



Mrs. SHILPA S. PATHEY

ADVOCATE

62. Shyam Bhavan, Shivaji Nagar, Nagpur-10

(M) - 9527204208

Email - shilpapathey@gmail.com

Ref:- Title/individual/2019-2020/225

TITLE VERIFICATION & SEARCH REPORT

To,

Date: - 28-12-2019

M/s Shree Construction

R/o Laxmi Nagar,

Nagpur

R/ Sir,

Having being engaged by M/s Shree Construction, a Proprietary Concern, having its office at 262, Maharshee Shivpada Apartment, WHC Road, Bajaj Nagar, Nagpur acting through its Proprietor Shri Sachin Ashok Khare R/o Laxmi Nagar Nagpur for the Title Verification & Search Report for the property owned & possessed by M/s Shree Construction I, do hereby give my report in respect of the following property as under:

DESCRIPTION OF PROPERTY

ALL THAT PIECE AND PARCEL of the Plot No. 1 totally admeasuring about 1943.281 Sqm. being a portion of entire land bearing Kh. Nos. 107/3-7 & 107/4 Mouza Jaitala P. S. K. No. 44, bearing City Survey Nos. 628 & 629, Sheet No. 41(593), Mouza Jaitala bearing Ward no. 74, Tahsil & Distt. Nagpur, within the Limits of Nagpur Municipal Corporation, Nagpur and the plot is bounded as under:

EAST	- Plot No. 8, 7, 6, 5 & 4.
WEST	- 15.00 Mtrs. Wide Road
NORTH	- Land of City Survey Nos. 625 & 626
SOUTH	- Plot No. 2

I have caused necessary online searches in the Sub-Registrar Office at Nagpur for the period from the year 1-1-1990 to 28-12-2019 and in the office of the City Survey Record, NMC and all other relevant documents in respect of the aforesaid property, My report is as follows.

LIST OF DOCUMENTS PRODUCE FOR VERIFICATION:-

- Original Sale Deed dt. 25-10-2019 duly registered bearing registration Sr. no. 7402 dt. 25-10-2019 of the Office of Sub Registrar, Nagpur-4.
- Copy of 1 Sale Deed dt. 20-11-2013 duly registered bearing registration Sr. no. 8101 dt. 20-11-2013 of the Office of Sub Registrar, Nagpur-1.

Cont 2



- c. Copy of Sale Deed dt. 28-2-2013 duly registered bearing registration Sr. no. 305 dt. 28-2-2013 of the Office of Sub Registrar, Nagpur-8.
- d. Property Card.
- e. Tax Receipt.
- f. Sanctioned Building Plan & Permit.
- g. N.A. Order dt. 15-4-2015 bearing Revenue Case No. 305/NAP-34/2014-2015
- h. Lay out Sanctioned Letter dt. 17-4-2015
- i. Copy of Agreement dt. 17-4-2015 With NIT, Nagpur.
- j. Release Letter by Nagpur Improvement Trust, Nagpur dt. 7-1-2017.

