



RAVINDRA R. PALIWAL

ADVOCATE

Block No. 81, Rajat Plaza- I,  
First Floor, Opp. Union Bank of  
India, Near Vijay Taklies, Ghat  
Road, Nagpur -440030.

Ref: - Search Report/2022-2023/131

Dated: - 28/03/2023

FORMAT-A

(Circular No. 28/2021)

To,

**MAHARERA**

6<sup>th</sup> AND 7<sup>th</sup> Floor, Housefin Bhavan

Plot No. C-21, E-Block, Bandra Kurla Complex,

Bandra (E), Mumbai-400 051.

**MAHARERA**

Administrative Building No.1,

Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Subject: - Title clearance certificate with respect to All piece and parcel of land having admeasuring area of 0.71 Hectares bearing Khasra No. 107, Rental Rs. 6.00, Mauza: - YERLA. Patwari Saja No. 3, Class-1 Right., together with all trees, shrubs, passage, right of way, path ways, water course and all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur.

(Hereafter referred as the said "Plot")

Respected Sir,

I Having been engaged by **Mr. Manoj S/o Uttamchand Gangan, And Mr. Motilal S/o Khubchand Paliwal**, Partner's of **M/s. PAM SERVICES (PAN No. ABAFP8329G)**, A Partnership Firm duly registered with the Registrar of Firm having

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Reg. No. NG000007154 dated. 22, December, 2021 having its Registered Office at Shop No.-3, Laxmi Sada Apartment, Chhatrapati Square, Near Sai Mandir, Wardha Road, Nagpur-440015., to inspect the search/ title in respect of "Said Property" i.e. Agricultural.

**1) Description of the Property: -**

All piece and parcel of land having admeasuring area of 0.71 Hectares bearing Khasra No. 107, Rental Rs. 6.00, Mauza: - YERLA. Patwari Saja No. 3, Class-1 Right., together with all trees, shrubs, passage, right of way, path ways, water course and all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur. and the Said Property is bounded as under: -

|              |     |                                           |
|--------------|-----|-------------------------------------------|
| On the East  | : - | By Field of Shri Lataru Bode & Shri. Wagh |
| On the South | : - | By 60 Ft. Pandan                          |
| On the West  | : - | By Field of Shri Kalmegh                  |
| On the North | : - | By Field of Mrs. Gurusharan Kaur          |

**2) The documents of Ownership of Khasra No.107, Admeasuring Area 0.71 Hectares, Rental Rs. 6.00: -**

- 7/12 extracted issued by Talathi, Nagpur Rural.
- 8-A Namuna extracted issued by Talathi, Nagpur Rural.
- That my client submitted extracted copy of Adhikar Abhilekh Panji dt.27/08/2021.
- K-Prat Dt. 16/07/2022 Mojani Reg. No. 1691/22
- Zone Certificate dt. 08/12/2021

- f) Sale Deed of Khasra No.107, Admeasuring Area 0.71 Hectares, Rental Rs. 6.00, Mauza: - Yerla, Patwari Saja No. 3, purchased by Mrs. Gurusharan Kaur Birendra Singh Chopra from Shri. Vijay Pandurangji Bobde by Registered Sale Deed dt.28/09/1992, which is duly registered before the office of Sub-Registrar, Nagpur-01, Nagpur at Sr No. NGP-227-1992 dt. 28/09/1992.,
- g) That the previous owner of "said Property" i.e. Mrs. Gurusharan Kaur Birendra Singh Chopra mutated her name in 7/12 & 8-A Namuna on dated 26/01/2019 by Fer - Far No.1381.
- h) Sale Deed in respect of Khasra No.107, Admeasuring Area 0.71 Hectares, Rental Rs. 6.00, Mauza: - Yerla, Patwari Saja No. 3, purchased by **M/s. PAM SERVICES, through its partners, 1) Mr. Manoj S/o Uttamchand Gangan, 2) Mr. Motilal S/o Khubchand Paliwal, 3) Mrs. Pushpa W/o Motilal Paliwal, 4) Mrs. Harsha W/o Manoj Gangan, from Mrs. Gurusharan Kaur Birendra Singh Chopra** by Registered Sale Deed dt.20/12/2021, which is duly registered before the office of Sub- Registrar, Nagpur (Rural)-10, Nagpur at Sr No. NGP(Rural)-13996-2021 dt. 20/12/2021.
- i) That the as per the current record the above "said property" i.e. agricultural land is belong to **M/s. PAM SERVICES, through its partners, 1) Mr. Manoj S/o Uttamchand Gangan, 2) Mr. Motilal S/o Khubchand Paliwal, 3) Mrs. Pushpa W/o Motilal Paliwal, 4) Mrs. Harsha W/o Manoj Gangan,** as per 7/12 and 8-A records.
- j) That the present owner of "said Property" mutated its name in 7/12 & 8-A Namuna on dated 16/02/2022 by Fer - Far No.1608 is recorded as owner of "Said Property".



