/IK, 35/IKh, 35/2,

On South - Survey No.43/1 and 43/2

Is owned and possessed by –

1. Shri Vyankatesh Trimbak Kunawar
2. Shri Aniruddha Vyankatesh Kunawar

R/O Nagpur by virtue of Regd. Sale deed dtd. 18-12-2018 Regd. Document No.11006 jointly executed in their favour by the vendors.

1. Hemandas Dayaldas Motwani
2. Mahesh Hemandas Motwani
3. Girish Hemandas Motwani
4. Tarun Hemandas Motwani



It is observed that the above Vendors purchased the Land admeasuring 2.54 in Kh. No.42 Shankarpur, under the Regd. Sale deed Dtd. 31-10-2007, 05-11-2007 Regd. Document No.6415. The Land in Khasra No.42 Mouza Shankarpur admeasuring 2.54 hecets has been duly mutated in the names of Vendors and thereafter Sale deed Dtd. 18-12-2018 in the name of the present joint owners, in the Revenue Records such as 7/12 and Gaon Namuna 8A.

It is observed that after the sale deed Dtd. 18/12/2018, the present joint owners developed the said Land admeasuring 2.54 Hects Mouza Shankarpur into a layout of several Plots and approached Nagpur Metro Region Development Authority vide application Dtd. 22-01-2019 for the residential use of Plots in the Layout. The Land admeasuring 2.54 Hets in Kh. No.42., Shankarpur is covered under South – B – Prabhag – R4'. N.M,R.D. sanctioned residential use of Plots in the Layout in consideration of Payment of Infrastructure Cost of Rs.62,48,400 along with other terms and conditions and sought N.A. Cess assessment from the collector Nagpur in due course of time. Cost of Infrastructure was paid on 09-04-2019 N.M.R.D. sought clarification from Chief Officer Nagpur Gruha Nirman and Development Board in Respect 20% reservation of Land out of the Layout for Low Income Group. The Chief Officer, Vide Letter Dated 27-03-2019 communicated that the land is not fit for aquisition. As such assessment of N.A. Cess on Land of Kh. No.42 Shankarpur, and the Final approval of Layout in Kh. No.42, Mouza Shankarpur by N.M.R.D. is now under process which will be completed in due course of time.

As such the title of the Present Joint owners of Kh. No.42 admeasuring 2.54 Hects in Mouza Shankarpur, is perfectly legal and valid, clear and marketable



subject to the final approval of Layout Plan by N.M.R.D. and assessment of N.A. Cess in the entire Land of Khasra No.42 admeasuring 2.54 Hects.

The earlier Report Dtd. 20-12-2018 issued in respect of above Land in favour of Hemandas Dayaldas Motwani and 3 others be read in continuation of this Report.

Hence this Report is signed and delivered on this 5th June 2019 at Nagpur.

Nagpur

Dtd : 05-06-2019


Sharad G. Kulkarni (Advocate)

39, Congress Nagar, Nagpur

Tel : 0712-2455083

Shri Sharad G. Kulkarni

B.A.L.L.B

ADVOCATE

39 Congress Nagar

Nagpur.

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