

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by M/s Oshian Realtors India Private Limited having its registered office at Plot No. 40, Preeti Apartment, Opp. Taty Tope Hall WHC Road, Surendra Nagar, Nagpur-440 015, for preparing the Title Verification and Search Report, I do hereby submit my report as under :-

- i) That, it is seems from the records that ALL THAT piece and parcel of Agricultural land admeasuring about Hectares 4.02 R being a portion of old Survey No. 183 of Mouza Jamtha, P.H. No. 42, Tahsil - Nagpur (Rural), District Nagpur originally owned by Shri Tulsiram Narayan Dhage and he acquired the same from Shri Marotrao Bajirao Dhage vide Sale Deed dated 20/04/1959 and the land admeasuring Hector 0.63 R being a portion of Old Survey No. 182 & 188 was purchased from Shri Santosh Parasram Bhise and others vide Sale Deed dated 02/05/1980, which is duly registered in the office of the Joint Sub Registrar, Nagpur-1 on even date at Serial No. 2270 in Book No.1. Thus, Shri Tulsiram Narayan Dhage became absolute owner of the aforesaid Agricultural land and his name is mutated in the records of Revenue.
- ii) Under the re-survey and re-measurement of the lands carried out by the Govt. in the year 1979-80 under the Consolidation and Fragmentation, the said old Field Survey Numbers 183, 182 and 188 have been changed/given New Survey Nos. as 194, 193 and 192.
- iii) That the aforesaid owner Shri Tulsiram Narayan Dhage expired and on his death the said lands were inherited by his legal heirs widow Smt. Parvatabai Tulsiram Dhage, sons namely Shri Yashwant Tulsiram Dhage, Shri Ramkrushna Tulsiram Dhage and Shri Bhaurao Tulsiram Dhage and daughters namely Smt. Suman Dhnyaneshwar Belkhode, Smt. Vatsala Shankar Raghatate and Smt. Nirawanti Chunnal Bawankar and their names were mutated in revenue records as the co-owners of the aforesaid lands.
- iv) That Shri Ramkrushna Tulsiram Dhage sold his 1/7th share in the aforesaid lands decided to sale to M/s. Landmark Developers and accordingly appointed Shri Rajendra Zaverchand Sonar as his Power of Attorney Holder by executing General Power of Attorney dated 25/02/2008, which is duly registered in the office of the Joint Sub Registrar, Nagpur-10 (Rural) on 28/02/2008 at Serial No. 1239 in Book No.4 as per terms and conditions mentioned therein.
- v) After payment of total consideration Shri Ramrushna Tulsiram Dhage through his Power of Attorney Holder Shri Rajendra Zaverchand Sonar executed Sale Deed dated 04/04/2008 in favour of M/s. Landmark Developers through its Partner Shri Umesh Vijayrao Mukewar, which is duly registered in the office of the Sub Registrar, Nagpur-10 (Rural) on 05/04/2008 at Serial No. 1912 in Book No.1. Thus, M/s. Landmark Developers became absolute owner of 1/7th share in the aforesaid lands.



