VANDAN M. GADKARI
Advocate & Notary

Radhakrishna Apartments,
3, R.P.T.S. Road, Surendra Nagar,
NAGPUR - 440 015.
☎: (O) 0712 - 2243866
Mobile : 9823039049
E-mail : vandanmg1963@gmail.com

Ref. No: VMG/S.R./09/2018 Date: 03/09/2018

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by M/s OSHIAN REALTORS INDIA PRIVATE LIMITED, a company incorporated and registered under the Companies Act, 1956, having its Registered office at Plot No. 40, Preeti Apartments, Surendra Nagar, Nagpur - 440 015 for preparing the Title Verification and Search Report, I do hereby submit my report as under :-

1) It seems from the record that, ALL THAT piece and parcel of Agricultural land bearing Khasra No. 12, admeasuring about Hector 12.14 R, Class-I Rights, Land Revenue Rs. 40.05 situated at Mouza - Jamtha, P.H. No. 42, Tah. Nagpur (Rural), District - Nagpur was came to the share of Shri Natthuji Bajirao Dhage alongwith other properties in Family Partition dated 06/05/1968 executed between Shri Bajirao Fakiraji Dhage, Shri Marotrao Bajiraoji Dhage and Shri Natthuji Bajiraoji Dhage which is duly registered at Serial No. 2666 of Book No. 1 with the office of Sub-Registrar, Nagpur and accordingly the name of Shri Natthuji Bajirao Dhage is mutated in the records of revenue as a owner of the all properties mentioned in the Partition Deed including the aforesaid property.

2) That Shri Natthuji Bajiraoji Dhage by subdividing the entire land sold land admeasuring Hector 2.02 R (5 Acres) i.e. Northern portion out of total land admeasuring Hector 12.14 R of Khasra No. 12 of Mouza - Jamtha to Sau. Vijaya Ghanshyamji Hatwar vide Sale Deed dated 23/09/1998 which is duly register in the office of Sub-registrar, Nagpur-1 on even date at Sr. No. 7379(P) in Add. Book No. 1 Volume 2211, Page No. 26 to 31 and name of Sau. Vijaya Ghanshyamji Hatwar is mutated in the records of revenue as owner vide Ferfar No. 418 dated 09/05/2005. The Sub divided portions of land survey No. 12 were given various numbers and the said portion of land admeasuring 2.02 Hectors out of the land survey No. 12 was then numbered as Land Survey No. 12/2.

Vandan M. Gadkari Advocate

3) That subsequently as per the Letter bearing No. Mouza-Jamtha/Akarcode /2011 4294 dated 22/09/2011 issued by the Deputy Superintendant of Land records, Nagpur(Rural) and the subsequent Letter bearing No. 720/2011 dated 20/10/2011 from Tahsildar, Nagpur (Rural), the Mandal Adhikari (Revenue Officer), Khapri cried out corrections in various sub divided portions of the said land bearing Survey No. 12, and the said corrections were effected vide Mutation Entry No. 2090 dated 12/10/2011 in the revenue record. Accordingly by the said mutation entry 2090 the number of the land owned and possessed by Sau. Vijaya Ghanshyamji Hatwar which was previously numbered as Survey N. 12/2 was corrected and was renumbered Survey No. 12/1 admeasuring Hector 2.02 R.

4) That Sau. Vijaya Ghanshyamji Hatwar in her turn sold Agricultural land bearing Khasra No. 12/1, admeasuring about Hector 2.02 HR, Class-I Rights, Land Revenue Rs.6.66 situated at Mouza - Jamtha P.H. No. 42, Tah. Nagpur (Rural), District - Nagpur to M/s Oshian Realtors India Pvt. Ltd. by Sale Deed dated 11/04/2011 which is duly executed and registered in the office of Sub-Registrar Nagpur-7 at Serial No. 2736/2018 on 12/04/2018 in Book No. 1. Thus M/s Oshian Realtors India Pvt. Ltd. became the absolute owner of the aforesaid property and their name is mutated in the records of revenue as owner vide entry No. 3519 dated 18/04/2018.

5) That M/s Oshian Realtors India Pvt. Ltd. decided to develop the aforesaid property into residential layout and the same has been temporarily sanction vide letter dated 14/08/2018 by the Commissioner, Nagpur Metro Regional Development Authority. That the layout map was also further recommended for sanction by the Executive Engineer 1, Nagpur Metro Regional Development Authority vide his letter No. 991 dated 23/08/2018 on the terms and conditions mentioned therein.

6) That the link in the chain of title have been properly established and all the transactions have duly verified from the office of Sub Registrar, Nagpur. I have taken search of the records of Registrar's Office, Nagpur for the last 30 years from 2015 to 2018 by paying the necessary search fee of Rs. 325/- vide Receipt No. MH005707406201819E dated 03/09/2018. The search fee receipt is enclosed herewith.

