अहवाल दिनांक : 04/06/2018

गाव नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- वानाडोंगरी
त.सा.क्र. 46
गट क्रमांक व उपविभाग : 316/19
तालुका :- हिंगणा
जिल्हा :- नागपूर
शेवटचा फेरफार क्रमांक : 12091 व दिनांक : 10/05/2018

गट क्रमांक व उपविभाग	भोगवटादार वर्ग -I	भोगवटदाराचे नांव
316/19		

शेतीचे स्थानिक नांव	क्षेत्र आकारआणे पै	पो.ख. पै.पा	खाते क्रमांक
क्षेत्र आर.चौ.मी एकक बिन शेती 11.51.50 बिन शेती 115.00 आकारणी जिरायत - बागायत - तरी - वरकस - इतर - ---------- ---------- एकुण - क्षेत्र ---------- ---------- पोटखराब (लागवडीस अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पो ख 0.00.00 ---------- ---------- ---------- ---------- जुडी किंवा-विशेष आकारणी	[मे. बालाजी बिल्डर्स & डेव्हलपर्स तर्फे पार्टनर विकेश चतुर्भुज अग्रवाल (12091) [समीर भीकांत देशमुख 11.51.50 115.00 (12091) ------सामाईक क्षेत्र------ जितेश गोविंद हरकरे प्रोप्रायटर 11.51.50 115.00 (12091) मेसर्स टेक्नोसिल कंस्ट्रक्शन कंपनी		[4817], 12267 कुळाचे नाव इतर अधिकार इतर खरेदी के क्र 5612 (12004) इतर खरेदी (12091)
	(12004)		सीमा आणि भूमापन चिन्हे

गाव नमुना बारा

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९)

गाव :- बानार्डोगरी
त.सा.क्र. 46
गट क्रमांक व उपविभाग : 316/19

तालुका :- हिंगणा

जिल्हा :- नागपूर

शेवटचा फेरफार क्रमांक : 12091 व दिनांक : 10/05/2018

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र						
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर.चौ.मी	आर.चौ.मी		आर.चौ.मी	आर.चौ.मी		आर.चौ.मी	आर.चौ.मी		आर.चौ.मी		

गाव अधिकारी
ए.डा.व.
ग्रा. हिंगणा, जि. नागपूर

4-5-18

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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TITLE VERIFICATION REPORT

UNDER instructions and authority from our Client **SHRI. NILESH S/o GOVIND HARKARE**, Aged about 45 years, Occupation – Business, Proprietor of M/s Technoseal Construction Company, Income Tax PAN AAWPH2671N and Aadhar Unique Identity No. 403589601594, Resident of Plot No. 31, VIP Road, Near Kachipura Park, Ramdaspeth, Nagpur-440010, Tahsil and District – NAGPUR, we have investigated the title relating to the property comprising ALL THAT Piece and Parcel of land bearing Plot **No. 19**, containing by admeasurements **1151.50 Sq. Mtrs.** (i.e. 12394.746 Sq. Fts.) being a portion of the entire land bearing Survey / Khasra / Gut No. 316 of **MOUZA – WANADONGARI**, P.S.K. 46, Rental Rs. 115 Yearly, Khate No. 4817 and including all other easementary rights appurtenant and belonging thereto, situated at Wanadongari, within the limits of Nagar Parishad Wanadongari, in Tahsil – Hingna and District – NAGPUR and our findings are as under :-

(1) THAT the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. (Old) 341/5 of Mouza – WANADONGARI, P.S.K. 46, having an area of 1.93 Hectares, Rental Rs. 7.94 Yearly, held in Occupancy Class 1 Rights, situated at Village - Wanadongari, Gram Panchayat - Wanadongari in Tahsil – Hingna and District – NAGPUR, Originally belonged to Shri. Ramesh Bhaskarrao Chitriv, as recorded owner thereof being his separate property having acquired the same by him by a Family Partition held in the year 1980 amongst himself and his brother namely Shri. Prabhakar Bhaskarrao Chitriv and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 53 dated 28-06-1980. As per Record of Rights, the said entire land bearing Survey No. (Old) 341 is held in Malik Makbuja Rights prior to 01-10-1955.

