

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

Mb.9822936551
E.mail - ashwinpatil70@gmail.com

TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Under instructions and authority from my Client M/s. Aditya Infrastructures, a Partnership Firm having its Office at and acting through its Partners (1) Shri Amit Sukhlal Jaiswal, Resident of Plot No. 39, Gopal Nagar, Nagpur-440 022, Tahsil and District : Nagpur & (2) Shri Alankar Vijay Jaiswal, Resident of Gayatri Nagar, Nagpur-440 022, Tahsil and District : Nagpur, I have investigated the title in respect of the property comprising ;

ALL THAT Piece and Parcel of land admeasuring 2700 Sq. Mtrs. being a portion of the entire land bearing Survey/Khasra Nos. 30 and 31 of Mouza : GODHANI, Patwari Halka No. 12, including all other easementary rights appurtenant and belonging thereto, situated at Godhani, in Tahsil : Nagpur (Rural) and District : Nagpur, and bounded as under :-

BOUNDARIES OF KHASRA NO. 30 as under

ON THE EAST -	KH. NO. 17.
ON THE WEST -	PORTION OF KH. NO. 29.
ON THE NORTH -	PORTION OF KH. NO. 29.
ON THE SOUTH -	KH. NO. 31.

BOUNDARIES OF KHASRA NO. 31 as under

ON THE EAST -	KH. NO. 29.
ON THE WEST -	KH. NO. 29.
ON THE NORTH -	KH. NO. 30.
ON THE SOUTH -	PANDHAN.

Now prepared a layout on the said Pieces of lands and the same is also sanctioned by the Competent Authority empowered in this behalf and my observations and findings are as under -


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

(1) That, the property comprising ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 30 having an area of 0.08 Hectare, Rental Rs. 1.09 held in Bhogwatdar Class-1 Rights of Mouza : GODHANI, P.S.K. 12, including all other easementary rights appurtenant and belonging thereto, situated at Godhani, in Tahsil : Nagpur (Rural) and District : Nagpur, Originally belonged to (1) Shri Gunderao Zadi Raut, (2) Smt. Zeli Ajabji Takalkhede and (3) Smt. Mainabai Tikaramji Khawle jointly and their names were also accordingly mutated on 7/12 Extract.

(2) That, the aforesaid (1) Shri Gunderao Zadi Raut, (2) Smt. Zeli Ajabji Takalkhede and (3) Smt. Mainabai Tikaramji Khawle lateron transferred/sold the aforesaid Piece of land bearing Khasra/Survey No. 30 having an area of 0.08 Hectare, situated at Godhani in Tahsil : Nagpur (Rural) and District : Nagpur by way of sale to Shri Vijay Kimmtrao Ramani by a Sale Deed Dated 29/01/2011, which is registered in the Office of the Joint Sub Registrar, Nagpur Rural No. 10, Nagpur in Book No. 1 at Sr. No. 489 on even date.

(3) That, the said Shri Vijay Kimmtrao Ramani further transferred/sold the said Khasra/Survey No. 30 having an area of 0.08 Hectare, situated at Godhani in Tahsil : Nagpur (Rural) and District : Nagpur by way of sale to M/s. Aditya Infrastructurs by a Sale Deed Dated 17/05/2018, which is registered in the Office of the Joint Sub Registrar, Nagpur Rural No. 7, Nagpur in Book No. 1 at Sr. No. 3985 on 18/05/2018.

(4) THAT ALL THAT Piece and Parcel of land bearing Khara No. 31 having an area of 0.19 Hectare R. Rental Rs. 2.16/- held in Occupancy Class Rights -1 of Mouza – Godhani Rly, Patwari Halka No. 12 in Tahsil – Nagpur (Rural) and District Nagpur, Originally belonged to (1) Mr. Mahadeo Laxman Raut, (2) Mr. Ruprao Dattuji Upam, (3) Mr. Ravindra Dattuji Upam, (4) Smt. Bakubai Santosh (5) Mr. Chintaman Mahadeo Raut, (6) Anjanabai Natthu Bhoge, (7) Rekha Prabhakar Ganorkar, being their ancestral property.

(5) THAT Mr. Mahadeo Laxman Raut, (2) Mr. Ruprao Dattuji Upam, (3) Mr. Ravindra Dattuji Upam agreed to sell the aforesaid property comprising Khasra/Survey No. 31 situated at Godhani in Tahsil : Nagpur (Rural) and District : Nagpur to M/s. Divya Builders, a Partnership Firm through its Partner Shri Satyen Chandrashekhar Dadhe by an Agreement to Sale on 10/11/2009, The said Agreement lateron impounded by Collector of Stamps, Nagpur City on 14/01/2011 vide Case No. 585/10-11 by paying necessary Stamp Duty and Penalty thereon.


