S. S. Dwivedi B.A., L.L.B.
S. M. Khedkar B.Com., L.L.B.
V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

(19)

d & k
Advocates

Date 06-05-2017

TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have verified the titles of the entire sanctioned Scheme known as "S. H. TOWN" developed on ALL THAT piece and parcel of Non Agricultural land admeasuring about 0.60 Hectares i.e. 6066.00 Sq. Mtrs. out of land bearing Survey Kh. No. 119/1, admeasuring about 1.21 Hectares, in Mauza : NARSALA, with Occupant Class 1 Bhumiswami rights, bearing Municipal House No. 1/1 to 25, Ward No. 77, within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur owned by (i) Shri Kamlesh s/o Pranlal Shah, (ii) Shri Pravin s/o Mayabhai Patel, (iii) Shri Chetan s/o Pranlal Shah, (iv) Smt. Rekha w/o Pravin Patel and (v) M/s Sarju Construction Private Limited, a company registered under The Companies Act 1956 bearing Registration No. 11-106170 of 1997 having its registered office at Shri Rushabh Apartments, Azamshah Lay Out, Great Nag Road, Nagpur, 440009. Our Findings are as under:

01. That, originally the land bearing old Survey No. 8/1, admeasuring about 1.82 Hectares was purchased by Shri Balaji Jago Vaidhya from Shri Kashiprasad Bhikaji by Sale Deed dt. 24.02.1958 as per record of Adhikar Abhilekh and on his death the same was inherited by legal heirs, his sons (i) Shri Namdeo Balaji Vaidhya, (ii) Shri Manikrao Balaji Vaidhya and (iii) Shri Laxaman Balaji Vaidhya.

02. That, the partition took place between Shri Namdeo Balaji Vaidhya, legal heirs of Shri Manikrao Balaji Vaidhya and Shri Laxaman Balaji Vaidhya on 28.06.2004 and the land admeasuring about 0.60.66 Hectares being northern portion of entire land came in the share of Shri Namdeo Balaji Vaidhya.

SADAR-WARDHAMAN NAGAR, NAGPUR

03. That, since the said land came under residential zone of the draft Regional Development Plan of Nagpur, the owner filed Return u/s 6(1) of the Urban Land (C. R.) Act, 1976 for the aforesaid land owned by him and the Dy. Collector and Competent Authority, Urban Land Ceiling, Nagpur and in the ULC Case No. 236/2005 by Order dt. 26.09.2005 declared the entire land as non actionable / non vacant land after allowing the shares of major members of family and closed the proceedings under the ULC Act, 1976.

04. That, Shri Namdeo Balaji Vaidhya and his family members partitioned the said land between themselves in five portions wherein Shri Namdeo retained the land admeasuring about 0.12 Hectares i.e. 1266.00 Sq. Mtrs. And the others Shri Guldeo, Shri Vijay, Shri Nitin and Miss Veena retained the land of about 0.12 Hectares i.e. 1200.00 Sq. Mtrs. each.

05. That, the said owners sold their shares to the SELLERS here-in by different Sale Deeds dt. 17.10.2005 registered with the Sub Registrar, Nagpur - 7 at Book No. 1 dt. 18.10.2005 and as described here-in

AREA SQ. MTRS.	SELLER	PURCHASER	SALE DEED REGN. NO.	DATED
1200.00	Vijay Guldeorao Vaidhya	Kamlesh P. Shah	2820	18.10.2005
1200.00	Miss Veena Guldeorao Vaidhya	Sarju Construction Pvt. Ltd.	2821	18.10.2005
1266.00	Namdeo Balaji Vaidhya	Pravin M. Patel	2822	18.10.2005
1200.00	Nitin Guldeorao Vaidhya	Chetan P. Shah	2823	18.10.2005
1200.00	Guldeorao Namdeo Vaidhya	Prakash G. Patel	2824	18.10.2005

06. That, one of the co-owner Shri Prakash Goverdhanbhai Patel sold his share in the said land i.e. 1200.00 Sq. Mtrs. to Smt. Rekha Pravin Patel by Sale Deed dt. 10.10.2011 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 6826 dt. 12.10.2011.



07. That, by virtue of the said Sale Deed, Smt. Rekha Pravin Patel became the co-owner of the said land bearing Kh. No. 119 alongwith Shri Kamlesh Pranlal Shah, Shri Chetan Pranlal Shah, Shri Pravin Mayabhai Patel and Sarju Construction Private Limited and their names were mutated in revenue records as the co-owners of the said land.

08. That, the said lands are capable of development the said co-owners obtained the order for change of user of the said land into non agricultural purposes i.e. residential purposes and the Collector in Rev. Case No. 48/NAP-34/2006-2007 dt. 19.10.2006 granted the change of user of the said land into non agricultural purposes i.e. residential purposes and the Lay Out Plan is also approved by the Assistant Director, Town Planning Nagpur vide Letter No. मौजा : नरसाळा /स. कृ. 119/ संसनाग ३८०९ दिनांक ०६.०७.२००७, consisting of in all 25 plots of various sizes.

09. That, the said village alongwith adjacent village Hudakeshwar were included within the limits of Nagpur Municipal Corporation, Nagpur by virtue of Govt. Decision 14.05.2013.

