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Advocates

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TO WHOMSOEVER IT MAY CONCERN

DETAILED REPORT ON TITLE

All that piece and parcel of the land consisting of land situated at Mouza Dighori, Bearing Consolidated Plot No. 7 and 8, Patwari Halka No. 34 A Pardi Circle, Ward No. 21, Nagpur situated at Khasara No. 8/1, and 8/2 in the layout of Jai Gruh Nirman Sahkari Sanstha Ltd, Nagpur, admeasuring 542.064 Sq. Mtrs (5834.776 Sq. Fts.) Sheet No. 359/5, City Survey No. 45, with within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District Nagpur". Which is commonly bounded as below.

Towards East : Road
Towards West: Layout of other society
Towards North : Plot No. 6
Towards South : Plot No. 9

PRESENT ONWER

That the said property i.e. All that piece and parcel of the land consisting of land situated at Mouza Dighori, Bearing Consolidated Plot No. 7 and 8, Patwari Halka No. 34 A Pardi Circle, Ward No. 21, Nagpur situated at Khasara No. 8/1, and 8/2 in the layout of Jai Gruh Nirman Sahkari Sanstha Ltd, Nagpur, admeasuring 542.064 Sq. Mtrs (5834.776 Sq. Fts.) Sheet No. 359/5, City Survey No. 45, with within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District Nagpur is owned and possessed by **M/S GAJANAN DEVELOPERS** a Partnership Firm through their Partner 1) **SHRI VIDYADHAR S/O WAMANRAO RAMBHAD** 2) **SHRI NAMDEORAO SITARAMJI ASHTANKAR** 3) **SHRI NISHANT ANNAJI CHAUDHARI** registered sale deed dated 7.3.2014 which was duly registered at Sr. No. 1277 AND 1278 respectively

I have caused necessary searches in the Sub-Registrar office of Nagpur for FOR 13 YEARS and also verified the records of the Revenue department . My



1. Sale deed date 07.3.2014 of Plot No. 7 Sr. No. 1278
2. Sale deed date 07.3.2014 of Plot No. 8 Sr. No. 1277
3. Fresh Property card of the property
4. NOC issued by NIT dated 5.1.2016 of clubbing of plots
5. Correction Deed of Plot bearing No. 766/2014.
6. Correction Deed of Plot bearing No. 767/2014.
7. Copy of Sale deed dated 12.4.2001 Sr No. 2353.
8. Copy of Sale deed dated 12.4.2001 Sr No. 2367.
9. Power of Attorney for Admission
10. Release letter dated 26.2.2014 bearing permit No. 721 of plot No. 8.
11. Tax Receipt dated 10.2.2016 of NMC.
12. Release letter dated 26.2.2014 bearing permit No. 720 of plot No. 7.
13. Building and Commencement Certificate plan sanction by the Nagpur Improvement Trust vide **Building Permit No. B.E.(SOUTH) / CASE NO. AB -0358 / TRACKING NO. 2016011526 / 690 DATED 5.2.2016**
14. Deed of Declaration dated 5.10.2016 Registered at Sr. No. 6619/2016.
15. Revised map bearing No. **Building Permit No. B.E.(SOUTH) / CASE NO. AB -3434 / TRACKING NO. 2016112332 / 577 DATED 18.4.2017**
16. Correction deed dated 13.7.2017 at Sr. No. 4592/2017

That initially / originally was an Agricultural land which was purchased by the ADawasi Samaj Unnati Gruh Nirman Sahakari Sanstha Ltd. Nagpur, the said society has prepared the layout and sold the plots to various person.