- vi) That Shri Bhaurao Tulsiram Dhage expired on 02/03/2008 and on his death his share in the aforesaid lands were inherited by his legal heirs widow Smt. Gangabai, sons Shri Devidas Bhaurao Dhage, Shri Sharad Bhaurao Dhage and daughters Smt. Rekha Prakash Itankar and Smt. Reshma Gajanan Akare and their names were mutated in revenue records as the co-owners of the aforesaid lands.
- vii) That Smt. Parvatabai Tulsiram Dhage, Shri Yashwant Tulsiram Dhage, Smt. Suman Dhnyaneshwar Belkhode, Smt. Vatsala Shankar Raghatale and Smt. Nirawanti Chunnilal Bawankar further sold 5/7th share in the aforesaid lands to M/s. Landmark Developers through its Partner Shri Umesh Vijayrao Mukewar vide Sale Deed dated 11/07/2008, which is duly registered in the office of the Sub Registrar, Nagpur-10 (Rural) on even date at Serial No. 3785 in Book No.1. Thus, M/s. Landmark Developers became absolute owner of the aforesaid lands.
- viii) That the aforesaid M/s. Landmark Developers not interested in retaining the aforesaid lands and decided to transfer the same lands and has agreed to transfer the same to Shri Navneet Shyamsunder Kothari and have also received the part payments from Shri Navneet Shyamsunder Kothari as per the agreed terms agreeing inter-alia that it will execute a Sale Deed relating to said property in favour of Shri Navneet Shyamsunder Kothari or his nominee(s).
- ix) That Shri Naveet Shyamsunder Kothari having received the consideration for sale of the aforesaid land paid to M/s. Landmark Developers from Sandesh Infrastructures Private Limited and directed M/s. Landmark Developers to execute and register the Sale Deed directly in favour of Sandesh Infrastructures Private Limited and has become the party to this Sale Deed giving it's consent for sale directly in favour of Sandesh Infrastructures Private Limited and transfer all rights, title and interest in the aforesaid land to Sandesh Infrastructures Private Limited.
- x) After payment of total consideration, the aforesaid M/s. Landmark Developers through its Authorized Partner Shri Umesh Vijayrao Mukewar along with Shri Navneet Shyamsunder Kothari as a Consenter executed Sale Deed dated 28/06/2010 in favour of Sandesh Infrastructures Private Limited through its Authorized Director Shri Dilip Pralhadrai Agrawal, which is duly registered in the office of the Joint Sub Registrar, Nagpur (Rural-7) on even date at Serial No. 3884 in Book No.1 in respect of (i) Agricultural land admeasuring about Hectares 3.45 R out of Khasra No. 194, admeasuring about Hectares 4.02 R, Land Revenue Rs.5.75, (ii) Agricultural land admeasuring about Hectares 0.09 R out of Khasra No. 193, admeasuring about Hectares 0.10 R and (iii) Agricultural land admeasuring about Hectares 0.23 R out of Khasra No. 192, admeasuring about Hectares 0.27 R, Land Revenue Rs.0.25, with Occupant Class-I Bhumiswami rights situated at Mouza - Jamtha, P.H. No. 42, Tahsil Nagpur (Gramin), District - Nagpur. Thus, Sandesh Infrastructures Private Limited became absolute owner of the aforesaid lands and name of Sandesh Infrastructures Private Limited through its Director Shri Dilip Pralhadrai Agrawal mutated in the Revenue Record.
- xi) That thereafter Sandesh Infrastructures Private Limited through its Director Shri Dilip Pralhadrai Agrawal in its turn sold the ALL THAT piece and parcel of agricultural land admeasuring about Hectares 4.02 R, Land Revenue Rs.5.75, with Occupant Class-I Bhumiswami rights situated at Mouza - Jamtha, P.H. No. 42, Tahsil Nagpur (Rural),



District - Nagpur to M/s Oshian Realtors India Private Ltd. by way of Sale Deed dated 17/01/2019 which is duly registered in the office of Sub-Registrar Nagpur-7 at Serial No. 420/2019 on even date.

- xii) 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 13 years from 2005 to 2019 by paying the necessary search fee of Rs. 750/- vide E-challan No. MH010953222201819E dated 22/02/2019. The search fee receipt is enclosed herewith.
- xiii) 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 Private Limited and the title of owner is clear and marketable.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of agricultural land admeasuring about Hectares 4.02 R, Land Revenue Rs.5.75, with Occupant Class-I Bhumiswami rights situated at Mouza - Jamtha, P.H. No. 42, Tahsil Nagpur (Rural), District - Nagpur and bounded as under:

East Side	:	Khasra No. 191.
West Side	:	Existing Road (PANDHAN).
North Side	:	Khasra No. 195/1, 195/2 & 199.
South Side	:	Khasra No. 192 & 193 & Nalla.

Hence, this Title Verification and Search Report is issued on this 13th day of February, 2019.


(VANDAN M. GADKARI)
Advocate



Encl: 1) Search Fee Receipt.
2) Affidavit.