10. That, the said land being capable of development as per applicable Development Control Rules and Regulations, all the co-owners decided to develop the said land into residential estate and arrived at understanding and formed their joint co-ownership Association of Persons (A.O.P.) entity known as S. P. ASSOCIATES and decided to develop the same through their A.O.P.

11. That, the said land/area is also covered under the Nagpur Improvement Trust (METRO), the co-owners got the said plots released from Executive Engineer (Metro), Nagpur Improvement Trust, Nagpur vide Letter No. E.E.(Metro)/A.E-1/1266 dt. 30.01.2015, AND;

12. That, the said area is known and styled as "S. H. TOWN" which consists of in all 25 Plots out of which Plot No. 24 and Plot No. 25 area having the user of Conveyance Shopping and Portion admeasuring about 606.60 Sq. Mtrs. is provided in the said Layout as the open space and portion admeasuring about 606.60 Sq. Mtrs. is provided in the said Layout as the Public Utility land and the 23 numbers of Plots have been released for construction by Executive Engineer (Metro), Nagpur Improvement Trust vide Letter No. E.E.(Metro)/AE-1/226 dt. 30.01.2015.



13. That, the co-owners got the Building Plans of the proposed construction sanctioned from Dy. Engineer, Town Planning Department, Nagpur Municipal Corporation, Nagpur in respect of 12 (Twelve) Plots as described here-in-below

Bungalow No.	Plot No.	Area of Plot in Sq. Mtrs.	Built Up Area in Sq. Mtrs.	Building Permit No.
A	1	138.06	116.84	52/BP/NARSALA/TP/NMC/250 DT. 23.09.2015
B	2	100.09	100.02	53/BP/NARSALA/TP/NMC/249 DT. 23.09.2015
C	3	100.09	100.06	53/BP/NARSALA/TP/NMC/249 DT. 23.09.2015
D	4	100.09	100.06	53/BP/NARSALA/TP/NMC/249 DT. 23.09.2015
E	5	100.09	100.06	53/BP/NARSALA/TP/NMC/249 DT. 23.09.2015
F	6	141.75	116.84	55/BP/NARSALA/TP/NMC/251 DT. 23.09.2015
G	7	141.75	116.84	54/BP/NARSALA/TP/NMC/248 DT. 23.09.2015
H	8	100.09	100.06	53/BP/NARSALA/TP/NMC/249 DT. 23.09.2015
I	9	100.09	100.06	53/BP/NARSALA/TP/NMC/249 DT. 23.09.2015
J	10	100.09	100.06	53/BP/NARSALA/TP/NMC/249 DT. 23.09.2015
K	11	100.09	100.06	53/BP/NARSALA/TP/NMC/249 DT. 23.09.2015
L	12	141.75	116.84	55/BP/NARSALA/TP/NMC/251 DT. 23.09.2015

14. That, co-owners A.O.P. are developing said land into a scheme of twelve Residential Row Houses/Bunglows as sanctioned by the Nagpur Improvement Trust, Nagpur and submitted the said entire property to the provisions of The Maharashtra Apartment Ownership Act, 1970, by Deed of Declaration dt. 05.10.2016 registered with Sub- Registrar, Nagpur - 7 in Book No. 1 at Sr. No. 7412 dt. 05.10.2016 and the entire scheme is known as "S. H. TOWN".



15. That the owners agreed to sell (i) R.C.C. superstructure comprising of Row House / Bungalow bearing No. B, admeasuring about 100.02 Sq. Mtr. of built up area constructed on Plot No. 2 admeasuring about 100.09 Sq Mtrs to Smt. Seema Ravindra Shapkar and Shri Ravindra Babarao Shapkar by Agreement to Sell dt. 24.03.2017 registered with Sub Registrar, Nagpur – 10 (Rural) at Book No. 1 at Sr. No. 2410 dt. 24.03.2017 and also agreed to sell (ii) R.C.C. superstructure comprising of Row House / Bungalow bearing No. E, admeasuring about 100.02 Sq. Mtr. of built up area constructed on Plot No. 5 admeasuring about 100.09 Sq Mtrs to Shri Sureshkumar Raghunath Kumbhare by Agreement to Sell dt. 11.04.2017 registered with Sub Registrar, Nagpur – 10 (Rural) at Book No. 1 at Sr. No. 2969 dt. 11.04.2017.

16. We have satisfied that the property is heritable and transferable and the owners and Developer have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.

17. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property known as S. H. Town and the same is now owned by A.O.P. of land Owners as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.

(S.M. KHEDKAR)
ADVOCATE

M/S. DWIVEDI & KHEDKAR ADVOCATES
SADAR-WARDHAMAN NAGAR, NAGPUR

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MTR Form Number-6

RN MH001134471201718E	BARCODE	Date 06/05/2017-18:03:28	Form ID

epartment	Inspector General Of Registration	Payer Details	
ype of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
)ffice Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	MS DWIVEDI AND KHEDKAR ADVOCATES
.ocation	NAGPUR		
Year	2017-2018 One Time	Flat/Block No.	WARDHMAN NAGAR
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	350.00	Road/Street	
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	
		Remarks (If Any)	SEARCH FEES FOR KH NO 119/1 AREA 1.21 HECT MZ NARSALA TAH NAGPUR
		Amount In Words	Three Hundred Fifty Rupees Only
Total	350.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572017050659474	CKC4253775
Cheque/DD No.		Date		06/05/2017-18:04:02	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document. Mobile No. : Not Available

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 06-05-2017 06:04:04