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इतर पावती

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नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 8045 दिनांक: 07/10/2016

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-0-2016
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: ॲड. चंद्रशेखर जनबंधु
वर्णन शोध अर्ज क्रं 2386/2016, मौजा पेवठा खसरा नं.78 शोध वर्ष 2004 ते 2016 (13 वर्ष)

शोध व निरीक्षणे	रु. 325.00
एकूण:	रु. 325.00

NGR10

1): देयकाचा प्रकार: By Cash रक्कम: रु 325/-

10/7/2016

CHANDRASHEKHAR U. JANBANDHU

Advocate

OFFICE: C/o. Om Shakti Legal services LLP, Chamber no. 101, Poonam Chambers, Byramji Town, Sadar, Nagpur - 440013 M/b. 08888 442424
Email: chandu170982@gmail.com

TITLE VERIFICATION REPORT
TO WHOMSOEVER IT MAY CONCERN

Having been engaged for preparing the Title Verification and Search Report for the property being developed by SHRI RAMDEO PRALHADRAI AGRAWAL R/o. Cotton Market, Nagpur, Tahsil and District NAGPUR, I do hereby submit my report as under :-

1.0 That MR. RAMDEO PRALHADRAI AGRAWAL. Owns the following land situated within the limits of Nagpur Improvement Trust (METRO), Nagpur which is described as follows:

ALL THAT Agricultural land bearing Kh. No. 78 of Mouza - PEWATHA, having an area of 6.01 Hectors Land Revenue Rs. 21.00 Yearly held in Bhogwatdar Class-1 Rights, situate at Village - PEWATHA, P.S.K. 40-A in Tahsil - NAGPUR (RURAL), District - NAGPUR.

1.1 That the above said property, Originally Owned by Shri Nilkantha Gopalrao Which was purchased by Shri Govind Zibal Dagde and Shri Bapurao Zibal Dagde by sale deed dated 29.06.1959 as epr records of Jama Bandi of 1954-55 and Adhikar Abhilekh prepared U/s. 115 of Madhya Pradesh Land Revenue Code, 1955.

1.2 That, Shri Bapurao Zibal Dagde expired on 16.10.1990 and on his death his share in the said property was inherited by his son Shri Arun Bapurao Dagde, daughter Smt. Nirmala Sahebrao Keche and widow Smt. Sakhubai Bapurao Dagde by way of intestate succession and their names were mutated in revenue records as the co-owners of the said land vide ferfar No. 91 dated 25.09.1992.

2.0 That, another co-owner Shri Govindrao Zibal Dagde also expired on 06.09.1999 and on his death his share in the said land was inherited by his son Shri pankaj Govindrao Dagde, Son Shri Sandeep govindrao Dagde, Daughter Ms. Sarita Govindrao Dagde and Widow Smt. Vatsalabai Govindrao Dagde by way of intestate succession and their names were mutated in revenue records as the co-owners of the said Land vide Ferfar No. 358 dated 13.02.2006.

2.1. That, Shri Arun Bapurao Dagde, Smt. Nirmala Sahebrao Keche and Smt. Sakhubai Bapurao Dagde sold their share in the said property i.e. 3.01 HR to Shri Sunil Mahadeorao Deshmukh, Smt. Asha Madhusudan Deshmuk and Smt. Saraswati Mahadeorao Deshmukh by sale deed dated 20.04.2006 registered with sub-registrar Nagpur (Rural) at Book No. 1, at Serial No. 2202 dated 20.04.2006 and the names Shri Sunil Mahadeorao Deshmukh, Smt. Asha Madhusudan Deshmuk and Smt. Saraswati Mahadeorao Deshmukh were mutated in revenue records as the Owner of 3.01 HR.

2.2 That, Smt. Vatsalabai Dagde Wd/o. Govind Dagde, Miss Sarita Dagde D/o. Govind Zibal Dagde, Shri Pankaj Dagde S/o. Govind Zibal Dagde, Shri Sandeep Dagde S/o. Govind Zibal Dagde, being not interested in retaining their shares of the land have decided and agreed to transfer their rights in favour of Shri Sunil Sharma for a consideration of Rs. 29,00,000/-.

2.3 That, Shri Sunil Deshmukh S/o. Mahadeorao Deshmukh, Smt. Asha Deshmukh W/o. Madhusudan Deshmukh, and Smt. Saraswati Deshmukh W/o. Mahadeorao Deshmukh being not interested in retaining the said land then decided to transfer the said land and utilize the sale proceeds thereof for the best interest of themselves and agreed to transfer the said land in favour of the Sunil Sharma and Rakesh PAndey for a consideration of Rs. 77,00,000/- agreeing inter-alia that they will execute the sale deed related to said property in favour of Shri Sunil Sharma and Rakesh PAndey and their nominees.

2.4 That, Smt. Vatsalabai Dagde Wd/o. Govind Dagde, Miss Sarita Dagde D/o. Govind Zibal Dagde, Shri Pankaj Dagde S/o. Govind Zibal Dagde, Shri Sandeep Dagde S/o. Govind Zibal Dagde, have executed a general Power of Attorney dated 25.07.2007 registered with sub-registrar Nagpur -3 at serial No. 3399-2007 dated 25.07.2007 for the abovementioned transfer of rights in favour of the Shri Sunil Sharma.

