C.N. GUPTA
B.Sc. LL.B

ADVOCATE

COURT :- 2nd floor Room No. 224,
Nayay Mandir, Nagpur.
Resi :- Near Model Mill Chowk
Karnalbag, Nagpur.32
Mobile No:-9422148852

DT :- 8/3/2014.

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by M/s Radiance Erectors Private Limited, acting through its Director Shri Rajesh Uttamchand Wadhwani, of Ramdaspeth Nagpur, for preparing title verification and search report of the following properties, I hereby submitting my report as under :-

1) That M/s Radiance Erectors Private Limited, acting through its Director Shri Rajesh Uttamchand Wadhwani has submitted the following zerox copy for preparing title verification and search report.

A) Sale-Deed Dt-4/8/11.
B) Release Letter from N.I.T. Dt-9/5/12.
C) N.A. Tax Receipt.
D) Akhiv Patrika Dt-25/4/2012.

2) **Previous History of the Property** :- Originally all that piece and parcel of Agriculture land bearing Kh. No.99 of Mouza-Somalwada, P.S.K. No.44, having an area of 3.93 Hectors, Rental Rs.10.00, held in occupancy class-2 right, including all kinds of Tress, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-Somalwada, in Tahsil and District-Nagpur, Originally belonged to Smt Mainabai Narayan Telrandhe, being her separate property.

Whereas consequent upon the death of the said Smt Mainabai Narayan Telrandhe the said property was recorded in the names of her legal heirs namely Shri. Ganpati Narayan Telrandhe and Shri. Shamrao Narayan Telrandhe. The aforesaid Shri. Ganpati and Shri. Shamrao both sons of Shri. Narayan Telrandhe lateron executed a mutual agreement in between them and in terms of which Shri. Shamrao received 2.24 Hectors of land. Out of the aforesaid land the said Shri. Shamrao lateron sold 0.06 Hectors and the land under his occupation and succession having an area 2.18 Hectors was renumbered as Kh. No.99/A.

Whereas the aforesaid Shri Shamrao S/o late Shri Narayan Telrandhe left for his heavenly abode on 21-02-1998 and consequent upon his demise the aforesaid property devolved upon his widow Smt.

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Satyabhamabai Shamrao Telrandhe, 2 sons namely 1) Shri. Shrikrishna Shamrao Telrandhe, 2) Shri. Purushottam Shamrao Telrandhe and three married daughters namely 1) Smt Baby Sitaram Chandankhede, 2) Smt Asha Narayan Ambagade and 3) Smt Shobha Haribhau Dahake, by intestate succession being the only heirs of the deceased. The said 1) Shri. Nilesh Shrikrishna Telrandhe 2) Shri. Sachin Shrikrishna Telrandhe, 3) Shri. Roshan Shrikrishna Telrandhe are the real sons of Shri. Shrikrishna Telrandhe and the property being ancestral their names are added as the owners.

Whereas as per measurement carried out by TILR on 3-9-06 as against the land area mentioned in 7/12 abstract of the actual land area at site was found to be 2.059 Hectors OR 20590 Sq. Mtrs. Out of this 6056 Sq. Mtrs land is earmarked for DP Road and 1034 Sq. Mtrs is under various encroachments thereby leaving a clear open land of **13500 Sq. Mtrs termed as returnable land under ULC.**

Whereas out of the said total extent a piece of land having an area of 13500 Sq. Mtrs. is declared as a retainable land by the competent authority U.L.C. Nagpur, vide order Dt-14-11-06 passed in case No.304 of 2006.

Whereas the aforesaid land is converted from Bhogwatdar Class-2 Right to Bhogwatdar Class-1 Right vide order Dated 6-12-2006 passed in case No.RA MHK/LND 18/2006-07.

Whereas the aforesaid entire land comprising Kh. No.99/1 of Mouza-Somalwada, is converted for Non-Agricultural (Residential) use vide order dated 7-2-2007 passed by the collector, Nagpur in Revenue Case No.31/NAP-34/2009-2010.

Whereas the aforesaid Shri Shrikrishna Shamrao Telrandhe and 8 others alongwith i) M/s Vyankatramana Properties and ii) M/s Stonehenge, later on jointly transferred the aforesaid property in favour of i) M/s Venkatramana Properties, i-a) M/s Stonehenge, ii) Shri Atul Premchand Tajpuriya iii) Shri. Wardhaman Vijaylalji Golechha iv) Shri Ashwin Wardhaman Golechha v) Shri Vishal Wardhaman Golechha vi) Smt Anita Ranjan Nahar vii) M/s Golechha Housing and infrastructure Pvt Ltd. viii) Smt Meena Kirti Shah viii-a) Shri. Sudhir Subhkaran Agrawal viii-b) Smt. Saraswati Shivkumar Rao ix) M/s Oswal

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Infraventure Private Limited, by a sale-deed dated 18/4/07, which is duly registered in the office of the Joint Sub-Registrar, Nagpur -1, in Book No.1 at Sr. No.2330 on even date M/s Vyankatramana Properties having undertaken to comply the terms and conditions of Development Agreement cum Power of Attorney dated 24/7/06, their names was included as Purchasers.

Whereas a Lay-out is carved out on the said land and the same was duly sanctioned by the Nagpur Improvement Trust under an Agreement Dt- 22-03-2011 made between the said Shri. Wardhaman Vijaylalji Golechha and others and the Assistant Director Town Planning, N.I.T.

Whereas Shri Wardhaman Vijaylalji Golechha and others prepared a plan of the layout for the said Kh. No.99/1 consisting of three independent Plots of different sizes therein and the said layout and the same is sanctioned and approved by the N.I.T. vide his letter No.ADTP/PL/2634 Dated 22-3-2011.