Vandan M. Gadkari Advocate

7) Hence, on the basis of record available, I certify that the property referred to in the schedule, is owned by M/s Oshian Realtors India Pvt. Ltd. its title is clear and marketable and free from encumbrances.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land bearing Survey No. 12/1, admeasuring about Hector 2.02 HR, Class-I Rights, Land Revenue Rs.6.66 yearly, of Mouza - Jamtha, P.H. No. 42, situated at Village Jamtha, Tah. Nagpur (Rural), District - Nagpur and the land is bounded as under :-

On East by	LAND SURVEY NO. 15 & 13
On West by	LAND SURVEY NO. 38
On North by	LAND SURVEY NO. 18 & 28/2
On South by	LAND SURVEY NO. 12/3 & 12/4.

Hence, this Title Verification and Search Report is issued on this 3rd day of September, 2018.

Vandan M. Gadkari Advocate

(V. M. GADKARI)
ADVOCATE

Encl: Search Fee Receipt

CHALLAN
MTR Form Number-6

GRN	MH005707406201819E	BARCODE		Date	01/09/2018-09:52:51	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	SHRI VANDAN M GADKARI ADVOCATE AND NOTARY
Location	NAGPUR		
Year	2018-2019 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02901782018090198799	31018426
Cheque/DD No.		Bank Date	RBI Date	01/09/2018-09:55:54	Not Verified with RBI
Name of Bank		Bank-Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9823039049

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

टदर चलन 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही .

Vandan M Gadkari Advocate

Print Date 03-09-2018 12:09:08



महाराष्ट्र MAHARASHTRA ◑ 2018 ◑

NAGPUR TREASURY
TN 714328
24 AUG 2018
Stamp Head Clerk / Sr. Clerk

BEFORE THE NOTARY PUBLIC, NAGPUR.

DEPONENT : **SHRI SUDHIR S/O MALTESH PYATI,**
aged about 40 years, Occupation: Business ,
Director of
M/s OSHIAN REALTORS INDIA PRIVATE LIMITED,
Registered office at Plot No. 40,
Preeti Apartments, Surendra Nagar,

NOTARIAL REG.
ENTRY No. 379
DATE 03/09/2018

AFFIDAVIT

I the above named deponent, do hereby take oath and state on solemn affirmation as under :-

1) That M/s Oshian Realtors India Private Limited is absolute owner of ALL THAT piece and parcel of land bearing Survey No. 12/1, admeasuring about Hector 2.02 HR, Class-I Rights, of Mouza Jamtha, P.H. No. 42, situated at Village Jamtha, Tah. Nagpur (Rural), District - Nagpur.

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NOTARY
V. M. Gadkari
NAGPUR
Reg. No. 4108
GOVT. OF INDIA

फरक्षत अधिकारपत्रासाठी

मुद्रांक विक्री नोंद वही अनु. 13873

दि. 3/9/18

मुद्रांक विक्रेत्याचे नाव व सही Osmian realtor (P) Pvt Ltd

पक्षकाराचे नाव व सही Pradip

श्रीमती वीणा अडवाणी Reena

मुद्रांक विक्रेता, आर. ए./१२ कोड क्र. २६०१०४८

जिल्हाधिकारी परिसर, नागपुर (शहर)

OSMIAN REALTORS INDIA PVT. LTD. NAGPUR

NOTARIAL REG.
ENTRY NO.
DATE

NOTARIAL V. M. I. NAG Reg. GOVT. OF INDIA

2) That, M/s Oshian Realtors India Private Limited has not entered into any an Agreement to Sale, Sale Deed, Gift Deed or any other registered or unregistered document/deeds in respect of the aforesaid property with any body.

3) That, M/s Oshian Realtors India Private Limited has not taken any loan from any financial institution in respect of the aforesaid property. Hence the aforesaid property is free from all encumbrances, charges, liens, gift, attachments, mortgages and title to the property is clear and marketable

4) That the said property is not subject matter of any court dispute and no court case is pending over the same.

5) That, the said property is not subject to any acquisition or requisition by any Government or Semi-Government Authority.

6) That, the said property is not subject to the attachment Order of any Court of Law / D.R.T. / Income Tax Recovery Officer / Sales Tax / Service Tax Officer / Revenue Officer and the said property is free from all other types of encumbrances.

Hence, this affidavit.

Nagpur
Dated: 03/09/2018

(SUDHIR MALTESH PYATI)
Director of
M/s OSHIAN REALTORS INDIA PRIVATE LIMITED
DEPONENT

VERIFICATION

Verified that the contents stated in the above paras 01 to 06 are true and correct to the best of my knowledge and belief. That, if any of the contents stated above are found to be false I shall be liable for prosecution under Sec. 199 & 200 of Indian Penal Code. Hence, signed at Nagpur on this the 3rd day of SEPTEMBER, 2018.

(SUDHIR MALTESH PYATI)
Director of
M/s OSHIAN REALTORS INDIA PRIVATE LIMITED
DEPONENT

NOTARY
V. M. Gadkari
NAGPUR
Reg. No. 4109
GOVT. OF INDIA

Sworn before me on this 03rd day of September 2018 at Nagpur.
Shri/ Smt./ Ku. Sudhir Maltesh Pyati
who has been identified
by Shri/ Smt. Self
Advocate, Nagpur

(V. M. Gadkari)
NOTARY
Maharashtra State
Nagpur (India)

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