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| MH008411914201920E                                                                                                                                                                                                           | Government<br>of<br>Maharashtra                               | Regn. 39 M                                                         |
| Department of Registration and Stamps                                                                                                                                                                                        |                                                               |                                                                    |
| 16 Nov 2019                                                                                                                                                                                                                  | Receipt                                                       | Receipt no.: 1111654071                                            |
|                                                                                                                                                                                                                              | Name of the Applicant :                                       | SANDEEP ANANT SHASTRI                                              |
|                                                                                                                                                                                                                              | Details of property of which<br>document has to be searched : | Dist :Chandrapur Village<br>:Bramhapuri S.No/CTS<br>No/G.No. : 307 |
|                                                                                                                                                                                                                              | Period of search :                                            | From :2007 To :2019                                                |
|                                                                                                                                                                                                                              | Received Fee :                                                | 325                                                                |
| The above mentioned Search fee has been credited to government vide GRN no<br>:MH008411914201920E                                                                                                                            |                                                               |                                                                    |
| 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<br>' <a href="http://gras.mahakosh.gov.in/challan/views/fmSearchChallanWithOutReg.php">gras.mahakosh.gov.in/challan/views/fmSearchChallanWithOutReg.php</a> '. |                                                               |                                                                    |
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## **SANDEEP SHASTRI AND ASSOCIATES**

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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### **TITLE VERIFICATION REPORT**

UNDER instructions and authority from our Client (1) **SHRI. ANUP S/o VASANTRAO MENDHULE**, Resident of Sharda Colony, Khed Road, Bramhapuri-441206, Tahsil – Bramhapuri and District – CHANDRAPUR, (2) **SHRI. SARANG S/o DADARAO MENDHULE**, Resident of G-1, Plot No. 24, Astavinayak Residency-2, Shilpa Society, Narendra Nagar, Nagpur-440015, Tahsil and District – NAGPUR and (3) **SHRI. HUSAIN S/o ABID KARORI**, Resident of Plot No. 7, Khamla Road, Dev Nagar, Nagpur-440015, Tahsil and District – NAGPUR, we have investigated the title relating to the property ALL THAT Piece and Parcel of land bearing Survey / Khasra / Gut No. 307/1 of **MOUZA - BRAMHAPURI**, P.S.K. 12, having an area of **0.25 Hectare**, Rental Rs. 0.40 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 10718 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Bramhapuri, within the limits of the Nagar Parishad Bramhapuri in Tahsil – Bramhapuri and District – CHANDRAPUR and our findings are as under:

(1) THAT it is seen from the Revenue Records that the properties comprising ALL THAT Pieces and Parcels of Agricultural and bearing Survey / Khasra / Gut No. (Old) 557 and 558 of **MOUZA - BRAMHAPURI**, P.S.K. 12, having an area of 1.22 Acres (i.e. 0.49 Hectare) and 0.25 Acres (i.e. 0.10 Hectare) respectively, Rental Rs. 2.15 Yearly and Rs. 0.09 Yearly, both held in Bhogwatdar Class-2 Rights, Khate No. 127 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Bramhapuri in Tahsil – Bramhapuri and District – CHANDRAPUR, Originally belonged to Shri. Narayan Motiram Hajare, as a recorded Owner thereof being his separate property as per Records of Rights for the 1954-55.

(2) THAT as per Revenue Records of the Year 1976-77 bearing Folio No. 000495, the aforesaid properties are renumbered as Survey / Khasra / Gut No.(Old) 594 of **MOUZA - BRAMHAPURI**, P.S.K. 12, having an area of 1.47 Acres (i.e. 0.59 Hectare), Rental Rs. 0.96

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(6) THAT in terms of the said Partition Deed, out of the aforesaid properties, the land admeasuring 1.04 Hectares, Rental Rs. 1.02 Yearly being a Portion of the aforesaid land bearing Survey / Khasra / Gut No. 734 having total area of 2.08 Hectares fallen to the exclusive share of Shri. Keshav Narayan Hajare absolutely forever having heritable transferable rights therein and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 940 Dated 12-10-1990.

