Hemant A.Tambat
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TITLE VERIFICATION REPORT

Having been engaged by **M/S. VANMALA CONSTRUCTIONS**, A Proprietary Concern having its Office at Nagpur and acting through its Sole Proprietor **SHRI. AMOL S/o ABHIJIT KAMBLE**, Aged 37 Years, Occupation - Business, Resident of Plot No. 46, Shilpa Society, Narendra Nagar, Nagpur-440015, Tahsil and District - NAGPUR, for preparing title verification and search report, I do hereby submit my report as under:-

1) THAT, ALL THAT Piece and Parcel of land bearing Kh. Nos. 23/1-2-3-4, 22/1, 43/2, 44 and 81/2 of Mouza – BABHULKHEDA, P.S.K. 39 situate at Deoghare Layout, Babhulkheda, Nagpur within the limits of Nagpur Municipal Corporation, Ward No. 15 in Tahsil and District – NAGPUR, Originally belonged to Shri. Ramchandrasao Deoghare, Resident of Deoghare Mohalla, Nagpur, being his separate property.

2) THAT, consequent upon the death of Shri. Ramchandrasao Deoghare the aforesaid entire property including Kh. Nos. 23/1-2-3-4, 22/1, 43/2, 44 and 81/2 of Mouza – BABHULKHEDA devolved upon his 3 sons namely Shri. Yeshwantrao, Shri. Narendra Alias Namdeorao and Shri. Keshavrao jointly by way of intestate succession, being the only legal heirs of the deceased.

3) THAT, said Shri. Yeshwantrao S/o Late Shri. Ramchandrasao Deoghare, Shri. Narendra Alias Namdeorao S/o Late Shri. Ramchandrasao Deoghare and Shri. Keshavrao S/o Late Shri. Ramchandrasao Deoghare lateron jointly effected a Partition of the aforesaid entire properties in between them on 15-6-1971 and in terms of which amongst other properties, Plot Nos. 82 and 95 out of the said Kh. No. 81/2 of Mouza – BABHULKHEDA, situate at Deoghare Layout, Babhulkheda, Nagpur in Tahsil and District – NAGPUR were allotted to the exclusive share of Shri. Narendra alias Namdeorao S/o Late Shri. Ramchandrasao Deoghare and his family members jointly absolutely forever with heritable and transferable rights therein

4) THAT, the aforesaid Shri. Narendra alias Namdeorao S/o Late Shri. Ramchandrasao Deoghare breathed his last on 19-7-1993 leaving behind him, his Widow Smt. Sushilabai and 4 Sons namely Shri.

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Madhukar, Shri. Moreshwar, Shri. Mohan and Dr. Ramchandra and only married Daughter Mrs. Meena W/o Aniruddha Welekar as his only legal heirs, who inherited the aforesaid property by way of intestate succession, being the only legal heirs of the deceased.

5) THAT, as pre Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 and N.I.T. Board Resolution No. 15 dated 27/01/2001, and B.R. No. 10/977, dated 28/05/2001 and B.R. No. 8/1003, dated 02/04/2003, the Government of Maharashtra decided to regularize the various layouts, as per the classification of 1900, unauthorized layouts in the vicinity of Nagpur.

6) THAT, the Nagpur Improvement Trust, Nagpur having accepted the proposals contained in the said circulars decided to regularize the 1900 numbers of unauthorized layouts, and as per the Maharashtra Gunthewari Developments (Regulation, Upgradation & Control) Act, 2001 and further Board Resolutions of the Nagpur Improvement Trust and circulars thereof.

7) THAT, the aforesaid land bearing No. 82, is one of such plot which comes under the 1900 unauthorized layouts and on receipt of the regularization charges, land admeasuring 278.7390 Sq. Mtrs. out of Plot No. 82 is regularized vide Letter No. 411, dated 06.02.2014, in Case No. 201402041 out of Layout No. 1900/Bab/2145 issued by the Building Engineer (SOUTH), Nagpur Improvement Trust, Nagpur, as per Maharashtra Gunthewari Developments (Regulations, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 15, dated 27/01/2001, B.R. No. 10/977, dated 28/05/2001, B.R. No. 8/1003, dated 02/04/2003.

8) THAT, similarly aforesaid Plot No. 95 is also one of such plot which comes under the 1900 unauthorized layouts and on receipt of the regularization charges, land admeasuring 234.6190 Sq. Mtrs. out of Plot No. 95 is regularized vide Letter No. 412, dated 06.02.2014, in Case No. 201402052 out of Layout No. 1900/Bab/2145 issued by the Building Engineer (SOUTH), Nagpur Improvement Trust, Nagpur, as per Maharashtra Gunthewari Developments (Regulations, Upgradation and Control) Act, 2001 and NIT Board Resolution No. 15, dated 27/01/2001, B.R. No. 10/977, dated 28/05/2001, B.R. No. 8/1003, dated 02/04/2003.