CHALLAN
MTR Form Number-6



GRN	MH01095322201819E	BARCODE			Date	22/01/2019-17:10:40		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name		SHRI VANDAN M GADKARI ADVOCATE AND NOTARY			
Location NAGPUR					Flat/Block No.		3 RADHAKRISHNA APARTMENT			
Year 2018-2019 From 01/01/2005 To 22/01/2019					Premises/Building					
Account Head Details					Amount In Rs.					
0030072201 SEARCH FEE					300.00		Road/Street SURENDRA NAGAR			
							Area/Locality RPTS ROAD			
							Town/City/District			
					PIN		4 4 0 0 1 5			
					Remarks (If Any)					
					SEARCH FEES					
Total					300.00		Amount In Three Hundred Rupees Only			
					Words					
Payment Details UNION BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		02901792019012232852 32584315	
Cheque/DD No.					Bank Date		RBI Date		22/01/2019-17:11:30 23/01/2019	
Name of Bank					Bank-Branch		UNION BANK OF INDIA			
Name of Branch					Scroll No. , Date		1 , 23/01/2019			

Department ID :

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

संदर्भ चालन टाइप

संदर्भ कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवल्याच्या दस्तांसाठी लागू नाही.

Digitally signed by DS

VIRTUAL TREASURY

MUMBAI 02

Date: 2019.01.25

17:44:56 IST

Reason: Secure

Document

Location: India

Signature Not
Verified

Mobile No. : 9823039049

अहवाल दिनांक :- 07/02/2019

गाव नमुना सात

अधिकार अभिलेख पत्रक

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

गाव :- जामठा

तालुका :- नागपूर
(ग्रामीण)

जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : 194

भूमापन क्रमांक व उपविभाग 194	भू-धारणा पध्दती भोगवटादार वर्ग -1	भोगवटादाराचे नांव
शेताचे स्थानिक नांव :-	क्षेत्र आकारआणे चे पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी	संदेश इन्फास्ट्रक्चर प्रा. लि. तर्फे संचालक	[25], 11426
जिराफत 4.02.00		कुळाचे नाव
बागायत -	[दिलीप प्रल्हादराय अग्रवाल	इतर अधिकार
तरी -		इतर
वरकस -	-----सामाईक क्षेत्र-----	दि.21.6.2002 वारसाप्रमाणे (276)
इतर -		इतर
एकुण क्षेत्र 4.02.00	मे.ओशियन रियल्टर्स इंडीया प्रा.लि. तर्फे संचालक श्री.सुधीर मालतेश प्याटी	दि.3/10/07 नुसार कुळ खारीज (876)
पोट-खराब (तागवडीस अयोग्य)	4.02.00 5.75	सदरहु नंबर मध्ये 1 आंबा झाड आहे (876)
वर्ग (अ) -		इतर
वर्ग (ब) -		दि.21/4/08 नुसार वारसान्वये (1257)
एकुण पो 0.00.00		इतर
ख		दि.5/7/08 नुसार खरेदी (1319)
आकारणी 5.75		इतर
		दि.10/7/09 नुसार खरेदी (1397)
		इतर
		दि.18/11/09 नुसार खरेदी (1771)
		इतर
		दि. 18/11/2009 (1811)
		इतर
		दि. 17/07/10 खरेदी (1906)



07-02-2019, 16:51



महाराष्ट्र MAHARASHTRA

2018

NOTARIAL REG.
ENTRY No. 66
DATE 12/02/2019

NAGPUR TREASURY
TN 714329
24 AUG 2018
Stamp Head Clerk / Sr. Clerk

BEFORE THE NOTARY PUBLIC, NAGPUR.

DEPONENT :

Shri Sudhir S/o Maltesh Pyati,
aged about 40 years, Occn- Business,
Director of M/s Oshian Realtors India Pvt. Ltd.,
having its registered office at Plot No. 40,
Preeti Apartment, Opp. Taty Tope Hall,
WHC Road, Surendra Nagar, Nagpur-440 015.