(7) THAT in terms of the said Partition Deed dated 14-05-1990, out of the aforesaid properties, the land bearing Survey / Khasra / Gut No. 605, having an area of 0.32 Hectare, Rental Rs. 0.31 Yearly fallen to the exclusive share of Smt. Jankabai Narayan Hajare absolutely forever having heritable transferable rights therein and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 940 Dated 12-10-1990

(8) THAT during the course of time Resurvey of the said Mouza - Bramhapuri was conducted and the property held by aforesaid Shri. Haribhau Narayan Hajare bearing Survey / Khasra / Gut No. (Old) 594, having an area of 1.47 Acres (i.e. 0.59 Hectare), held in Occupancy Class-2 Rights, Rental Rs. 0.96 Yearly is now identified as Survey / Khasra / Gut No. 307, having an area of 0.59 Hectare, Rental Rs. 0.95 Yearly, held in Occupancy Class - 2 Rights, Khate No. 467.

(9) THAT the aforesaid Shri. Haribhau Narayan Hajare left for heavenly abode on 17-03-2006 and consequent upon his demise, his aforesaid property devolved upon his widow Smt. Kamlabai Haribhau Hajare, only son namely Shri. Vijay Haribhau Hajare and two married daughter namely (i) Mrs. Sunita alias Vanita Nideswar Rohankar and (ii) Mrs. Shashikala Nilkanth Dhanorkar being only heirs of the deceased by way of succession and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 3219 dated 18-05-2007.

(10) THAT the aforesaid Co-owners (i) Smt. Kamlabai Haribhau Hajare, (ii) Shri. Vijay Haribhau Hajare, (iii) Mrs. Sunita alias Vanita Nideswar Rohankar and (iv) Mrs. Shashikala Nilkanth Dhanorkar jointly later on transferred/sold a part or portion of the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 0.34 Hectare being a part or portion of the entire Agricultural land bearing Survey / Khasra / Gut No. 307 of MOUZA - BRAMHAPURI, P.S.K. 12, having total area of 0.59 Hectare, Rental Rs. 0.95 Yearly, held in Bhogwatdar Class-2 Rights, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Bramhapuri in Tahsil - Bramhapuri and District - CHANDRAPUR, by way Sale to (i) Shri. Ganesh Jairam Tarvekar and (ii) Shri. Pramod Vithobaji Tarvekar, by a Sale Deed Dated 13-06-2007, which is registered at the Office of the Joint Sub Registrar, Bramhapuri in Book No. 1 at Serial No. 495 on even date and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 3440 dated 29-12-2007.

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Bramhapuri in Book No. 1 at Serial No. 1209 on even date and same is accordingly recorded in the Revenue Record vide Ferfar Entry No. 9257. As a result therefore (i) Shri. Anup Vasantrao Mendhule, (ii) Shri. Sarang Dadarao Mendhule and (iii) Shri. Husain Abid Karori jointly have now become Owner of the property with heritable transferrable rights therein and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 9257.

(15) THAT it is pertinent to note that in terms of the Sale Deed Dated 18-07-2019, the ownership rights of aforesaid Co-owners in the said land bearing Survey / Khasra / Gut No. 307/1 of MOUZA - BRAMHAPURI, P.S.K. 12, having an area of 0.25 Hectare, Rental Rs. 0.40 Yearly, held in Bhogwatdar Class-1 Rights is (i) Shri. Anup Vasantrao Mendhule own and possess undivided 50% share and interest; (ii) Shri. Sarang Dadarao Mendhule own and possess undivided 25% share and interest and (iii) Shri. Husain Abid Karori own and possess undivided 25% share and interest absolutely forever having heritable transferrable rights therein.

(16) THAT in pursuance of the letter of the Chief Executive Officer, Nagar Parishad, Brahmapuri vide its letter No.NPB/Planning & Development/2019/349 Dated 04-07-2019, the aforesaid land is shown/earmarked as "Residential" in the sanctioned Development Plan of Brahmapuri

(17) THAT the aforesaid Co-owners namely (i) Shri. Anup Vasantrao Mendhule, (ii) Shri. Sarang Dadarao Mendhule and (iii) Shri. Husain Abid Karori later on jointly decided to develop the said property and they have carved out proposed Residential Layout on the said property bearing Survey / Khasra / Gut No. 307/1 of MOUZA - BRAMHAPURI.