(2) THAT it is seen from the Revenue Records that the Additional Collector and Competent Authority, U.L.C., Nagpur in Case No. 1459/76, declared 67017 Square Meters of land out of the aforesaid entire land of Khasra / Gut No. 341/1 of

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Mouza – Wanadongari as a Surplus vacant land and order under Section 10(1) was passed under the said Act. However in view of Repeal of the ULC Act, the Additional Collector and Competent Authority ULC Nagpur vide its letter No. Prastut/ULC/Kavi-922/2007 dated 18-09-2008, released the said land and the cancellation of earlier order under Section 10(1) is duly recorded in the Revenue Records vide Ferfar Entry No. 3710 dated 25-09-2008; AND

(3) THAT during the course of time Resurvey of the said Mouza – Wanadongari was conducted and the aforesaid property is now identified as Survey / Khasra / Gut No. 316, having an area of 1.93 Hectares, Rental Rs. 7.94 Yearly, held in Occupancy Class – 1 Rights, Khate No. 170.

(4) THAT it is pertinent to note that though the aforesaid land is already held in Malik Makbuja Rights, it is seen from the Revenue Records that during the course of time aforesaid land bearing Survey / Khasra / Gut No. 316 of MOUZA – WANADONGARI, P.S.K. 46 is converted for Occupation Class 2 (Bhumidhari Rights) to Class 1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Deputy Collector and the Land Acquisition Officer-1, Nagpur vide his Order passed in the Revenue Case No. 338/LND-18/2005-06 dated 28-02-2006 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 1718 dated 14-03-2006; AND

(5) THAT it is seen that the aforesaid Owner Shri. Ramesh Bhaskarrao Chitriv later on decided to develop the said Agricultural land bearing Survey / Khasra / Gut No. 316 thus by an Agreement of Development dated 18-12-2007 entrusted the entire work of development of the said property upon the M/s Akshay Enterprises, Proprietor Shri. Pankaj Achyutrao Mahajan. For completion of the aforesaid transaction of development, the said Owner Shri. Ramesh Bhaskarrao Chitriv has also executed an Irrevocable General Power of Attorney in favour of the M/s. Akshay Enterprises, which is duly registered at the Office of Sub Registrar, Hingna in Book No. 4 at Serial No. 548 on 22-01-2008. The said transaction of Development is also consented by Shri. Pradip Bhaskarrao Chitriv and Shri. Anil Bhaskarrao Chitriv.

(6) THAT the aforesaid Shri. Ramesh Bhaskarrao Chitriv through M/s Akshay Enterprises prepared a Plan of the layout for the said Survey / Khasra / Gut No. 316 consisting of various Plots of different sizes therein is sanctioned and approved by the Asst. Director, Town Planning, Nagpur vide Permit No. Sansanag/4078 dated 29-08-2008.

(7) THAT the Shri. Ramesh Bhaskarrao Chitriv through M/s Akshay Enterprises has got the above said land bearing Survey / Khasra / Gut No. 316 is

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converted for Non-Agricultural (Residential) use as per the letter of the Collector, Nagpur bearing No. Prastut/Collector/KV/680/2008 dated 11-11-2008 in the Revenue Case No. 767/NAP-34/2007-2008 and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 4209 dated 28-07-2009.

