

Ref. No.: _____

Date: 12-11-2024,

- 1 -

TITLE VERIFICATION AND NON – ENCUMBRANCE REPORT

I, **R.H. AGRAWAL (Advocate)**, Plot No. 127, Baji Prabhu Nagar, Ramnagar, Nagpur – 440033 on having authority, instructions and requirement of **Anjaneya Infra**, a Partnership Firm, duly formed under provisions of the Partnership Act, 1932 (P.A. No. ACAFA2831R), having its Office at 401, Shree Govindraj Heights, Geetanjali Square, Central Avenue Road, Nagpur – 440018, acting through its Partners, 1) Shri Amit Ashok Agrawal, 2) Smt. Shikha Amit Agrawal, 3) Shri Chandrashekhar Krishnaji Rewatkar, 4) Shri Sandip Gopichand Badwaik and 5) Shri Bal Vinayakrao Pisal hereby prepare and submit **Title Verification and Non - Encumbrance Report** of under mentioned property, based upon search conducted in Sub – Registrar Offices, Revenue Authorities, Government Offices and Courts at Nagpur and relying upon original, certified and xerox copies provided by Owner of the said property.

DESCRIPTION OF PROPERTY REGARDING WHICH SEARCH / VERIFICATION AND DUE DILIGENCE WAS CONDUCTED

All That piece and parcel of Plot Nos. 1 to 46 having Plotable Area of Land admeasuring **5282.14 Sq. Mtrs.** forming part and parcel of Land total containing by admeasurement **10100.00 Sq. Mtrs.** bearing Khasra No. 191, P.H. No. 4 of Mouza – Mahurzari, situated within the limits of Grampanchayat Village – Mahurzari in Tahsil – Nagpur (Gramin) and District – Nagpur and bounded as under:-

ON THE EAST BY	-----	KHASRA NO. 189
ON THE WEST BY	-----	KHASRA NO. 192
ON THE NORTH BY	-----	KHASRA NO. 10
ON THE SOUTH BY	-----	KHASRA NOS. 190/193/1+3

(Herein afterwards referred to as the said "Plots / Land" for sake of brevity and convenience).

The title history of above referred property reveals the following chain of transactions: -

WHEREAS originally, All That piece and parcel of Agricultural land admeasuring 4.95



Hectares (12.23 Acres) bearing Khasra No. 191, P.H. No. 4 of Mouza – Mahurzari, held in Bhuwarg Class – I rights, having Revenue Assessment Rate Rs. 10.00 paise, Khate No. 214, situated within the limits of Grampanchayat Village – Mahurzari in Tahsil – Nagpur (Gramin) and District – Nagpur belonged to Shri Manohar Domaji Shastri, Resident of Plot No. 320, Maharashtra Adhyapan Mandir Road, Near Antra Medical, Gandhinagar, Nagpu being his separate and self acquired property.

WHEREAS lateron, Shri Manohar Domaji Shastri transferred a portion of Agricultural land admeasuring 1.01 Hectares (2.50 Acres) bifurcating from East to West situated towards Southern side of Agricultural land total containing by admeasurement 4.95 Hectares (12.23 Acres) bearing Khasra No. 191, P.H. No. 4 of Mouza –Mahurzari by way of sale to Anjaneya Infra, a Partnership Firm, duly formed under provisions of the Partnership Act, 1932 (P.A. No. ACAFA2831R), having its Office at 401, Shree Govindraj Heights, Geetanjali Square, Central Avenue Road, Nagpur – 440018, acting through its Partners, 1) Shri Amit Ashok Agrawal, Resident of Plot No. 77, Near Mhalgi Nagar Square, Ring Road, Gurudeo Nagar, Nagpur – 440024, 2) Smt. Shikha Amit Agrawal, Resident of Plot No. 77, Near Mhalgi Nagar Square, Ring Road, Gurudeo Nagar, Nagpur – 440024, 3) Shri Chandrashekhar Krishnaji Rewatkar, Resident of 165/1, Budhwar Bazar Road, Near Gajanan Mandir, Raghuji Nagar, Nagpur – 440009, 4) Shri Sandip Gopichand Badwaik, Resident of Plot No. 44, Behind Post Office, Manewada Road, Nagpur – 440024 and 5) Shri Bal Vinayakrao Pisal, Resident of Plot No. 27, Behind Bakde Mangal Karyalaya, Mahalaxmi Nagar, - 2, Manewada Road, Ayodhya Nagar, Nagpur – 440024 by virtue of a Sale Deed which is registered at Serial No. 8084 / 2023 on 31-10-2023 in the office of Sub – Registrar No. 10, Nagpur (Gramin).