DEVOLUTION OF TITLE: -

- i. THAT, It is revealed from the documents that, **ALL THAT PIECE AND PARCEL** of the Agricultural Land admeasuring about 0.93 HR out of Kh. Nos. 107/3-7 Mouza Jaitala P. S. K. No. 44, bearing City Survey Nos. 628 & 629, Sheet No. 41(593), Mouza Jaitala bearing Ward No. 74, Tahsil & Distt. Nagpur, originally belonged to Shri. Narayan Raut.
- ii. THAT, Shri. Narayan Raut had left for heavenly abode leaving behind him his wife, one daughter and three sons namely 1) Smt. Manjulabai Narayan Raut, 2) Shri Asaram Narayan Raut, 3) Shri. Krushna Narayan Raut, 4) Shri. Maroti Narayan Raut, and 5) Mrs. Rekha Ramkrushna Pangul as the legal heirs of the above said property. Hence after the death of Shri. Narayan Raut, the above said legal heirs became the joint owners of the Agricultural Land admeasuring about 0.93 HR out of Kh. Nos. 107/3-7 Mouza Jaitala.
- iii. THAT, 1) Smt. Manjulabai Narayan Raut, and 2) Mrs. Rekha Ramkrushna Pangul have relinquished their share in the above said property in favour of Shri. Maroti Narayan Raut, as per Release Deed dt. 4-1-2013 duly registered bearing registration Sr. no. 389 dt. 4-1-2013 of the Office of Sub Registrar, Nagpur-5.
- iv. THAT, Shri Asaram Narayan Raut left for heavenly abode on 22-12-2012. After his death, his undivided share and interest in the said property devolved upon his wife, one son and two daughters namely 1) Smt. Sindhutai Asaram Raut 2) Shri Sameer Asaram Raut 3) Miss. Priyanka Asaram Raut and 4) Miss Darshana Asaram Raut by way of intestate succession, being the only legal heirs of Shri Asaram Narayan Raut.
- v. THAT, 1) Shri. Prafulla Vinodrao Gudadhe, 2) Shri. Atul Vinodrao Gudadhe, 3) Shri Charudatta Vinodrao Gudadhe and 4) Shri. Chetan Arvindrao Gudadhe have acquired the ALL THAT piece and parcel of Agricultural Land admeasuring about 0.78 HR out of Kh. Nos. 107/3-7 of Mouza Jaitala P. S. K. No. 44, bearing City Survey Nos. 628 & 629, Sheet No. 41(593), Mouza Jaitala bearing Ward No. 74, Tahsil & Distt. Nagpur from 1) Shri. Krushna Narayan Raut, 2) Shri. Maroti Narayan Raut, 3) Smt. Sindhutai Asaram Raut, 4) Shri Sameer Asaram Raut 5) Miss. Priyanka Asaram Raut and 6) Miss Darshana Asaram Raut as per Sale Deed dt. 28-2-2013 which is duly registered bearing registration Sr. no. 305 dt. 28-2-2013 of the Office of Sub Registrar, Nagpur-8.



vi. THAT, ALL THAT piece and parcel of Agricultural Land admeasuring about 0.78 HR out of Kh. No. 107/4 Mouza Jaitala P. S. K. No. 44, bearing City Survey Nos. 628 & 629, Sheet No. 41(593), Mouza Jaitala bearing Ward No. 74, Tahsil & Distt. Nagpur originally belonged to Shri. Ishwar Vithobaji Gudhadhe being his separate property.

vii. THAT, Shri. Ishwar Vithobaji Gudhadhe had left for heavenly abode leaving behind him his two sons and three daughter namely 1) Shri. Jayant Ishwar Gudhadhe, 2) Shri. Dinesh Ishwar Gudhadhe 3) Mrs. Manisha Narendra Chaware, 4) Mrs. Pratibha Sudhir Gotmare and 5) Mrs. Rita Madhukarrao Mankar as the legal heirs of the above said property. Hence after the death of Shri. Ishwar Vithobaji Gudhadhe, the above said legal heirs became the joint owners of the Agricultural Land admeasuring about 0.78 HR out of Kh. No. 107/4 Mouza Jaitala.

viii. THAT, 1) Mrs. Manisha Narendra Chaware, 2) Mrs. Pratibha Sudhir Gotmare and 3) Mrs. Rita Madhukarrao Mankar have relinquished their share in the above said property in favour of 1) Shri. Jayant Ishwar Gudhadhe, 2) Shri. Dinesh Ishwar Gudhadhe as per Release Deed dt. 24-3-2014 duly registered bearing registration Sr. no. 818 dt. 24-3-2014 of the Office of Sub Registrar, Nagpur.

ix. THAT 1) Shri. Dinesh Ishwarrao Gudadhe and 2) Shri. Jayant Ishwarrao Gudadhe have transferred the ALL THAT piece and parcel of Agricultural Land admeasuring about 0.78 HR out of Kh. No. 107/4 Mouza Jaitala P. S. K. No. 44, bearing City Survey Nos. 628 & 629, Sheet No. 41(593), Mouza Jaitala bearing Ward No. 74, Tahsil & Distt. Nagpur in favour of 1) Shri. Prafulla Vinodrao Gudadhe, 2) Shri. Atul Vinodrao Gudadhe, 3) Shri. Charudatta Vinodrao Gudadhe and 4) Shri. Chetan Arvindrao Gudadhe as per Sale Deed dt. 20-11-2013 duly registered bearing registration Sr. no. 8101 dt. 20-11-2013 of the Office of Sub Registrar, Nagpur-1. Thus by virtue of above Sale Deed 1) Shri. Prafulla Vinodrao Gudadhe, 2) Shri. Atul Vinodrao Gudadhe, 3) Shri. Charudatta Vinodrao Gudadhe and 4) Shri. Chetan Arvindrao Gudadhe becomes the absolute and joint owner of the above said property.

