

SACHIN PRADEEP AGRAWAL

ADVOCATE

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TITLE VERIFICATION REPORT

TO WHOMSOEVER IT MAY CONCERN

Having been engaged by M/s. Sandesh Infrastructures Private Limited having its Registered Office at Santra Market, Nagpur, Tahsil and District – NAGPUR for my opinion in respect of their title to ALL THAT Piece and Parcel of land containing by admeasurement 74679.01 Sq.Mtrs. being a portion of the entire land bearing Kh. Nos. 167/2 and 168 of Mouza – JAMTHA, P.S.K. 42, situate at Village – Jamtha, within the limits of Gram Panchayat Jamtha in Tahsil – Nagpur (Rural) and District – NAGPUR (hereinafter for the sake of brevity referred to as the "said property") I have gone through the papers supplied and have thoroughly inspected the same and of the considered opinion as under:

From the careful study of the documents supplied to me and from verification thereof, it is found that ALL THAT Agricultural land bearing Kh. No. 167 (Old Kh. No. 180) of Mouza -JAMTHA, having an area of 4.32 Hectors, Rental Rs. 4.33 held in Bhogwatdar Class-1 Rights, situate at Village - Jamtha, P.S.K. 42 in Tahsil - NAGPUR (RURAL), District – NAGPUR. Originally belonged to Shri. Pratibha W/o Atmashankar Gupta, being her separate property; and the said Smt. Pratibha W/o Atmashankar Gupta later on in her turn transferred the aforesaid Agricultural land by way of Sale to Shri. Ramchandra S/o Chandiram Nebhani, Shri. Suresh S/o Danchand Vaswani and Miss. Rajkumari D/o Bodhram Manwani jointly by a Sale Deed Dated 3-5-1990, which is duly Registered in the Office of the Sub-Registrar, Nagpur- Rural in Book No. A-1, Volume No. 309 on Pages 168 to 172 at Sr. No. 3712 on 4-5-1990; and the said Shri. Ramchandra S/o Chandiram Nebhani left for heavenly abode on 29-10-1994 and consequent upon his death/demise his share in the aforesaid property devolved upon his widow Smt. Mohidevi, 2 Sons Shri. Sugnomal and Shri. Govind Both S/o Late Shri. Ramchandra Nebhani and 3 married daughters namely (i) Mrs. Parvati Alias Sapna W/o Ramesh Lalchandani (ii) Mrs. Asha W/o Chandraprakash

AS AGRAWAL

Manwani and (iii) Mrs. Janki Alias Meeli W/o Surendra Kanjwani, by way of intestate succession, being the only legal heirs of the deceased

That it is further found that the aforesaid (i) Smt. Mohinidevi Wd/o Late Shri. Ramchandra Nebhani (ii) Shri. Govind S/o Late Shri. Ramchandra Nebhani (iii) Mrs. Parvati Alias Sapna W/o Ramesh Lalchandani (iv) Mrs. Asha W/o Chandraprakash Manwani and (v) Mrs. Janki Alias Meeli W/o Surendra Kanjwani later on Relinquished all their respective rights, title and interest in respect of the aforesaid property in favour of Shri. Sugnomal S/o Late Shri. Ramchandra Nebhani by executing a Deed of Relinquishment and Confirmation on 10-10-2005 which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur-7 in book No. 1 at Sr. No. 1893 on even date

That it is further submitted that the said (i) Shri. Suresh S/o Danchand Vaswani (ii) Miss Rakumai D/o Bodharam Manwani and (iii) Shri. Sugnomal S/o Late Shri. Ramchandra Nebhani lateron jointly transferred 3.51 Hectors out of the total land of 4.32 Hectors property comprising ALL THAT Agricultural land bearing Kh. No. 167 (Old Kh. No. 180) of Mouza – JAMTHA, having an area of 4.32 Hectors, Rental Rs. 4.33 held in Bhogwatdar Class-1 Rights, situate at Village- JAMTHA, P.S.K. 42 in Tahsil – NAGPUR (RURAL) and District – NAGPUR by way of Sale to M/s. Sandesh Infrastructure Private Limited. That M/s. Sandesh Infrastructure Private Limited by a Sale Deed Dated 26-3-2010 which is duly Registered in the Office of the Sub Registrar, Nagpur (Rural) in Book No. 1 at Sr. No. 1775 on even date. The said Sale Deed Dated 26-3-2010 is duly Consented by M/s. Bholebaba Roadways Private Limited has now become an exclusive, absolute and Full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records. The said land is now renumbered as Kh. No. 167/2 of Mouza – JAMTHA; AND