WHEREAS pursuant to Sale Deed dated 31-10-2023, Anjaneya Infra became sole and absolute owner of the Agricultural land admeasuring 1.01 Hectares (10100.00 Sq. Mtrs.) bearing Khasra No. 191, P.H. No. 4 of Mouza –Mahurzari and accordingly its name was mutated in 7/12 extract, Grampanchayat – Mahurzari and other records of the government.

WHEREAS lateron, Anjaneya Infra decided to develop the said Agricultural land admeasuring 1.01 Hectares (10100.00 Sq. Mtrs.) bearing Khasra No. 191, P.H. No. 4 of Mouza – Mahurzari into a Residential Layout by laying several Plots of different dimensions therein.

WHEREAS thereafter, the Layout Plan of the Residential Layout proposed to be laid over Agricultural land admeasuring 1.01 Hectares (10100.00 Sq. Mtrs.) bearing Khasra No. 191, P.H. No. 4 of Mouza –Mahurzari, Tahsil – Nagpur (Gramin) and District – Nagpur was approved by the Executive Engineer of the Nagpur Metropolitan Regional Development Authority on 06-11-2024 vide Approval / Certificate No. NMRDA / LT / 2024 / APL / 00400. (Proposal No. 67058) [Project Code: NMRDA-24-64690].

WHEREAS as per the approved Layout Plan of the Executive Engineer of the Nagpur Metropolitan Regional Development Authority, the Residential Layout proposed to be laid over Land admeasuring 10100.00 Sq. Mtrs. bearing Khasra No. 191, P.H. No. 4 of Mouza – Mahurzari, Tahsil – Nagpur (Gramin) and District – Nagpur the Area calculation is as under:-

AREA STATEMENT			
1.	AREA OF PLOT (MINIUM AREA OF A, B, C TO BE CONSIDERED)	10085.02	Sq. Mtrs.
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	10100.00	Sq. Mtrs.
	B) AS PER MEASUREMENT SHEET	10085.02	Sq. Mtrs.
	C) AS PER SITE	10085.02	Sq. Mtrs.
2.	DEDUCTIONS FOR		
	A) PROPOSED D.P. / D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	0.00	Sq. Mtrs.
	B) ANY D.P. RESERVATION AREA	0.00	Sq. Mtrs.
	C) EXTERNAL STRUCTURE IN PLOT	0.00	Sq. Mtrs.
	D) NOT IN POSSESSION	0.00	Sq. Mtrs.
	(TOTAL A+B+C+D)	0.00	Sq. Mtrs.
3.	BALANCE AREA OF PLOT (1-2)	10085.02	----
4.	AMENITY SPACE (if applicable)		
	A) REQUIRED	504.25	Sq. Mtrs.
	B) ADJUSTMENT OF 2 (B), IF ANY	-----	Sq. Mtrs.
	C) PROPOSED	504.26	Sq. Mtrs.
5.	NET PLOT AREA [3-4 (C)]	9580.16	Sq. Mtrs.
6.	RECREATIONAL OPEN SPACE / PLAY GROUND (IF APPLICABLE)		
	A) REQUIRED	1008.58	Sq. Mtrs.
	B) PROPOSED	1008.67	Sq. Mtrs.
7.	INTERNAL ROAD AREA (Net Plot – (Plotable Area + Open Space + MSEB + External Structure)	3239.35	Sq. Mtrs.
8.	SERVICE ROAD HIGHWAY WIDENING	-----	Sq. Mtrs.
9.	PLOTABLE AREA	5282.14	Sq. Mtrs.
10.	PRO - RATA FACTOR FOR F.S.I. CALCULATION ON LAYOUT PLOTS = (5/9)	1.81	
11.	AREA FOR INCLUSIVE HOUSING		
	(A) REQUIRED	1916.03	Sq. Mtrs.
	(B) PROPOSED	-----	-----
12.	ESS & STP	50.00	Sq. Mtrs.