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

(6) THAT the aforesaid Smt. Bakubai Santosh Bhoge left for heavenly abode on 03.11.2010 and consequent upon his death/demise his aforesaid property devolved upon her two Sons namely (1) Mr. Natthu Santosh Bhoge (2) Mr. Gowardhan Santosh Bhoge and three married Daughters namely (1) Mrs. Meerabai Babanrao Wankhede, (2) Mrs. Latabai Prakashrao Tembhe, (3) Mrs. Mandabai Purushottam Gadge, by way intestate succession being the legal heirs of the deceased.

(7) That, the aforesaid (1) Mrs. Meerabai Babanrao Wankhede, (2) Mrs. Latabai Prakashrao Tembhe, (3) Mrs. Mandabai Purushottam Gadge lateron by a Deed of Release/Relinquishment Dated 04/01/2011 Released/Relinquished all their respective rights, title and interest in respect of their share in the aforesaid property comprising Khara No. 31 in favour of (1) Mr. Natthu Santosh Bhoge and (2) Mr. Gowardhan Santosh Bhoge jointly absolutely forever with heritable and transferable rights therein and the said document is duly registered in the Office of the Joint Sub Registrar, Nagpur Rural-10 in Book No. 1 at Registered Serial No. 50 on 04.01.2011.

(8) THAT, the aforesaid (1) Mr. Chintaman Mahadeo Raut, (2) Anjanabai Natthu Bhoge, (3) Rekha Prabhakar Ganorkar lateron by a Deed of Release/Relinquishment Dated 11.05.2012 Released/Relinquished all their respective rights, title and interest in respect of their share in the aforesaid property comprising Khara No. 31 in favour of Mr. Mahadeo Laxman Raut jointly absolutely forever with heritable and transferable rights therein and the said document is duly registered in the Office of the Joint Sub Registrar, Nagpur Rural-10 in Book No. 1 at Registered Serial No. 1664/2012 on 11.05.2012.

(9) As a result therefore the aforesaid (1) Mr. Mahadeo Laxmanrao Raut, (2) Mr. Ruprao Dattuji Umap, (3) Mr. Ravindra Dattuji Umap, (4) Mr. Natthu Santosh Bhoge and (5) Mr. Gowardhan Santosh Bhoge became the Owners of the said property with heritable and transferable rights therein.

(10) That, the aforesaid (1) Shri Mahadeo Laxmanrao Raut, (2) Shri Ruprao Dattuji Umap, (3) Shri Ravindra Dattuji Umap, (4) Shri Natthu Santosh Bhoge and (5) Shri Gowardhan Santosh Bhoge further jointly transferred/sold the said Khasra/Survey No. 31 having an area of 0.19 Hectare, situated at Godhani in Tahsil : Nagpur (Rural) and District : Nagpur alongwith Khasra/Survey No. 28 by way of sale to M/s. Divya Builders, Nagpur through its Partner Shri Satyen Chandrashekhar Dadhe by a Sale Deed Dated 25/10/2012, which is duly registered in the Office of the Joint Sub Registrar, Nagpur Rural No. 10, Nagpur in Book No. 1 at Sr. No. 5122 on even date.


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

(11) That, the aforesaid M/s. Divya Builders lateron transferred/sold the aforesaid Piece of land bearing Khasra/Survey No. 31 having an area of 0.19 Hectare, situated at Godhani in Tahsil : Nagpur (Rural) and District : Nagpur by way of sale to M/s. Aditya Infrastructures, by a Sale Deed Dated 17/05/2018 and the same is registered in the Office of the Joint Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 3952 on even date. As a result therefore the said M/s. Aditya Infrastructures has now become an exclusive, absolute and full Owner of the aforesaid Pieces of lands bearing Khasra/Survey Nos. 30 and 31 having an area of 0.08 Hectare and 0.19 Hectare respectively, thus total area of 0.27 Hectare (i.e. 2700.00 Sq. Mtrs.), situated at Godhani in Tahsil : Nagpur (Rural) and District : Nagpur with heritable and transferable rights therein and the same are also accordingly mutated in its name in all relevant records and also separate 7/12 Extract.

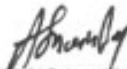
(12) That, the aforesaid entire land is specified for Residential Use by the Competent Authority empowered in this behalf (i.e. Executive Engineer, Nagpur Metropolitan Region Development Authority) vide its Letter No. 355 Dated 04/05/2017.

(13) That, the aforesaid M/s. Aditya Infrastructures lateron decided to develop the said Piece of land bearing Khasra/Survey Nos. 30 and 31 having a total area of 0.27 Hectare (OR 2700.00 Sq. Mtrs.) into a Residential Layout by carving out various Plots of different sizes therein. And accordingly it has prepared the Layout Plan of the said Khasra/Survey Nos. 30 and 31 jointly by carving out various Plots of different sizes therein and the said layout is also sanctioned and approved by Metropolitan Commissioner Dated 25.04.2017.

(14) THAT, the aforesaid entire land bearing Khasra/Survey Nos. 30 and 31 having a total area of 0.27 Hectares (OR 2700.00 Sq. Mtrs.) is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide his Order in July, 2018 passed in Revenue Case No. 325/NAP-34/2017-18 of Mouza : Godhani.