From further careful perusal of the documents supplied to me of ALL THAT Agricultural land bearing Kh. No. 168 of Mouza - JAMTHA, having an area of 5.18 Hectors, Rental Rs. 3.55 held in Bhogwatdar Class-II Rights, situate at Village - Jamtha, P.S.K. 42 in Tahsil - NAGPUR (RURAL), District – NAGPUR. Originally belonged to (i) Shri. Gangadhar S/o Raghoba Hinge (ii) Shri. Baba S/o Natthuji Hinge (iii) Smt. Nanda Wd/o Late Shri. Chandrakant Hinge (iv) Master Wasudeo S/o Late Shri. Chandrakant Hinge (v) Smt. Shobha W/o Shankarrao Nandurkar (vi) Smt. Indutai W/o Dnyaneshwar Chakole (vii) Shri. Sunil S/o Mahadeorao Deshmukh and (viii) Smt. Saraswati W/o Mahadeorao Deshmukh, being their ancestral property and the said Shri. Gangadhar S/o Raghoba Hinge and other later on jointly transferred the aforesaid entire property by way of Sale to M/s. Sandesh Infrastructure

S. S. Rao

Private Limited, by a Sale Deed Dated 20-5-2010 which is duly Registered in the Office of the Sub-Registrar, Nagpur (Rural) in Book No. 1 at Sr. No. 3019 on even date. The said Sale Deed Dated 20-5-2010 is duly consented by Shri Rakesh S/o Rameshkumar Pandey and M/s. Kalinidi Tie Up Private Limited. As a result therefore the M/s. Sandesh Infrastructures Pvt. Ltd. has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

It is further submitted that the aforesaid Lands comprising Kh. Nos. 167/2 and 168 of Mouza – JAMTHA is converted for Non-Agricultural Use by the Collector, Nagpur vide his Order Dated 27-8-2010 passed in Revenue Case No. 318/NAP-34/2009-10 Mouza – JAMTHA and the M/s. Sandesh Infrastructures Pvt. Ltd. has prepared a Layout of the said entire land by carving out various Plots of different sizes therein and the same is duly sanctioned and approved by The Assistant Director of Town Planning, Nagpur vide his Letter no. 3583 Dated 8-9-2010. The said Layout Plan alongwith the buildings proposed to be constructed thereon is also duly sanctioned and approved by the Collector, Nagpur Vide his Order No. Rev. Case No. 133/MRC-811 (MRTP-2000/Construction Permission) 2009-10 Dated 9-9-2010. The said Layout is known and styled as "SANDESH CITY" and accordingly has prepared a Plan of a Multistoreyed Building proposed to be constructed on the said land and to be known and styled as "SANDESH CITY APARTMENTS" and the same is duly sanctioned by the duly sanctioned and approved by the Collector, Nagpur vide his Order No. Rev. Case No. 133/MRC-811 (MRTP-2000/Construction Permission) 2009-10 Dated 9-9-2010.

That, I have verified the relevant entries in the records of Sub Registrar, Nagpur, pertaining to the property in question having paid the necessary search fees. The receipts in original are enclosed herewith.

That, the Indentures referred above have been executed and registered as per law and proper stamp duty, registration fees has been paid thereon. The said property appears to be free from all kinds of encumbrances such as mortgage, sale, gift etc. In view of the aforesaid, I am of the considered opinion from the study of the documents and on the basis of information supplied to me after having carefully examined and inspected the Indenture, Sale Deeds and Release Deed and other documents supplied to me, M/s. Sandesh Infrastructures Private Limited hereinto has good, valid and marketable title over the said property.

B. K. Kulkarni

That, in view of verification done by me and on the basis of documents provided before me, it is submitted that said M/s. Sandesh Infrastructures Private Limited is the absolute owner and in possession of said property and they have full rights and authority to transfer to any person or persons by way of assignment, mortgage or otherwise as per law, and the Purchasers would get absolute title on execution of Sale Deed. The original receipts evidencing are enclosed herewith.

SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of land containing by admeasurement 74679.01 Sq.Mtrs. being a portion of the entire land bearing Kh. Nos. 167/2 and 168 of Mouza – JAMTHA, P.S.K. 42, situate at Village – Jamtha, within the limits of Gram Panchayat Jamtha in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under:-

<u>KH. NO. 167/2</u>		<u>KH. NO. 168</u>
EAST	ROAD AND KH. NO. 167/1	KH. NO. 167/2
WEST	KH. NO. 168	KH. NOS. 173, 174 & 169
NORTH	24.00 MTRS. WIDE ROAD	24.00 MTRS. WIDE ROAD
SOUTH	15 MTRS. WIDE ROAD	15.00 MTRS. SHIV PANDHAN

Hence this report.

Nagpur

Date: 10.05.2013


(SACHIN AGRAWAL)
Advocate