CHALLAN
MTR Form Number-6



GRN MH010909490202425E		BARCODE 		Date 10/11/2024-12:01:10		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		R H AGRAWAL Advocate	
Location PUNE							
Year 2024-2025 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			575.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
							
				Amount In	Five Hundred Seventy Five Rupees Only		
Total			575.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572024111083289	IK0CZSBIJ6
Cheque/DD No.				Bank Date	RBI Date	10/11/2024-12:24:01	Not Verified with RBI
Name of Bank				Bank-Branch	STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

Department ID : 29811334

Mobile No. : 9822224101

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

खट्ट चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

MH010909490202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
10 Nov 2024	Receipt	Receipt no.: 1113730712
	Name of the Applicant :	R H AGRAWAL Advocate
	Details of property of which document has to be searched :	Dist :Nagpur Village :Mahurajhari S.No/CTS No/G.No. : 191
	Period of search :	From :2002 To :2024
	Received Fee :	575
The above mentioned Search fee has been credited to government vide GRN no :MH010909490202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		



WHEREAS now, the Partners of Anjaneya Infra have approached and requested me to provide Title Verification & Non - Encumbrance Report of the said land which they require for legitimate reasons.

FOR ascertaining clear title of the said Plots / Land, I have taken search of records from relevant Sub - Registrar Offices at Nagpur (Gramin) from Inspection Book (1), Index Register and other relevant records since last 30 years i.e. from the year 1995 to 2024 by paying Search Fees of Rs. 575/- vide Challan bearing GRN No. MH010909490202425E (Receipt No. 1113730712) on 10-11-2024. While inspecting the records relating to the said land in Sub - Registrar Offices, Revenue Authorities, Government Offices and Courts at Nagpur, the following information is revealed and after perusing available original, certified copies, xerox of various deeds and documents, I arrive at following conclusions and submit my report as under:-

Description of Deeds / Documents	Date of Deeds / Documents	Copy Verified From	Document Provided By	Remarks
Sale Deed	31-10-2023	Original	Owner	Nil
Layout Plan	06-11-2024	Original	Owner	Nil
7/12 extract	11-11-2024	Certified Copy	Owner	Nil

OBSERVATIONS AND OPINION

1. On verification and search it is revealed that all relevant and available original documents pertaining to the said land relating to title of past and present Owner such as Sale Deed and other documents like Adhikar Abhilekh Panji, 7/12 extract, Layout Plan are verified by me from the offices of Sub - Registrar, Tahsildar, Talathi, N.M.R.D.A and other Revenue Authorities, Government Offices and Courts at Nagpur and on verification those deeds and documents were found to be legitimate and genuine.
2. On verification and search it is revealed that the names of the present Owner i.e. Anjaneya Infra being Owner of the said land is mutated in the records of 7/12 extract, Grampanchayat - Mahurzari.
3. The records and documents reveal the chain of transactions occurred in respect of said



land and how the present Owner acquired tile of the said land.

4. On verification and search it is revealed that the present Owner has not entered into any contract, deal, transaction relating to the said land with any person at any time, herein before. That the present Owner has not signed, executed or registered deed of allotment, agreement to sell, power of attorney, sale deed, transfer deed, assignment deed, gift deed, partition deed, release deed, exchange deed, simple or equitable mortgage deed, confirmation deed, correction deed, will deed or any other registered deed or document purporting or confirming to be sale, assignment, conveyance, sale, transfer etc. of the said which confer any right, title or third party interest in any manner of the said land or part thereof in favour of any person, hereinbefore and the title of the present Owner is clear and there is no charge, encumbrance, incumbent or defect in title of the present Owner.

5. On verification and search it is revealed that save as except the present Owner, that no other person is legally entitled to claim ownership, title, share, interest or partition in any manner, whatsoever in the said land or par thereof.

