

Advocate D. N. DANI,
361, Jaripatka, Nagpur - 14.

Ph: 98231 45222

DT. 29.07.2017

**Subject : TITLE VERIFICATION REPORT OF THE PROPERTY
OF M/s KUKREJA INFRASTRUCTURES.**

1] I have been asked to give the title report of the property described below belonging to M/s KUKREJA INFRASTRUCTURES.

DESCRIPTION OF PROPERTY

ALL that piece & parcel of the land bearing **Plot Nos. 4 and 5** each admeasuring 1300 sq mtr and 1250 sq mtr respectively total admeasuring 2550 sq mtr out of sanctioned layout known as DIXIT NAGAR situated at Mouza NARI, bearing City Survey no. 418, Sheet no. 903/77, 908/74, 908, 911, 919, 920/55, out of Khasara No. 41/2, 48, 50, 52/1, 53, 56/1, 56/2, 57, 81/1 and 82, P. H. No. 11, Corporation House No. 2167/4+5, Ward No. 57 (old), 3 (new), Division No. 20, Circle No. 8, at Dixit Nagar, Nari, Nagpur, Tahsil and District Nagpur and bounded as under :

Towards East	:	Road,
Towards West	:	Road,
Towards North	:	Plot No. 6,
Towards South	:	Plot No. 3.

[Herein-after referred to as "THE SAID PROPERTY"]

2] The said property was purchased by **M/s KUKREJA INFRASTRUCTURES** from Smt. Sunita w/o Vijay Chawla, Shri Harish s/o Rochaldas Kewalramani, Shri Nandlal s/o Totaldas Chelwani vide Sale Deed dated 31.12.2014 registered at Serial No. 726 before the Sub-Registrar, Nagpur-1 on 23.01.2015.

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OFFICE : Indira Arcade, besides D'Krishna, Sadar, Nagpur
(6.30 pm to 9.00 pm) Email : danidilip@rediffmail.com

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3] The said Shri Sunita w/o Vijay Chawla, Shri Harish s/o Rochaldas Kewalramani, Shri Nandlal s/o Totaldas Chelwani had purchased the above said property from Shri Sharadchandra S/O Narayanrao Dixit, Shri Vijay Kumar Narayanrao Dixit, Shri Chandrakant Narayanrao Dixit, Shri Ravindra Narayanrao Dixit, Smt Jayashree Chandrahas Dixit, Shri Ramdas Chandrahas Dixit And Shri Rohit Chandrahas Dixit vide registered sale deed dated 28/10/2009 registered at Serial No. 4991 in Book No. 1 in the office of Sub-Registrar Nagpur No. 6.

Originally the Family Members of Narayanrao Dixit namely his sons Sharaschandra, Vijaykumar, Chandrakant, Ravindra Subhashchandra and Chandrahas were the owners of ALL THAT piece and parcel of land bearing Kh. No. 41/2, 48, 50, 52/1, 53, 56/1, 56/2, 57, 81/1 and 82 in all admeasuring about 31.26 Hectares i.e. 312660 Sq. Meters of Mouza : Nari, Nagpur (City) Tahsil Nagpur District Nagpur, AND;

The owners of the said land filed returns u/s 6(1) of the Urban land (Ceiling and Regulation) Act, 1976 in respect of the said land before the competent authority Urban land Ceiling, Nagpur, Out of this total area as per ULC orders in case of owners, an area admeasuring 6000 Sq. Meter out of Kh. No. 57 and area 1500 Sq. Meters out of Kh. No. 52/1 in all 7500 Sq. Meters was allowed to be retained by owners as a retainable land and balance area of about 303190.52 Sq. Meters was declared as surplus vacant land and 1969.48 Sq. Meters as Non-Vacant land in the Kh. No. 57, AND;

Thereafter the owners having approached the Government for getting the sanction of Residential Layout Scheme on the said surplus vacant land on the Pattern of Talegaon Dabhade scheme u/s 20(1)(a) of the ULC Act, 1976 as per the Government Circular of Housing and Special Assistant Department, No. C.S.C./ULC/1091/5 (3977) Desk-XIII, dated 15.01.1992, the Government sanctioned the Residential layout Scheme for the said land vide order No. NHS/6295/CR-44/ULC-III, Housing and Special Assistance Department Mantralaya Mumbai, dated 13.09.1996, AND;

WHEREAS, the Collector, Nagpur accordingly permitted conversion of user of said land to non-agricultural use vide Order dated 24.12.1996 in

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Rev. Case No. 10/NGP-34/96-97 from agricultural to non agricultural i.e. for residential and Commercial use, AND;

WHEREAS, during the said proceeding before the ULC Authorities the owners of the said land entered into Agreements of Development and Sale in respect of said entire land each Khasra wise owned by each of six owners with the Developers M/s Air Developers and its sister concern M/s Indian Construction Corporation constituted of its partners, members of Panchmatiya family and Pise family for an agreed consideration, the said owners gave all rights of development of the said entire land bearing Kh. No. 41/2, 48, 50, 52/1, 53, 56/1, 56/2, 57, 81/1 and 82 in all admeasuring about 312660 Sq. Meters. Excluding retainable area of 7500 Sq. Meters into a residential layout scheme, AND;