**3. Search Report for 30 years from 1993 to 2023**

4. On perusal of the abovementioned documents and all other relevant documents relating to title of the said property in our opinion that the title of (following owner/Promotor/Developer/Firm/Vendor) is clear marketable and without any encumbrance as per the available search from the online portal.

**Owner of the Land**

|                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| All piece and parcel of land having admeasuring area of 0.71 Hectares bearing Khasra No. 107, Rental Rs. 6.00, Mauza: - YERLA. Patwari Saja No. 3, Class-1 Right., together with all trees, shrubs, passage, right of way, path ways, water course and all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur. | M/s. PAM SERVICES, through its partners, 1) Mr. Manoj S/o Uttamchand Gangan, 2) Mr. Motilal S/o Khubchand Paliwal, 3) Mrs. Pushpa W/o Motilal Paliwal, 4) Mrs. Harsha W/o Manoj Gangan, |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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5. Qualifying Comments / Remarks if Any :-

In accordance with the available search from the online portal the title of M/s PAM SERVICES, through its partners, 1) Mr. Manoj S/o Uttamchand Gangan, 2) Mr. Motilal S/o Khubchand Paliwal, 3) Mrs. Pushpa W/o Motilal Paliwal, 4) Mrs. Harsha W/o Manoj Gangan,, On the said land is good, valid, marketable, clear , and saleable.

6. The Report reflecting the flow of the title of M/s PAM SERVICES, on the said land enclosed herewith as annexure.

Place: - Nagpur

Dated: - 28/03/2023

  
**RAVINDRA R. PALIWAL**  
ADVOCATE  
Block No.81, Rajat Plaza-I,  
1st Floor, Opp. Union Bank of India  
Near Vijay Taklies, Ghat Road,  
Nagpur-440018. M. 9370186494

RAVINDRA R. PALIWAL

Advocate 

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(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 EXTRACT ISSUED BY TALATHI, NAGPUR (RURAL) AS ON DATE OF APPLICATION OF REGISTRATION.

The name of **M/s PAM SERVICES**, through its partners, 1) Mr. Manoj S/o Uttamchand Gangan, 2) Mr. Motilal S/o Khubchand Paliwal, 3) Mrs. Pushpa W/o Motilal Paliwal, 4) Mrs. Harsha W/o Manoj Gangan,, is recorded in the 7/12 Extract of Survey/Khasra No. 107 issued by village officer, Yerla in tahsil – Nagpur (Rural) and Distt-Nagpur. In respect of the property comprising of All piece and parcel of land having admeasuring area of 0.71 Hectares bearing Khasra No. 107, Rental Rs. 6.00, Mauza: - YERLA. Patwari Saja No. 3, Class-1 Right., together with all trees, shrubs, passage, right of way, path ways, water course and all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur.

2. MUTATION ENTRY: -

The 7/12 Extract of Survey/Khasra No. 107 issued by village officer, Yerla in Tahsil – Nagpur (Rural) and Distt-Nagpur reveal that vide Mutation Entry/

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Ferfar Entry No.1608 Dt. 16/02/2022 the name of **M/s PAM SERVICES,**  
(Partnership Firm) is recorded as owner of the said land.