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9) THAT, the aforesaid Plot No. 82 out of Kh. No. 81/2 of Mouza – BABHULKHEDA is permitted for Non-Agricultural (Residential) Use by the Additional Tahsildar, Nagpur vide his Order Dated 17-2-2014 passed in Revenue Case No. 2593/NAP-34/2013-2014.

10) THAT, the aforesaid Plot No. 95 out of Kh. No. 81/2 of Mouza – BABHULKHEDA is also permitted for Non-Agricultural (Residential) Use by the Additional Tahsildar, Nagpur vide his Order Dated 17-2-2014 passed in Revenue Case No. 2594/NAP-34/2013-2014.

11) THAT, the aforesaid Smt. Sushilabai Wd/o Late Shri. Narendra alias Namdeorao Deoghare lateron relinquished all her right, title and interest in respect of the aforesaid Plot Nos. 82 and 95 in favour of her 4 Sons and a Daughter by a Deed of Release Dated 20-12-2014, which is duly Registered in the Office of Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 8177.

12) THAT, said Shri. Madhukar S/o Late Shri. Narendra alias Namdeorao Deoghare, Shri. Moreshwar S/o Late Shri. Narendra alias Namdeorao Deoghare, Shri. Mohan S/o Late Shri. Narendra alias Namdeorao Deoghare, Dr. Ramchandra S/o Late Shri. Narendra alias Namdeorao Deoghare and Mrs. Meena W/o Aniruddha Welekar lateron jointly transferred the said Plot No. 82 admeasuring 18.290 Mtrs. x 15.240 Mtrs. equal to 278.7390 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 81/2 of Mouza – BABHULKHEDA, P.S.K. 39, bearing Corporation House No. 3255, City Survey No. 7110 and Sheet Nos. 67 and 68 of Mouza – BABHULKHEDA, situate at 85 Plots, Deoghare Layout, Babhulkheda, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR by way of Sale to M/s. Shri Yogeshwar Builders and Developers, the VENDOR hereinabove named, by a Sale Deed Dated 11-6-2015, which is duly Registered in the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 3852 on 12-6-2015.

13) THAT, in the like manner the said Shri. Madhukar S/o Late Shri. Narendra alias Namdeorao Deoghare, Shri. Moreshwar S/o Late Shri. Narendra alias Namdeorao Deoghare, Shri. Mohan S/o Late Shri. Narendra alias Namdeorao Deoghare, Dr. Ramchandra S/o Late Shri. Narendra alias Namdeorao Deoghare and Mrs. Meena W/o Aniruddha Welekar further transferred the said Plot No. 95 containing by admeasurement 234.619 Sq. Mtrs. being a portion of the entire land

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bearing Kh. No. 81/2 of Mouza – BABHULKHEDA, P.S.K. 39, bearing Corporation House No. 3267, City Survey No. 7110 and Sheet Nos. 67 and 68 of Mouza – BABHULKHEDA, situate at 85 Plots, Deoghare Layout, Babhulkheda, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 15 in Tahsil and District – NAGPUR by way of Sale to M/s. Shri Yogeshwar Builders and Developers, the Party No. 1 herein above named, by a Sale Deed Dated 12-6-2015, which is duly Registered in the Office of the Sub-Registrar, Nagpur-3 in Book No. 1 at Sr. No. 3851 on even date.

14) THAT, as a result therefore M/s. Shri Yogeshwar Builders and Developers has now become an exclusive, absolute and full Owner of the said Plot Nos. 82 and 95 out of Kh. No. 81/2 of Mouza – BABHULKHEDA with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records.

15) THAT, said owner M/s. Shri Yogeshwar Builders and Developers lateron applied for the amalgamation of the said Plot Nos. 82 and 95 and the Assistant Director, Town Planning, Nagpur Improvement Trust, Nagpur vide his Permit No. ADTP/RACHANA/8667 Dated 4-12-2015 has amalgamated the said Plot Nos. 82 and 95 into a Single Plot. The amalgamated area of the said Plot Nos. 82 and 95 is 513.358 Sq. Mtrs.

16) THAT, said owner M/s. Shri Yogeshwar Builders and Developers has decided to develop the aforesaid amalgamated Plot Nos. 82 and 95 jointly into a residential estate by constructing a Multistoreyed Building thereon consisting of various self contained separate Apartments therein and accordingly prepared a Plan of a Multi-storeyed Building proposed to be constructed on the said amalgamated Plot Nos. 82 and 95 and the same is duly sanctioned by the Building Engineer (S) of Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E. (SOUTH)/Case No. AB-4995/Tracking No. 2016012793/731 Dated 15-2-2016.

17) THAT, said owner M/s. Shri Yogeshwar Builders and Developers has prepared another plan of the Multi-storeyed Building proposed to be constructed on the said amalgamated Plot Nos. 82 and 95 and the same is duly sanctioned by the Building Engineer (S) of Nagpur Improvement Trust, Nagpur vide his Building Permit No. B.E. (SOUTH)/Case No. AB/3483/Tracking No. 2016120392 / 1371, Dated 01.02.2017.

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