

THE TITLE VERIFICATION AND SEARCH REPORT

That, having been engaged by **HIMALAYA DWELLERS PVT. LTD.**, having its office at Plot No.89, Shivaji Nagar, Nagpur - 440 010, through its **DIRECTOR – SHRI. ATUL S/O. SHIVAJIRAO CHARDE**, for the title verification and preparing search report for the property i.e. ALL THAT piece and parcel of Plot No.6, admeasuring about 1830.059 Sq. Mt. (19698.755 Sq. Ft.), being portion of Khasra No.83/1 & 83/2, of Mouza – Borgaon, having City Survey No.319, Sheet No.16, situated at, Borgaon, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tahsil and District – Nagpur, do hereby submit my report as under :-

1. I have received following Documents from Himalaya Dwellers Pvt. Ltd., Nagpur for verification for above said purpose
 - a) 7/12 Extract of Khasra No.83/1 and 83/2, of Mouza – Borgaon, Tahsil and District – Nagpur.
 - b) Non Agricultural Order, dated 08-08-2013.
 - c) NIT Agreement and Letter for Revised dated 17-10-2014.
 - d) Layout Map
 - e) Regularisation Letter of NIT dated 25-06-2015.
 - f) Gift Deed, dated 05-12-2015.

- g) Copy of Akhiv Patrika of City Survey Nagpur
- h) Agreement of Development, dated 01-10-2016.
- i) Power of Attorney, dated 01-10-2016.
- j) Building Permit No. B.E. (West)/ Case No. AB3427/
Tracking No. 2016080656/9249/401, dated 10-11-2016 from
Nagpur Improvement Trust, Nagpur
- k) Building Map sanctioned by Nagpur Improvement Trust,
Nagpur, dated 10-11-2016

1. That, after perusal of relevant documents and the record of the above said plot/ property, it appears that, (1) Shri. Dhananjay S/o. Daulatrao Pund and (2) Shri. Shantanu S/o. Dhananjay Pund, both R/o. Near Hanuman Mandir, Katol Road, Borgaon, Nagpur – 440013 have jointly acquired the ownership and possession of the above said Plot bearing No.6, by virtue of Gift Deed vide Document No.6080/2015, dated 05-12-2015, registered in the office of Sub-Registrar No.4, at Nagpur from Smt. Indutai W/o. Daulatrao Pund, i.e. mother of Shri. Dhananjay S/o. Daulatrao Pund and Grand Mother of Shri. Shantanu S/o. Dhananjay Pund, now they are joint legal owners and possessor of the above said plot/ property.

2. That, originally the Khasra No.83, total admeasuring area about 2.25 Hectare, Patwari Halka No.8-A, of Mouza – Borgaon, Tahsil and District – Nagpur was belongs to Shri.

Ramrao S/o. Anandrao Shigne, R/o. Nagpur. That, Shri. Ramrao S/o. Anandrao Shigne, expired leaving behind him his widow namely Smt. Yamunabai Wd/o. Ramrao Shigne and 1 (one) married daughter namely Smt. Indutai W/o. Daulatrao Pund. That after the death of Late Shri. Ramrao S/o. Anandrao Shigne the above said legal heirs have acquired the ownership and possession of the above said land/property by virtue of Hindu Succession as only legal heirs.

3. That, the original Khasra No.83 total admeasuring about 2.25 Hectare was divided in two parts between both the above said Legal Heirs of Late Shri. Ramrao S/o. Anandrao Shigne and accordingly concerning revenue authority was given separate Khasra No.83/1 admeasuring about 1.55 Hectare in the name of Smt. Indutai W/o. Daulatrao Pund and Khasra No.83/2, admeasuring about 0.77 Hectare in the name of Smt. Yamunabai Wd/o. Ramrao Shigne and mutated their names in the Concerning Revenue Record.

4. That, the Smt. Yamunabai Wd/o. Ramrao Shigne died on 18-09-2008 leaving behind him her married daughter namely Smt. Indutai W/o. Daulatrao Pund as a only legal heir and thereafter she has acquired the ownership and possession of said Khasra No.83/2, admeasuring about 0.77 Hectare as Class I legal heirs of deceased in respect of the above said land. Thus Smt. Indutai W/o. Daulatrao Pund had become the absolute owner of the above said total property i.e. Khasra No. 83/1 and 83/2, total

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admeasuring about 2.25 Hectare mentioned in the Para No.2 and thereafter her name was mutated in the record of Revenue Department, Nagpur.