6. On verification and search it is revealed that the said land is not impeded in any manner which legally prohibits the Owner to assign, convey, sell or transfer the said land and / or Plots in the proposed Residential Layout to prospective buyers or which creates or may create any third party right, claim or interest or any type of encumbrance, charge or lien on the said land either by way of any dispute, lis-pendens, litigation or civil suit, stay order or injunction, attachment, auction or recovery proceedings, overlapping or encroachments from adjoining land Owner or any third person.

7. On verification and search it is revealed that no injunction for selling or disposing has been granted by any court of law in connection with the said land or against the present Owner.

8. On verification and search it is revealed that the said land is not impeded in any manner which legally prohibits the present Owner to mortgage the said land and / or Plots in the proposed Residential Layout with any bank, society or financial institution or which creates or may create any third party right, claim or interest or any type of encumbrance, charge or lien on the said land.



9. On verification and search it is revealed that no proceedings relating to attachment or auction sale or recovery proceedings relating to the said land is pending before the Debts Recovery Tribunal or the Tahsildar or Collector - Nagpur any court of law or statutory or revenue authorities for realization of arrears of any loan, revenue, statutory dues, taxes, rent etc.

10. On verification and search it is revealed that no tenant, licensee or lessee is occupying the said land nor there is encroachment of any person over the said land and as on date, the said land is lying vacant and open.

11. On verification and search it is revealed that there is no adverse possession of any person who can claim his, her, their right, share, title, interest or possession in the said land.

12. On verification and search it is revealed that there is no interest of minor/s who is / are yet to attain majority and thereafter who can claim his, her, their right, share, title or interest in the said land.

13. On verification and search it is revealed that no money suit or suit affecting title of the said land is pending in any court of law.

14. On verification and search it is revealed that the said land is not prohibited for transfer under any law of Maharashtra, which prevents fragmentation of land and encourages consolidation of holdings.

15. On verification and search it is revealed that the said land does not belong to any Charitable or Public Trust or to a member of Schedule Caste or Schedule Tribe and as such there is no need to obtain No-Objection Certificate from the Charity Commissioner or the Collector, Nagpur permitting the present Owner to transfer or sell the said land.

16. On verification and search it is revealed that there is nothing prejudicial or undesirable in any document relating to the title of the present Owner and all contents of each deed and documents are explicit. Facts and events material to the title of the said land have been satisfactorily proved.



17. On verification and search it is revealed that all relevant documents are duly stamped whenever the Stamp duty is payable on these documents in accordance with the provisions of the Maharashtra Stamp Act, 1958 / Indian Stamp Act, 1959, as amended up to date. Similarly, the documents have been registered, wherever these documents require registration.

18. Therefore after considering all above factors and verifying the original documents and as a result of search's conducted in the Sub – Registrar Offices, Revenue Authorities, Government Offices and Courts at Nagpur, I am satisfied that the title of present Owner i.e. Anjaneya Infra pertaining to the said land is clear, marketable and unencumbered.

NAGPUR

Date: 12-11-2024




R. H. AGRAWAL
(Advocate)

(DISCLAIMER: - This Title Verification and Non – Encumbrance Report has been issued by R. H. AGRAWAL (Advocate) after relying upon various Original / Certified / Xerox copies of deeds and documents provided by the Owner and after due and diligent search conducted by Advocate in Sub-Registrar & Government Office/s and Courts at Nagpur. However, R. H. AGRAWAL (Advocate) shall not be responsible and liable to any bank, society or financial institution, in case if any charge, lien, encumbrance, mortgage, third party interest, unregistered deeds or documents, disputes, litigations or court or revenue cases are discovered to be pending or initiated in future in respect of above land. This Title Verification and Non – Encumbrance Report shall not be treated as authentic and valid, unless it bears signature and seal of R. H. AGRAWAL (Advocate) on each and every page. The Advocate has issued this Title Verification and Non – Encumbrance Report without any corrections and overwriting, hence if any corrections and / or overwriting is reflected in this report, R. H. AGRAWAL (Advocate) shall not be liable and responsible for any deviation, miss-interpretation, miss-representation of any legal facts or information, resulting thereof, due to any corrections and overwriting, made or done after issuance of this Title Verification and Non – Encumbrance Report).

NAGPUR

Date: 12-11-2024




R. H. AGRAWAL
(Advocate)