3.0 That, Shri Sunil Sharma being not able to make the payment of remaining consideration amount to Shri Sunil Deshmukh S/o. Mahadeorao Deshmukh, Smt. Asha Deshmukh W/o. Madhusudan Deshmukh, and Smt. Saraswati Deshmukh W/o. Mahadeorao Deshmukh further assigned his right to obtain the sale deed for all 6.01 HR. from above mentioned persons i.e. Smt. Vatsalabai Dagde Wd/o. Govind Dagde, Miss Sarita Dagde D/o. Govind Zibal Dagde, Shri Pankaj Dagde S/o. Govind Zibal Dagde, Shri Sandeep Dagde S/o. Govind Zibal Dagde, Shri Sunil Deshmukh S/o. Mahadeorao Deshmukh, Smt. Asha Deshmukh W/o. Madhusudan Deshmukh, and Smt. Saraswati Deshmukh W/o. Mahadeorao Deshmukh in faovur of Shri Rakesh Pandey for valuable consideration of Rs. 74,00,000/-.

3.1 That, Shri Rakesh Pandey have accordingly paid Rs. 63,00,000/- to Shri Sunil Deshmukh S/o. Mahadeorao Deshmukh, Smt. Asha Deshmukh W/o. Madhusudan Deshmukh, and Smt. Saraswati Deshmukh W/o. Mahadeorao Deshmukhand Rs. 11,00,000/- to Shri Sunil Sharma towards the purchase of Rights.

3.2 That, Shri Rakesh Pandey further assigned his rights to obtain the sale deed from 0. Vatsalabai Dagde Wd/o. Govind Dagde, Miss Sarita Dagde D/o. Govind Zibal Dagde, Shri Pankaj Dagde S/o. Govind Zibal Dagde, Shri Sandeep Dagde S/o. Govind Zibal Dagde, Shri Sunil Deshmukh S/o. Mahadeorao Deshmukh, Smt. Asha Deshmukh W/o. Madhusudan Deshmukh, and Smt. Saraswati Deshmukh W/o. Mahadeorao Deshmukh in favour of the present VENDOR for a valuable consideration of Rs. 2,75,00,000/- and the sale deed was executed relating to the said land by Smt. Vatsalabai Dagde Wd/o. Govind Dagde, Miss Sarita Dagde D/o. Govind Zibal

Dagde, Shri Pankaj Dagde S/o. Govind Zibal Dagde, Shri Sandeep Dagde S/o. Govind Zibal Dagde, Shri Sunil Deshmukh S/o. Mahadeorao Deshmukh, Smt. Asha Deshmukh W/o. Madhusudan Deshmukh, and Smt. Saraswati Deshmukh W/o. Mahadeorao Deshmukh, the sale deed was registered at serial no. 2402 with the office of sub-registrar Nagpur -7 (Gramin) on 22.04.2014. The said sale deed was consented by Shri Sunil Sharma and Rakesh Pandey. As a result therefore the Vendor has now become an exclusive, absolute and full Owner of the said Kh. No. 78 with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

3.4 That, the Shri Ramdeo Agrawal later on decided to develop the aforesaid Kh. Nos. 78 of Mouza - PEWATHA into a Layout by carving out various Residential Plots of different sizes therein; AND

4.0 That, Shri Ramdeo Agrawal has accordingly prepared a Plan of a Layout of the said Kh. Nos. 78 of Mouza -PEWATHA and the same is duly sanctioned and approved by Government of Maharashtra Urban Development Department vide its notification No. TPS-2411/1794/CR-174/11/UD-9 dated 18.01.2012. The said Layout is sanctioned as a Residential Layout

5.0 That, the aforesaid entire land comprising Kh. No. 78 of Mouza – PEWATHA is converted for Non-Agricultural (Residential) use by the Collector, Nagpur vide Order Dated 03.05.2016 passed in Revenue Case No. 574/2016; AND

5.1 That, The above mentioned Vendor agrees to develop the layout at his own cost as per the drawing, designs & specification approved by the Nagpur Improvement Trust, Nagpur as per the terms and conditions mentioned in letter no. A.E. (Metro-1)5519 Dated 23.06.2016 of A.E.(Metro-1), Nagpur Improvement Trust, Nagpur and Non-agricultural order of Collector, Nagpur Dated 03.05.2016.

Thus the links in the chain of title have been properly established. All the transactions have been duly verified from the

relevant records of Registrar of Documents, Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur.

6. I have caused the search of records of Registrar Offices on the basis of the documents supplied to me by Shri Ramdeo Agrawal and other relevant records, for last 13 years, by paying necessary search fees of Rs. 325 /- vide Receipt No. 8045 dt. 07.10.2016. The original receipt is enclosed herewith.

7. I, therefore, certify that the title of Shri Ramdeo Agrawal, upon the property specified in the schedule is free from encumbrances, charges, liens and mortgages or any other claim affecting the clear title, as on the date.

8. That all the relevant documents of title placed before me have been verified from the records of appropriate authorities.

9. In result, I have to state that I have made necessary searches at the concerned Sub-Registrars' offices up to date and as the result of such searches and verification of the records of concerned authorities I am of the opinion that the property in question is found to be free from all types of encumbrances, and the title of the present owner upon the same is clear and marketable.

SCHEDULE OF PROPERTY

ALL THAT Agricultural land bearing Kh. No. 78 of Mouza - PEWATHA, having an area of 6.01 Hectors Land Revenue Rs. 21.00 Yearly held in Bhogwatdar Class-1 Rights, situate at Village - PEWATHA, P.S.K. 40-A in Tahsil - NAGPUR (RURAL), District - NAGPUR.

Hence this report.

Nagpur
Dated : 12.10.2016

(C U JANBANDHU)