Whereas 1) Shri Atul Premchand Tajpuriya 2) Shri Ashwin Wardhaman Golechha 3) Shri Vishal Wardhaman Golechha 4) Smt Anita Ranjan Nahar 5) Smt Meena Kirti Shah 5-a) Shri Sudhir Subhkaran Agrawal 5-b) Smt Saraswati Shivkumar Rao 6) M/s Oswal Infraventure Private Ltd 7) M/s Stonehenge 8) Shri Wardhaman Vijaylalji Golechha 9) M/s Golechha Housing and Infrastructure Pvt Ltd 10) M/s Venkatraramana Properties later on partitioned the aforesaid property in between them by a Deed of Partition dated 23/5/2011 and in term of which the Plot Nos1 & 2 containing by admeasuring 5780.05 Sq. Mtrs and 4222.996 Sq. Mtrs, came in the share of 1) Shri Atul Premchand Tajpuriya 2) Shri Ashwin Wardhaman Golechha 3) Shri Vishal Wardhaman Golechha 4) Smt Anita Ranjan Nahar 5) Smt Meena Kirti Shah 5-a) Shri Sudhir Subhkaran Agrawal 5-b) Smt Saraswati Shivkumar Rao 6) M/s Oswal Infraventure Private Ltd 7) M/s Stonehenge 8) Shri Wardhaman Vijaylalji Golechha 9) M/s Golechha Housing and Infrastructure Pvt Ltd the vendors named hereinabove, which is duly registered at the office of the Joint Sub-Registrar Nagpur -4 in Book No.1 at Sr. No.3047.

3) Whereas M/s Radiance Erectors Private Limited, through its director Shri Rajesh Uttamchand Wadhwani has purchased the Plot No.2,

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Mouza-Somalwada, Kh. No.99/1 for a consideration of Rs.3,57,00,000/- vide Registered sale-deed, which is executed before Sub-Registrar Nagpur No.4, Dt-4/8/11, It bears Regd No.4394/11, which is mentioned in Book No.1.

4) **Schedule of Property** :- All that piece and parcel of land bearing Plot No.2, containing by admeasurement 4222.996 Sq. Mtrs (i.e 45456.32 Sq. Ft) being a portion of the entire land bearing Kh. No.99/1 of Mouza-Somalwada, P.S.k. 44, including all other easementary rights appurtenant and belonging thereto, bearing City Survey No.576, Sheet No.711/81 of Mouza-Somalwada, situated at somalwada Nagpur, within the limit of N.M.C. and N.I.T. Nagpur, Ward No.15, Tah & Dist-Nagpur and the same is bounded as under :-

Same is Bounded As :-

ON THE EAST	**- 30 MTRS. WIDE D.P. RESERVATION ROAD**
ON THE WEST	**-OPEN SPACE**
ON THE NORTH	**-PLOT NO.1**
ON THE SOUTH	**-OPEN SPACE**

5) That after purchase of the said Property, M/s Radiance Erectors Private Limited, through its director Shri Rajesh Uttamchand Wadhwani have mutated his name in the City Survey Record and also in other Govt Record. The N.A. Taxes also Paid for the year 2011-12. The Executive Engineer (West), N.I.T Nagpur has issued a Release Letter No.E.E.(West)/650, Dt-9/5/12, in respect of Plot No.2, in Kh. No.99/1, Mouza-Somalwada. By this M/s Radiance Erectors Private Limited, through its director Shri Rajesh Uttamchand Wadhwani , become the absolute owner of above mentioned property.

6) I am satisfied and confirm that the said aforesaid property is heritable and transferable and the transferor has right to transfer the same.

7) That, on the basis of searches made by me and the documents placed before me, I certify that the said property referred above is owned and possessed by M/s Radiance Erectors Private Limited, through its director Shri Rajesh Uttamchand Wadhwani.

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8) That, I have taken searches of Record of Sub-Registrar Office, Nagpur No.8 from inspection Book No. (I) and index No (II) and other relevant documents and records for last 13 years by paying necessary charges, on the basis of which I was permitted to take search of the aforesaid property from concerned Sub-Registrar Office, Nagpur City No.8 for last 13 years.

9) This Property is free from all charges i.e present or previous encumbrances.

10) That, in result I have made necessary searches at the concerned Sub-Registrar Office Nagpur City No.8 upto date and as such searches it is found that the said property is free from all charges i.e. present or previous encumbrances and the said title is clear and marketable.

11) That, the original search receipt is attached herewith.

12) Hence, this title verification and search report.

(C.N.GUPTA, ADVOCATE)

नोंदणी ३९ म.
Regn. 39 m.

पावती क्रमांक

दस्तऐवजाचा/अर्जाचा अनुक्रमांक ५३९/२०१४

दिनांक ०८/३१/२०१४ सन २०

दस्तऐवजाचा प्रकार— दोहू अर्ज

सादर करणाराचे नाव— अॅड० सि. एल. गुप्ता
वाह. नागपूर

खालीलप्रमाणे फी मिळाली :—

	रु.	पैसे
नोंदणी फी	३२५/-	
नक्कल फी (फोलिओ)		
पृष्ठांकनांची नक्कल फी		
टपाल खर्च		
नकला किंवा ज्ञापने (कलमे ६४ ते ६७)		
शोध किंवा निरीक्षण		
दंड—कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ)		
इतर फी (मागील पानावरील) बाब क्र.		
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एकूण	३२५=००	

मौजा - सोमलवाडा
प्लॉट नं २,
सिटी सर्वे नं ५७६
शिट नं ७११/१,
सन. २००२ ते
२०१४
(तिन्ही पंचावीस)

दस्तऐवज नक्कल रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल. या कार्यालयात देण्यात येईल.

सह दुय्यम निबंधक
नागपूर शहर क्र-८

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

सादरकर्ता.