WHEREAS, in pursuance of the said Agreements of development the owners of the said members of Dixit family executed a registered Irrevocable Power of Attorney in respect of the said entire land on 03.01.2002 and Registered it with sub-registrar Nagpur-5 at Book No. 1 at Serial No. 25, dated 03.01.2002 and accordingly gave all authority and Power to their agents the nominees of the said Developer Firms being Panchmatiya nad Pise family members namely Shri Maganlal Vithaldas Panchmatiya and Shri Ramesh Nagorao Pise, AND;

WHEREAS, the members of Panchmatiya and Pise Family arrived at settlement in respect of their various partnership properties the members of Pise family viz. Ramesh Nagorao Pise withdrawn as an Agent and in his place Amitkumr Maganlal Panchmatiya one of the member's of Panchmatiya family was appointed as an agent along-with said Shri Maganlal V. Panchmatiya under a registered Deed of Declaration dated 19.10.2006 executed in furtherance of the said registered Irrevocable Power of Attorney dated 03.01.2002 AND;

WHEREAS, by virtue of said registered Declaration dated 19.10.2006 to said registered Power of Attorney dated 03.01.2002, the development of the said entire land is carries on by M/S Air Developer into a residential Layout scheme sanctioned and approved by the government under the provisions of ULC Act, AND;

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WHEREAS, accordingly the Dixit Family executed and registered sale deed of the land admeasuring about 39703.95 Sq. Meters covering Plot No. 1 (Part) about 1038.71 Sq. 1. Meter, 3 to 5 and 13 in all admeasuring about 4554 Sq. Meters, 45 to 51, 53 to 60 in all admeasuring about 6115.50 Sq. Meters, 62 to 70 in all admeasuring about 4290 Sq. Meters, 75 to 77 and 81 in all admeasuring 720 Sq. Meters, 83, 84 and 86 to 93 in all admeasuring about 2547 Sq. Meters 100, 172 and 230 to 232 in all admeasuring about 848.75 Sq. Meters, part of 234, 235 and 236 in all admeasuring about 3344.49 Sq. Meters, 237 to 241 and 244, 245 in all admeasuring about 1767 Sq. Meters, 287, 296, 297, 306, 316, 317 and 326 in all admeasuring about 935 sq. meters 343 to 347 and 411 to 413 in all admeasuring about 9930.00 Sq. Meters, 415 to 422 in all admeasuring 1224 Sq. Meters and 424 to 426 in all about admeasuring 420 Sq. Meters and area of Plot No. E about 1969.5 Sq. Meters. By registered sale deed dated 28/10/2009 registered with Sub-Registrar with sub registered Nagpur-6, in book No. 1, registered at serial No. 4991 dated 28/10/2009 AND;

- 4] That the said OWNER **M/s KUKREJA INFRASTRUCTURES** is developing the said property into residential complex and has named it as "**SUN CITY-PHASE II**" & map has been sanctioned by Nagpur Improvement Trust vide Building Permit No. B.E. (North) / Case No. AB 3788 / Tracking No. 20160129178 / 273 dated 13.06.2016. The said building plan is however going to be revised.
- 5] The name of the said owner is found to be duly recorded in the records of City Survey and Nagpur Municipal Corporation.
- 6] That, I have been informed by the said M/s Kukreja Infrastructures that they have taken loan from Punjab National Bank, Nagpur and this property is mortgaged with the said bank.
- 7] That, I have also taken the search of the records available in the office of the Sub Registrar, Nagpur – 1, vide Receipt No. 5552 dated 24.07.2017 for the period from 2005 to 2017. Thus the said property is under encumbrance of Punjab National Bank, Nagpur.



DILIP N. DANI
Advocate.

Encl. RECEIPT OF SEARCH.

नौदणी ३९ म.
Regn. 39 m.

पावती क्रमांक

दस्तऐवजाचा/अर्जाचा अनुक्रमांक ५५५२
दिनांक २४/६/९६ सन २० २००४/७/९६

दस्तऐवजाचा प्रकार—

सादर करणाराचे नाव—

खालीलप्रमाणे फी मिळाली :-

नोंदणी फी

नक्कल फी (फोटिओ)

पृष्ठांकनांची नवकल फी

टपाल खर्च

नकला किंवा झापने (कलमे ६४ ते ६९)

शोध किंवा निरीक्षण

दंड—कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोटो/प्रमाणित)

इतर फी (मागील पानावरील) 2500

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दस्तऐवज

नवकल

रौजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल.
या कार्यालयात देण्यात येईल.

द्वितीय निबन्ध

सह-दुय्यम निबंधक, बर्ग-३
नागपूर शहर क्र. ९
पाठवावा.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकने पाठवावा.
हवाली करावा.

सादरकर्ता.