(8) THAT the aforesaid Land Owner Shri. Ramesh Bhaskarrao Chitriv alongwith M/s Akshay Enterprises later on jointly transferred/sold the Plot of land out of the layout comprising ALL THAT Piece and Parcel of land bearing Plot No. 19, containing by admeasurements 1151.50 Sq. Mtrs. (i.e. 12394.746 Sq. Fts.) being a portion of the entire land bearing Survey / Khasra / Gut No. 316 of MOUZA – WANADONGARI, P.S.K. 46 and including all other easementary rights appurtenant and belonging thereto, situated at Village - Wanadongari, within the limits of Grampanchayat Wanadongari, in Tahsil – Hingna and District – NAGPUR, by way of Sale to Shri. Pankaj Achutrao Mahajan, by a Sale Deed dated 18-12-2008, which is registered at the office of the Joint Sub- Registrar, Hingna in Book No. 1, at Serial No. 7256 on even date and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 4946 dated 31-05-2010.

(9) THAT the Govt. of Maharashtra (Urban Development Department) appointed Nagpur Improvement Trust (NIT) constituted under the Nagpur Improvement Trust Act, 1936 (C.P. and Berar XXXVI of 1936) as a Special Planning Authority vide Notification No. TPS-2409/2890/CR-356/09/UD-9, dated 31-08-2010 for Nagpur Metropolitan Area under the MRTP Act, 1966 and the said entire land situated at Mouza Wanadongari falls within the notified area as mentioned in the said notification.

(10) THAT the aforesaid Shri. Pankaj Achutrao Mahajan later on in his turn transferred/sold the said property comprising ALL THAT Piece and Parcel of land bearing Plot No. 19, containing by admeasurements 1151.50 Sq. Mtrs. (i.e. 12394.746 Sq. Fts.) being a portion of the entire land bearing Survey / Khasra / Gut No. 316 of MOUZA – WANADONGARI, P.S.K. 46 and including all other easementary rights appurtenant and belonging thereto, situated at Village - Wanadongari, within the limits of Grampanchayat Wanadongari, in Tahsil – Hingna and District – NAGPUR, by way of Sale to M/s Balaji Builders and Developers, by a Sale Deed dated 11-04-2011, which is registered at the office of the Joint Sub-Registrar, Hingna in Book No. 1, at Serial No. 2133 on 13-04-2011. As a result therefore the Vendor hereinabove named has now become an exclusive, absolute and full Owner with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records vide Ferfar Entry No. 5612 dated 25-07-2011.

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(11) THAT in pursuance of the provision of sub section(2) (2A) and (3) of Section 3 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Township Act, 1965 (Mah. XL of 1965), the Government of Maharashtra, Urban Development Department has vide its notification MUN-2016/C.R.6/U.D.-18 dated 26-10-2016 constituted Wanadongari Municipal Council being a smaller urban area which more specifically described in the Schedule 'B' of the said notification. The aforesaid property bearing Plot No. 19 out of the Survey No. 316 of Mouza - Wanadongari is fall under the jurisdiction of the Wanadongari Municipal Council.

(12) THAT as per the said Notification, the Mouza – Wanadongari of Hingna Tahsil declared as the Smaller Urban Area under the name of Wanadongari Municipal Council which is confronted with powers of independent Planning Authority under the provisions of the Maharashtra Village Panchayat Act thus excluded/freezed from the jurisdiction of the Nagpur Metropolitan Regional Development Authority (formerly the Nagpur Improvement Trust).

(13) THAT, for the purpose of Verification of Title, the following documents were provided to us :-

(i) Copy of Adhikar Abhilekh Panji

(ii) Copies of 7/12 Extract for the year 1988-89, Namuna 8-A, Patwari Nakasha and 7/12 Extract of Plot No. 19 dated 16-03-2018.

(iii) Copies of Ferfar Panji bearing Nos. 1718 dated 14-03-2006; 3710 dated 25-09-2008; 4209 dated 28-07-2009; 4946 dated 31-05-2010 and 5612 dated 25-07-2011.

(iv) Copy of N.A. Order Dated 11-11-2008.

(v) Copy of Layout Sanction Order dated 29-08-2008.