That out of the said layout the plot No. 7 sold to Smt savita Suresh Wankar by Shri Madhukar Vishwanath Chamt by virtue of registered sale deed dated 12.4.2001 vide registered sale deed registered at Sr. No. 2275 in Additional book no. 1, volume no. 388 page no. 196 to 199 and presented at Sr. No. 2353 and since while executing the sale deed dimension of the plot was wrongly mentioned and therefore the correction deed was executed on 7.2.2014 which is registered at Sr.No. 766/ 2014 with SRO No. 4 And Whereas the said property was situated in the unauthorized layout and therefore the owner applied to the Nagpur Improvement Trust and the said authority released the said property by virtue of the letter dated 26.2.2014 bearing permit No. BE(E)/ 720.

That the said owner i.e. **M/S GAJANAN DEVELOPERS** a Partnership Firm through their Partner 1) **SHRI VIDYADHAR S/O WAMANRAO RAMBHAD** 2) **SHRI NAMDEORAO SITARAMJI ASHTANKAR** 3) **SHRI NISHANT ANNAJI CHAUDHARI** become the absolute and sole owner of the said property, with all the heritable and transferable rights, title over the property by virtue of registered sale deed dated 6.3.2016 which was duly registered at Sr. No. 1278 /2016 which



That similarly out of the said layout the plot No. 8 sold to Smt Savita Suresh Wankar by Shri Madhukar Vishwanath Chamt by virtue of registered sale deed dated 16.4.2001 vide registered sale deed registered at Sr. No. 2289 in Additional book no. 1, volume no. 389 page no. 72 to 75 and presented at Sr. No. 2367 and since while executing the sale deed dimension of the plot was wrongly mentioned and therefore the correction deed was executed on 7.2.2014 which is registered at Sr.No. 767/ 2014 with SRO No. 4 And Whereas the said property was situated in the unauthorized layout and therefore the owner applied to the Nagpur Improvement Trust and the said authority released the said property by virtue of the letter dated 26.2.2014 bearing permit No. BE(E)/ 721.

Thereafter the said owner i.e. **M/S GAJANAN DEVELOPERS** a Partnership Firm through their Partner 1) **SHRI VIDYADHAR S/O WAMANRAO RAMBHAD** 2) **SHRI NAMDEORAO SITARAMJI ASHTANKAR** 3) **SHRI NISHANT ANNAJI CHAUDHARI** become the absolute and sole owner of the said property, with all the heritable and transferable rights, title over the property by virtue of registered sale deed dated 6.3.2016 which was duly registered at Sr. No. 1277 /2016 which is registered at Book NO.1, with SRO No. 3.

That the owner decided to develop the said property and therefore he has obtained Building permit of Building and Commencement Certificate plan sanction by the Nagpur Improvement Trust vide **Building Permit No. B.E.(SOUTH) / CASE NO. AB -0358 / TRACKING NO. 2016011526 / 690 DATED 5.2.2016.** thereafter the said owner submitted the said property under the Apartment of ownership Act and executed the Deed of Declaration bearing No. 6619/2016 on 5.10.2016. Thereafter the said owner again submitted the revised map with NIT and the same has been revised vide Revised map bearing No. Building Permit No. B.E.(SOUTH) / CASE NO. AB - 3434 / TRACKING NO. 2016112332 / 577 DATED 18.4.2017. In view of the sanction the correction to deed of declaration was executed on 13.07.2017 which is duly registered at Sr. No. 4592/2017 with SRO No. 3 Nagpur. Thus the vendor has got full rights over the said property being the absolute owner of the said property and have every right to transfer the said property.

I hereby certify that the above mentioned property i.e. Plot No. 7 and 8 are free from all sorts of encumbrances charges, liabilities, liens, lispendens and attachment of any kind whatsoever and the said property is absolutely clear, free and marketable so far as the record those made available to me for the inspection from various offices.

It is further certified that I have verified from the Sub-Registrar's office about the genuineness of the title deeds examined by me and that the same is



Hence this report signed and delivered at Nagpur on this 25.07.2017

Yours faithfully,



A handwritten signature in blue ink, appearing to read "S.B. Walekar", written over the circular stamp.

(S.B.WALEKAR)

ADVOCATE.