(18) THAT for the purpose of development of said land the aforesaid (i) Shri. Anup Vasantrao Mendhule, (ii) Shri. Sarang Dadarao Mendhule and (iii) Shri. Husain Abid Karori have prepared a layout plan on the said property by carving out various Plots of different sizes therein and the said layout Plan is sanctioned and approved for demarcation by the Town Planning, Chandrapur vide its Letter No. NonAgri / Final Sanction / Mouza-Brahmapuri / Tah.Brahmapuri/1998 Dated 07-11-2019 upon the several terms and conditions contained therein.

(19) THAT in pursuance of the Government Notification No. 2 of the year 2017 Dated 05-01-2017 notwithstanding anything contained in the Section 42, 42A, 44 and 44A in the Maharashtra Land Revenue Code, 1966, under the provisions of the Maharashtra Regional Town Planning Act 1966, that user of the land which fall under the Published Sanctioned Development Plan, are deemed to be converted for non agricultural purpose under Section 42B of the Maharashtra Land Revenue Code, 1966 on payment of Diversion Tax, Non Agricultural Assessment or Surcharge. The Tahsildar, Brahmapuri vide its letter Dated 19-08-2019 bearing No. Kavi/Aka/Prastu-1/2018/7886 has directed to deposit Rs. 3400/- towards Non Agricultural Assessment thus the aforesaid Co-owners has deposited necessary sum at the Revenue Department.

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(25) THAT, we have verified all the relevant index entries from on line search available on the website of Registration Department for the period of last 13 (Thirteen) Years (i.e. for 2007 to 2019) by depositing necessary Search Fees in the Office of the Sub-Registrar, Bramhapuri vide GRN No. MH008411914201920E of which Receipt No. 1111654071 Dated 16-11-2019, only those made available out of the torn and disarrange index and found that no adverse entries are recorded in respect of the aforesaid properties. The Original Search fees Receipts are enclosed herewith.

(26) THAT, in view of the searches made by us and subject to compliances stated herein below, the aforesaid Co-Owners namely (i) Shri. Anup Vasantrao Mendhule, (ii) Shri. Sarang Dadarao Mendhule and (iii) Shri. Husain Abid Karori, are Co-owners of the property comprising ALL THAT Piece and Parcel of land bearing Survey / Khasra / Gut No. 307/1 of **MOUZA - BRAMHAPURI**, P.S.K. 12, having an area of **0.25 Hectare**, Rental Rs. 0.40 Yearly, held in Bhogwatdar Class-1 Rights, Khate No. 10718 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Bramhapuri, within the limits of the Nagar Parishad Bramhapuri in Tahsil – Bramhapuri and District – CHANDRAPUR.

(27) The said Co-owners have absolute rights to develop/sale their property in accordance with provisions of prevailing Development Control Rules. The prospective Buyers of various Plots of land out of the aforesaid layout/project shall thereafter acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed subject to observation made herein under and fulfilling following modalities:-

- i) Order for change of user of the aforesaid land for Non Agricultural (Residential) Use from the Local Body Authority.
- ii) The present Co-Owners/Promoters shall comply with the provisions applicable in accordance with the prevailing Development Control Rules and all the developmental activities to abide with and/or to be made subject to directions of the Local Body Planning Authority.
- iii) The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The aforesaid project is new project and the provisions of the said Act, Rules and Regulation thereof are applicable to the said Project thus the Registration is to be sought from the said Authority on getting aforesaid various approvals from the Competent Authorities empowered on that behalf.

(28) THAT In view of getting clarity as regards non execution of any unregistered documents/mentioning no transaction of any kind has taken place in respect of the aforesaid property at any of the Sub-Registrar Offices or any other place till this date, an affidavit from the Co-owners be obtained.

Hence this Title Verification Report.

NAGPUR,  
DATE : 20-11-2019



  
(SANDEEP SHASTRI)  
ADVOCATE