3. Search Report for 30 years from 1993 to 2023 taken from Sub-Registrar  
office at Nagpur (Rural), Nagpur.:-

Thereafter I have applied for search in the office of Sub-Register, Nagpur  
(Rural), Distt- Nagpur, **On Dated.23/03/2023** and deposit the **Search Fees of  
Rs.750/-** on Dt. 23/03/2023 (Enclosed Herewith) paid for a period of 30 years and  
obtained the search of the available records. That at the time of search I have  
checked the index-II of "**Said Property**" the details of search are as under:-

| <u>Year</u>  | <u>Search</u>                                                   |
|--------------|-----------------------------------------------------------------|
| 1993 TO 2003 | Register of Index-II are available but no transaction.          |
| 2003 to 2013 | Register of Index-II are available but no transaction.          |
| 2013 to 2023 | Register of Index-II are available on transaction are available |

That **M/s PAM SERVICES, through its partners,** 1) Mr. Manoj S/o Uttamchand Gangan, 2) Mr. Motilal S/o Khubchand Paliwal, 3) Mrs. Pushpa W/o Motilal Paliwal, 4) Mrs. Harsha W/o Manoj Gangan, absolute owner of All piece and parcel of land having admeasuring area of 0.71 Hectares bearing Khasra No. 107, Rental Rs. 6.00, Mauza: - YERLA. Patwari Saja No. 3, Class-1 Right., together with all trees, shrubs, passage, right of way, path ways, water course and

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all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur.

That the said property acquired by Mrs. Gurusharan Kaur Birendra Singh Chopra from Shri. Vijay Pandurangji Bobde by Registered Sale Deed dt.28/09/1992, which is duly registered before the office of Sub- Registrar, Nagpur-01, Nagpur at Sr No. NGP-227-1992 dt. 28/09/1992., That by virtue of the said Sale Deed Mrs. Gurusharan Kaur Birendra Singh Chopra becomes an absolute owner of the said property.

That lateron **M/s PAM SERVICES, through its partners**, 1) Mr. Manoj S/o Uttamchand Gangan, 2) Mr. Motilal S/o Khubchand Paliwal, 3) Mrs. Pushpa W/o Motilal Paliwal, 4) Mrs. Harsha W/o Manoj Gangan, absolute owner of All piece and parcel of land having admeasuring area of 0.71 Hectares bearing Khasra No. 107, Rental Rs. 6.00, Mauza: - YERLA. Patwari Saja No. 3, Class-1 Right., together with all trees, shrubs, passage, right of way, path ways, water course and all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur. by virtue of said Registered Sale Deed dt.20/12/2021, which is duly registered before the office of Sub- Registrar, Nagpur (Rural)-10, Nagpur at Sr No. NGP(Rural)-13996-2021 dt. 20/12/2021. That by virtue of said sale deed **M/s PAM SERVICES**, through its partners, becomes absolute owner of said property.

That as per Zone Certificate issued on dated 08/12/2021 bearing outward letter No.NR/NMRDA/12322, issued by N.M.R.D.A., Nagpur, the

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said zone of property came under Sector: - West B Sector and Reserved for "Residential and Partially Agricultural, with 18.00 Mtr Winding Road and 15.00 Mtr. Wide Proposed Road. And accordingly, NMRDA has changed the Partially Agricultural to Residential Zone Change by charging additional premium for conversion fees of Rs. 6,675/- and said firm has paid Rs. 6,675/- on dated 08/06/2022.

That the aforesaid **M/s PAM SERVICES**, through its partners lateron decided to develop the said of Piece of land bearing Kh. No 107 & 108-A, Mauza: - Yeral, into **RESIDENTIAL LAYOUT** by carving out various Plot of different size therein. And accordingly, it has prepared the layout plan of the said Khasra No. 107 & 108-A by carving out various Plots of different size therein and the said layout finally sanctioned and approved by outward letter No. AE/NMRDA/7072 dt. 16/06/2022, by Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur.

That all the aforesaid documents produce before me by **M/s PAM SERVICES**, through its partners Mr. Manoj S/o Uttamchand Gangan, And Mr. Motilal S/o Khubchand Paliwal, for scrutiny and examination are photocopies. It is necessary to verify Original copies are in the custody of the aforesaid present land owner in the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document whereby his ownership rights are affected, diluted or third party interest is created.



That we have taken online search in respect of the aforesaid property from the Web-Portal [www.igrmaharashtra.gov.in](http://www.igrmaharashtra.gov.in) by giving inputs of Kh. No 107, Mauza: - Yeral, in Tahsil & Distt Nagpur (Rural) for the period of 30 years (1993 to 2023).

That during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4. ANY OTHER RELEVANT TITLE: -

There is no any other relevant title in respect of the said property.

5. LITIGATION IF ANY: -

That as per my knowledge, there is no Litigation in respect of said property.

Hence, this Report....

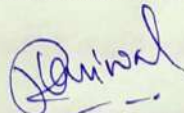
Place: - Nagpur

Dated: - 28/03/2023

  
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