5. That, the aforesaid entire Land comprising of Khasra Nos.83/1 & 83/2, total admeasuring area about 2.25 Hectare, Patwari Halka No.8-A, of Mouza – Borgachn, Tahsil and District – Nagpur, was converted into Non-Agricultural i.e. for Residential purpose vide Order dated 08-08-2013 passed by the Additional District Collector, Nagpur in Revenue Case No. 100-NAP-34/2012-2013. thereafter the name of Smt. Indutai W/o. Daulatrao Pund was mutated in the record of City Survey Department, Nagpur and all other relevant record.

6. That, after the conversion of the above said land, the Layout Map was sanctioned by the Town Planning Department Nagpur Vide letter No. ADTP/PL/6851, dated 11-12-2013. That, thereafter Smt. Indutai W/o. Daulatrao Pund had entered into Agreement of Development on 11-12-2013 with Nagpur Improvement Trust, Nagpur for this layout which was previously sanctioned on the 13-11-2013 but due to nature of development of land is changed by the Applicant/ Land Owner from private to Nagpur Improvement Trust, Nagpur and therefore said Development Agreement has been revised by executing New Agreement dated 17-10-2014 by keeping provisions of sanctioned layout 11-12-2013 as it is and accordingly earlier agreement dated

11-12-2013 has been treated as cancelled, since the date of execution of the revised Agreement dated 17-10-2014, in respect of above said Khasra Nos.83/1 & 83/2, of Mouza – Borgaon and accordingly the Nagpur Improvement Trust, Nagpur has released the Plot Nos.1, 2, 3 and 6 of different sizes vide it's Release Letter No.E.E. (West)/1401, dated 25-06-2015

7. That, thereafter (1) Shri. Dhananjay S/o. Daulatrao Pund and (2) Shri. Shantanu S/o. Dhananjay Pund, both R/o. Near Hanuman Mandir, Katol Road, Borgaon, Nagpur – 440013 have jointly entered into the Agreement of Development with Himalaya Dwellers Pvt. Ltd., and same was registered Vide Document No.5222/2016, dated 01-10-2016, in the office of Sub-Registrar No.4, at Nagpur and also executed the Power of Attorney in favour of Himalaya Dwellers Pvt. Ltd., Vide Document No.5223/2016, dated 01-10-2016, registered in the office of Sub-Registrar No.4, at Nagpur.

8. That, the above said owners through the developer builder i.e. Himalaya Dwellers Pvt. Ltd., have got sanctioned the Building Plan vide Building Permit No. B.E. (West)/ Case No. AB3427/ Tracking No. 2016080656/9249/401, dated 10-11-2016, sanctioned by Nagpur Improvement Trust, Nagpur to develop the above said plot No.6 (six) into Multistoried Residential Building consisting of Ground, First, Second Third Fourth Floor/s, consisting total 46 (Forty Six) Apartments.

9. That, I have taken online search by inspecting records of the Registrar Office/s of Nagpur City for a period of 15 years from 01-01-2002 to 13-06-2017 in respect of above said plot/property, by depositing necessary fees vide Challan No. MH002302405201718E, and Receipt No. 1111204818, both dated 13-06-2017. That, I have also inspected the record of City Survey, Nagpur.

10. That, after taking inspection of concerning record of said Plot/Property, I did not come across any entry as to any as to any transfer, lien, mortgage, encumbrances and charges whatsoever in respect of said Plot No.6, admeasuring about 1830.059 Sq. Mt. (19698.755 Sq. Ft.), being portion of Khasra No.83/1 & 83/2, of Mouza – Borgaon, having City Survey No.319, Sheet No.16, situated at, Borgaon, Nagpur.

11. That, the plot owners have good, valid, marketable and transferable title in respect of above said Plot/Property.

Hence this Report.

Nagpur
Date : 28 / 06/2017.


(M. A. ANANTWAR)
ADVOCATE

ENCLOSURES :-

- 1) Search Challan No. MH002302405201718E, dated 13-06-2017
- 2) Search Fee Receipt No. 1111204818, dated 13-06-2017



NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document Mobile No. : Not Available
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

MH002302405201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
13 Jun 2017	Receipt	Receipt no.: 1111204818
	Name of the Applicant :	MUKUND ANANTAWR
	Details of property of which document has to be searched :	Dist :Nagpur Village :Borgaon S.No/CTS No/G No. : 319
	Period of search :	From :2002 To :2017
	Received Fee :	400
The above mentioned Search fee has been credited to government vide GRN no :MH002302405201718E		
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/frnSearchChallanWithoutReg.php '.		