

Plot No. 110, Pitruchaya Apartments,
501, 5th Floor, Near Water Tank,
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ANIL H. LADDHAD
SONAL A. LADDHAD

ADVOCATES
High Court, Nagpur

Ref:

Date : _____

Nagpur

Dated:- 20.10.2012

TO WHOMSOEVER IT MAY BE CONCERNED

I undersigned have been called upon to give title verification report of the below mentioned property, which is jointly owned and possessed by (1) SHRI BHIKULAL S/o JUGALKISHOR BAJAJ, Aged 51 years, occupation - Agriculturist and Chartered Accountant, Resident of Plot No. 54, The Park Residency, Khare Town, Dharampeth, Nagpur-10, Tahsil and District - NAGPUR (2) SHRI SUNIL S/o HARISHCHANDRA LADDHAD, Aged 37 Years, Occupation - Agriculturist and Business, Resident of Ansh Apartment, Verma-lay-out, Nagpur-10. Tahsil and District - NAGPUR AND (3) SHRI NIMISH S/o BRIJMOHAN LADDHAD, Aged 38 Years, Occupation - Agriculturist and Chartered Accountant, Resident of Bharat Nagar, Nagpur, Tahsil and District - NAGPUR

SCHEDULE OF PROPERTY REFERRED ABOVE

ALL THAT Agricultural Land bearing Kh. No. 4 containing by admeasurements 29944.16 Sq. Mtrs. of Mouza - ISASANI, P.H. No. 46 situate at Village - Isasani, in Tahsil - HINGNA and District - NAGPUR and bounded as under:

ON THE EAST - KH. NO. 6.
ON THE WEST - KHASRA BOUNDARY OF MOUZA - WAGDHARA.
ON THE NORTH - KH. NO. 3.
ON THE SOUTH - KH. NO. 6.

OBSERVATIONS DURING CONDUCTING SEARCH

1. That, I have conducted the search of 13 years from the record kept at Sub-registrar office, Hingana and my observations in respect of above referred property are as follows:-

That ALL THAT Piece and Parcel of Agricultural Land bearing Kh. No. 4 of Mouza - ISASANI, having an area of 3.73 Hectors, Rental Rs. 8.75 held in Bhogwatdar Class-1 Rights, situate at Village - Issasani, P.S.K. 46, Thak No. 377, Mouza No. 25, Circle - Hingna, in Tahsil - Hingna and District - NAGPUR, Originally belonged to Shri. Sukhadev S/o Soma Bankar and shri. Shankar S/o Soma Bankar jointly, both Residents of Jaitala, Nagpur, being their separate property; AND

2. That, said Shri. Sukhadev S/o Soma Bankar and shri. Shankar S/o Soma Bankar later on jointly transferred the aforesaid



entire land by way of Sale to Shri. Bhagwandas S/o Hashmatrai Bhatia, by a Sale Deed Dated 21-11-1968, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 5465 on even date;

3. That, the aforesaid Shri. Bhagwandas S/o Hashmatrai Bhatia left for heavenly abode on 17-11-1998 leaving behind him, his Widow Smt. Gunwanti, only son Shri. Neelam and 2 married daughters namely (i) Mrs. Poonam W/o Kishor Lala and (ii) Mrs. Vandana W/o Vimal Primlani, as his only legal heirs, who inherited the said entire property by way of intestate succession; AND

4. That the aforesaid (i) Smt. Gunwanti Wd/o Late Shri. Bhagwandas Bhatia, (ii) Shri. Neelam S/o Late Shri. Bhagwandas Bhatia, (iii) Mrs. Poonam W/o Kishor Lala and (iv) Mrs. Vandana W/o Vimal Primlani later on in their turn jointly transferred their aforesaid property by way of Sale to (i) Shri. Bhikulal S/o Jugalkishor Bajaj, (ii) Shri. Sunil S/o Harishchandra Laddhad and (iii) Shri. Nimish S/o Brijmohan Laddhad, , jointly by a Sale Deed Dated 28-07-2010, which is duly Registered in the Office of the Joint Sub-Registrar, Hingna in Book No. 1, at Sr. No. 3655 on even date. As a result therefore they have now become



the Joint/Co-owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records;

5. That latter on the aforesaid entire land comprising Kh. No. 4 of Mouza - ISASANI, P.S.K. 46 is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide his Order Dated 06-09-2010 Passed in Revenue Case No. 59/NAP-34/2010-2011 of Mouza - Isasani;

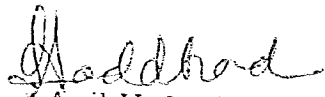
6. That, the owners later on decided to develop the said Piece of entire land into a RESIDENTIAL ESTATE by constructing 15 (FIFTEEN) separate Multistoried Buildings thereon, each consisting of various self contained separate Apartments therein; AND accordingly it prepared a/the Plan(s) of the said Multistoried Buildings proposed to be constructed on the said Piece of land which is known and styled as "SUMANGAL VIHAR" and the same is duly sanctioned and approved by the Assistant Director, Town Planner, Town Planning Department, Nagpur vide his Building Plan No. ADTP/3430 Dated 4-9-2010;

7. Thus from the aforesaid mentioned facts and the search conducted of the records maintained in the registrar office, Hingana,



there is no adverse entry found, creating any hurdle in the title of the owners. Thus I am of the view that the owners have good and marketable title, and the property is free from all encumbrances.

Hence this report.

A handwritten signature in cursive script, appearing to read 'Anil H. Laddhad'.

Anil H. Laddhad, Advocate