x. THAT, the above said land of Kh. Nos. 107/3-7 & 107/4 of Mouza Jaitala was converted in to Non-Agricultural use for residential purpose by the Collector, Nagpur bearing No. Prastutkar/Jilhadhikari/Kavi-382/2015 vide its Revenue Case No. 305/NAP-34/2014-2015 dt. 15-4-2015.

xi. THAT, Shri. Prafulla Vinodrao Gudadhe and others has decided to develop the above said plot into Residential Estate and have entered into an Agreement of Sale on 17-4-2015 and has prepared a Layout Plan which is duly sanctioned by the Assistant Director of Town Planning Department of Nagpur Improvement Trust vide its Letter No. ADTP/PL./1981 dt. 17-4-2015.

xii. THAT, Shri. Prafulla Vinodrao Gudadhe and others have applied for the final Sanction & release of Plot Nos. 1, 5, 6, 7, 8, 9 & 11 to the Nagpur Improvement Trust, Nagpur which is duly sanctioned by the Executive Engineer (W), Nagpur Improvement Trust, Nagpur vide its Letter No. E.E.(W)/3612 dt. 7-1-2017 and as per the said Release Letter of Plot No. 1 the area is admeasuring about 1943.281 Sqm.

eSearch

MH010072465201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
28 Dec 2019	Receipt	Receipt no.: 1111687126
Name of the Applicant : Shilpa Sandeep Pathey		
Details of property of which document has to be searched :		Dist :Nagpur Village :Jayatala S.No/CTS No/G.No. : 107
Period of search :		From :2004 To :2019
Received Fee :		400
The above mentioned Search fee has been credited to government vide GRN no :MH010072465201920E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		

THAT, M/s Shree Construction acting through its proprietor Shri. Sachin Ashok Khare has acquired the **ALL THAT** piece and parcel of the Plot No. 1 totally admeasuring about 1943.281 Sqm. out of Kh. Nos. 107/3-7 & 107/4 Mouza Jaitala P. S. K. No. 44, bearing City Survey Nos. 628 & 629, Sheet No. 41(593), Mouza Jaitala bearing Ward no. 74, within the Limits of Nagpur Municipal Corporation, Nagpur Tahsil & Distt. Nagpur from 1) Shri. Prafulla Vinodrao Gudadhe, 2) Shri. Atul Vinodrao Gudadhe, 3) Shri. Charudatta Vinodrao Gudadhe and 4) Shri. Chetan Arvindrao Gudadhe as per Sale Deed dt. 25-10-2019 duly registered bearing registration Sr. no. 7402 dt. 25-10-2019 of the Office of Sub Registrar, Nagpur-4. Thus by virtue of Sale Deed M/s Shree Construction becomes the absolute and exclusive owner of the above said property.

The original document is verified by me on 28-12-2019.

That said M/s Shree Construction, is the absolute & exclusive owner of the said property. I hereby certify that the above mentioned property of M/s Shree Construction, is free from all sorts of encumbrances, charges, liabilities, liens, of any kind whatsoever and the proposed purchasers of the apartment in proposed building to be constructed on the said land, will also get clear, free and marketable.

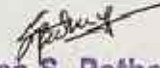
It is also hereby certified that the above mentioned land is not affected by any restriction of Urban Land (Ceiling & Regulation) Act, 1976 and the same is not under any claim of NMC & NIT

After verification of documents, it is certified that the said property is not subject matter of any court case, attachment or court order whatsoever. The Name of M/s Shree Construction, is mutated in the Record of City Survey and NMC office, Nagpur.

Hence Submitted.

Place: Nagpur

Date : 28-12-2019


Mrs. Shilpa S. Pathey
ADVOCATE

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