AFFIDAVIT

I, Shri Sudhir S/o Maltesh Pyati, Authorized Director of M/s Oshian Realtors India Pvt. Ltd. the above named deponent, do hereby take oath and state on solemn affirmation as under :-

1) That M/s Oshian Realtors India Pvt. Ltd. is absolute owner of ALL THAT piece and parcel of agricultural land admeasuring about Hectares 4.02 R, Land Revenue Rs.5.75, with Occupant Class-I Bhumiswami rights situated at Mouza - Jamtha, P.H. No. 42, Tahsil Nagpur (Rural), District - Nagpur.

...2...



गाव :- जामठा

तालुका :- नागपूर
(ग्रामीण)

जिल्हा :- नागपूर

भुमापन क्रमांक व उपविभाग : 194

जुडी किंवा - विशेष आकारणी		इतर खरेदी नोद दि.22/01/2019 (3906)
	जुने फेरफार क्र. :- (3360)	सीमा आणि भुमापन चिन्हे

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कामगिरी बाबींसाठी वापरता येणार नाही.

गाव नमुना दारा

पिकांची नोंदवही

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७९ यातील नियम २९।

गाव :- जामठा

तालुका :- नागपूर
(ग्रामीण)

जिल्हा :- नागपूर

भुमापन क्रमांक व उपविभाग : 194

पिकाखालील क्षेत्राचा तपशील											लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
मिश्र पिकाखालील 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
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		
2016-17	खरीप										पडीत	4.0200	विहीर	
2017-18	खरीप										पडीत	4.0200	विहीर	
2018-19	खरीप										पडीत	4.0200	विहीर	

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कामगिरी बाबींसाठी वापरता येणार नाही.

नागपूर जिल्हा
नागपूर जिल्हा
नागपूर जिल्हा

कमल प्रतिज्ञापत्रासाठी

कुत्रांक पित्री नोंद वेही अनु.क.

13824

दि. 31/9/18

मुद्रांक विकत घेणाऱ्याचे नाव

पत्ता P. 21/1

राही P. 21/1

श्रीमती रीना अहवाल

मुद्रांक विकत, ला.क. 90/92 कोड.क. 8801086

जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर (शहर)



realtors (0 per ml)



/// 2 ///

- 2) That, deponent states that M/s Oshian Realtors India Private Limited has not entered into any an Agreement nor executed Sale Deed, Gift Deed or any other registered or unregistered document/deeds in respect of the aforesaid property with any body.
- 3) That, deponent further states that M/s Oshian Realtors India Private Limited has not taken any loan from any Bank/Private Financial Institution by mortgaging 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: 12/02/2019

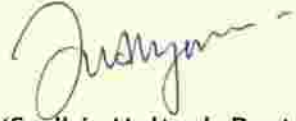
For M/s Oshian Realtors India Pvt. Ltd.


(Sudhir Maltesh Pyati)
DIRECTOR/DEPONENT

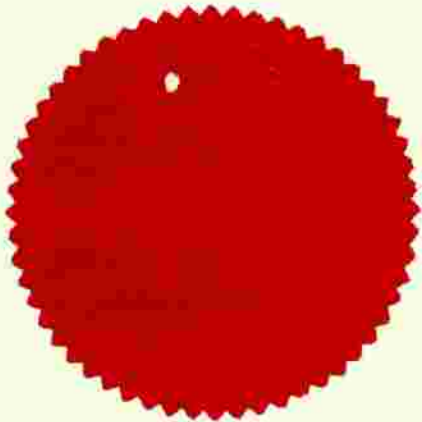
VERIFICATION

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 12th day of February, 2019.

For M/s Oshian Realtors India Pvt. Ltd.


(Sudhir Maltesh Pyati)
DIRECTOR/DEPONENT





Sworn before me on this 12th day of February, 2013 at Nagpur (M).

Shri/ Smt./ Ku.....

who has been identified

by Shri/ Smt. Sudhir Mallesh Bodi

Advocate, Nagpur

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