(15) That, for verification of title documents/papers relating to the aforesaid property comprising Khasra/Survey Nos. 30 and 31 having a total area of 0.27 Hectare (OR 2700.00 Sq. Mtrs.), both situated at Godhani, in Tahsil : Nagpur (Rural) and District : Nagpur were provided to me :-

(a) Copy of Sale Deed Dated 29/01/2011 for Khasra/Survey No. 30 of Shri Vijay Kimmatrao Ramani.


ASHWIN R. PATIL
 Advocate
 54, Sawarkar Nagar,
 Khamla Road, Nagpur-15

- (b) Copy of Agreement to Sell for Kh. No. 31 Dated 10/11/2009 of M/s. Divya Builders.
- (c) Copy of Release Deed for share in Kh. No. 31 Dated 04/01/2011 of Shri Natthu Santosh Bhoge and one other.
- (d) Copy of Sale Deed for Kh. No. 31 Dated 22/10/2012 of M/s. Divya Builders.
- (e) Copy of Release Deed for share in Kh. No. 31 Dated 11.05.2012 of Mr. Mahadeo Laxman Raut.
- (f) **Original** sanctioned Layout Plan of Kh. Nos. 30 & 31 Dated 25/04/2017.
- (g) Copy of Letter issued by Executive Engineer, Nagpur Metropolitan Region Development Authority Dated 04/05/2017.
- (h) Copy of N.A. Order for Kh. Nos. 30 & 31 issued by Collector, Nagpur.
- (i) Copy of Agreement to Sell for Kh. No. 31 Dated 29/01/2011 of Shri Vijay Kimmatrai Ramani.
- (j) **Original** Sale Deed for Kh. No. 31 Dated 17/05/2018 of M/s. Aditya Infrastructures.
- (k) **Original** Sale Deed for Kh. No. 30 Dated 18/05/2018 of M/s. Aditya Infrastructures.
- (l) Copy of 7/12 Extract of Kh. No. 30.
- (m) Copy of 7/12 Extract of Kh. No. 31.

(16) That, all the aforesaid copies supplied by the aforesaid M/s. Aditya Infrastructures to me are Xerox Copies and therefore it is necessary to verify the Original copies in the custody of the existing present Owner namely M/s. Aditya Infrastructures. It is further necessary to obtain an Affidavit from the said M/s. Aditya Infrastructures that it has not mortgaged the said property or any part thereof with any financial Institution nor it has executed any unregistered deed or document in respect of the aforesaid property with anybody else whereby its ownership right is defected.

(17) That, I have taken online Search by depositing necessary Fees vide Challan GRN No. MH005094173201819E Dated 15.08.2018 and thereby verified all the relevant entries from online records for the period of last 15 (Fifteen) Years and found that the links in the title history of last 15 years of chain of title has been properly established and therefore the present Owner M/s. Aditya Infrastructures holds a good, valid and marketable title in respect of the said property and the said M/s. Aditya Infrastructures has fully entitled to deal with the Plots in the said sanctioned Layout with the prospective buyer(s). Original copy of the said Challan is enclosed herewith.


ASHWIN R. PATIL
 Advocate
 54, Sawarkar Nagar,
 Khamla Road, Nagpur-16

(18) That, with the result I am of the opinion that the said M/s. Aditya Infrastructures, Nagpur in the capacity of Owner and Developer holds a good, valid and marketable title in respect of the unsold Plots in the aforesaid sanctioned layout and it has fully entitled to deal with the said unsold Plots out of the aforesaid sanctioned layout. In the like manner the said M/s. Aditya Infrastructures has fully entitled to deal with the said sanctioned layout and also entitled to execute various Agreements to Sell and Sale Deeds each relating to the individual Plot(s) in favour of the prospective buyer(s).

(19) That, it is needless to mention here that any prospective buyer who desire to purchase a Plot in the said sanctioned layout shall also acquire a good, valid and marketable title on obtaining a proper and duly registered Sale Deed from the present Owner M/s. Aditya Infrastructures, Nagpur.

SCHEDULE OF PROPERTY
(RESIDENTIAL)

ALL THAT Piece and Parcel of land admeasuring 2700 Sq. Mtrs. being a portion of the entire land bearing Survey/Khasra Nos. 30 and 31 of Mouza : GODHANI, Patwari Halka No. 12, including all other easementary rights appurtenant and belonging thereto, situated at Godhani, in Tahsil : Nagpur (Rural) and District : Nagpur and bounded as under :-

BOUNDARIES OF KHASRA NO. 30 as under

ON THE EAST -	KH. NO. 17.
ON THE WEST -	PORTION OF KH. NO. 29.
ON THE NORTH	- PORTION OF KH. NO. 29.
ON THE SOUTH	- KH. NO. 31.

BOUNDARIES OF KHASRA NO. 31 as under

ON THE EAST -	KH. NO. 29.
ON THE WEST -	KH. NO. 29.
ON THE NORTH	- KH. NO. 30.
ON THE SOUTH	- PANDHAN.

Nagpur.

Dated : 16.08.2018


Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15