(vi) Copy of Power of Attorney dated 22-01-2008 bearing Reg. No. 548

(vii) Copy of Sale Deed dated 18-12-2008 bearing Reg. No. 7256

(viii) Copy of Sale Deed dated 13-04-2011 bearing Reg. No. 2133

(14) THAT, all the aforesaid documents produced before us are photocopies of certified copies. It is necessary to verify Original copies in the custody of aforesaid present land Co-owners.

(15) THAT, it is informed that the aforesaid Plot No. 19 is agreed to be purchased by Shri. Nilesh Govind Harkare from the aforesaid present Owner M/s Balaji Builders and Developers.

(16) THAT, we have verified all the relevant index entries from on line search available on the website of Registration Department for the period of last 13 (Thirteen) Years by depositing necessary Search Fees in the Office of the Sub-

Registrar, Hingna, vide GRN No. MH012185882201 78E of which Receipt No. 1111327402 Dated 21-03-2018, only those available out of the in torn and disarrange index and found that there is no adverse entry is recorded at the Office of Sub-Registrar, Hingna in respect of the said property is free from encumbrances of all kinds whatsoever. The Original Search fees Receipt is enclosed herewith.

(17) THAT, during our search we did not came across any adverse registered entry recorded relating to the aforesaid property and consequentially therefore the aforesaid present Owner namely M/s Balaji Builders and Developers shall holds a good, valid and marketable title in respect of its aforesaid property.

(18) THAT, links in the title history of last 13 (Thirteen) years have been properly established. All the transactions which have taken place at Hingna have been duly verified from the relevant records of the Registrar, Revenue Department etc. at Hingna. We have taken search of records of Registrar's Office from inspection Book No. (I) and day books, which were kept & maintained by the office and made available to us and other relevant records.

(19) While searching the records, it was found that some record was mutilated and torn form, some was incomplete and disorganized lot of jurisdictional changes have taken place during different periods in Sub-Registrar Office. It is also informed that recent Indexes are not sorted out and complied Mouzawise, some indexes are even yet not printed out at the Sub-Registrar Office at Hingna.

(20) In alternative only entry of the registration of the documents can be verified from the Token register/day book. As per procedure adopted in the office of the Sub-Registrar only name of the Purchaser is noted and the name of Vendor and details of property are not noted in the Token Register/Day book. In Nagpur District Encumbrance Certificate is not issued by the Sub-Registrar offices. In view of abovementioned reasons, unavailable records, concurrent jurisdiction of the Sub-Registrar Office, it is necessary to obtain an affidavit sworn by the present Owner in respect to the title, non encumbrances and non execution of any type of the document/mentioning no transaction of any kind has taken place in respect of the said plots of land at any of the Sub-Registrar Offices or any other place till this date etc.

(21) THAT, naturally therefore subject to the aforesaid compliances, the aforesaid buyer Shri. Nilesh Govind Harkare who desires to purchase the said property comprising ALL THAT Piece and Parcel of land bearing Plot **No. 19**, containing by admeasurements **1151.50 Sq. Mtrs.** (i.e. 12394.746 Sq. Fts.) being a portion of the entire land bearing Survey / Khasra / Gut No. 316 of **MOUZA – WANADONGARI**, P.S.K. 46, Rental Rs. 58 Yearly and including all other

easementary rights appurtenant and belonging thereto, situated at Wanadongari, within the limits of Nagar Parishad Wanadongari, in Tahsil – Hingna and District – NAGPUR shall also acquire a perfectly good, valid and marketable title in respect of the said property on obtaining a proper and duly registered Sale Deed from the aforesaid Owner namely M/s Balaji Builders and Developers.

(22) THAT, it is needless to mention here that on obtaining such Sale Deed, Shri. Nilesh Govind Harkare can very well mortgage his aforesaid property to any Financial Institution by way of security for the repayment of loan, if any advanced to them.

Hence this Title Verification Report.

NAGPUR
DATE : 22-03-2018

SANDEEP SHASTRI & ASSOCIATES
NAGPUR

(SANDEEP SHASTRI)
ADVOCATE