

AMOL DAREKAR, ADVOCATE

OFF: A-17, "Indra-Uma" Apt., 27, Corporation Colony, Nagpu-33. PH.NO. – 9767776789, 8275290741.

DATE – 3/05/2019

TO WHOMSOEVER IT MAY CONCERN

TITLE SEARCH REPORT

Having being engaged by SHRI MAYUR S/O HEMCHAND SHAH, R/o Heritage Apartment, Civil Lines, Nagpur, Tahsil and District – NAGPUR – 440001, [PAN – AETPS-6961-D], for the purpose of search and verification of title in respect of the property described in the schedule given hereinafter, I the undersigned do hereby submit the report and the opinion about the title in respect of the said property described in the schedule given hereunder.

1. DESCRIPTION OF THE PROPERTY:-

ALL THAT PIECE AND PARCEL of land bearing Kh. No. 24 admeasuring about 0.44 Hectares (i.e. 4400.00 Sq. Mtrs.), Held in occupancy Class 1 Bhumiswami Rights, bearing P. H. No. 4, situated at **MAUZA: FETRI**, within Gram Panchayat Fetri, Tahsil: Nagpur (Rural) and District: NAGPUR and the said plot is bounded as under:-

ON THE EAST	:	Agricultural Field No. 27
ON THE WEST	:	Agricultural Field No. 25 & 26,
ON THE NORTH	:	Agricultural Field No. 23,
ON THE SOUTH	:	Agricultural Field No. 19.

(Hereinafter referred to as, "**Said property**")



2. DOCUMENTS PERUSED:-

1. Copy of 7/12 extract in the name of SHRI MAYUR HEMCHAND SHAH.
2. Copy of sale deed dated 20/11/2014,
3. Copy of sale deed dated 15/11/2017,
4. Layout Sanction Plan 8/06/2018,
5. N. A. Order dated 6/08/2018,
6. Agreement for Development with NMRDI dated 15/12/82018.

3. OBSERVATION:-

I have perused the documents placed before me and also Inspected the record from the office of Sub-Registrar, Nagpur, by paying the prescribed fees vide GRN No. MH001038052201920E, on 2/05/2019 for the period from 2006 to 2019 i.e. for 13 Years of the said Property.

*** Legal History and Tracing of the said property is as follows: -**

WHEREAS, originally the said land being Kh/Survey No. 24 admeasuring about 0.44 Hectares, was belonging to and owned by Shri Shrawan Dhondbaji Langade and others. They sold the aforesaid land to the Association of Persons known as Mayur Shah and others by way of sale deed duly registered at Sr. No. 6774 before the Joint Sub Registrar Nagpur – 7, on 20/11/2014, AND;

WHEREAS, thereafter the said Association of Persons known as Mayur Shah and others sold the aforesaid agricultural land to Shri Mayur Hemchand Shah by way of sale deed duly registered at Sr. No. 9105 before the Joint Sub Registrar Nagpur – 7, on 15/11/2017, as a result thereof Shri Mayur Hemchand Shah became an absolute owner of the aforesaid agricultural land bearing Kh. No. 24 with heritable and transferable rights therein. The name of Shri Mayur Hemchand Shah is also recorded in the revenue records as the absolute owner thereof, AND;



WHEREAS, the said land having residential zoning under the sanctioned Regional Plan of Nagpur region, Shri Mayur Hemchand Shah applied to the Collector, Nagpur for change of the user of the said land from agricultural into non-agricultural i.e. residential purposes and the Collector, Nagpur granted the permission for change of the user of the said land from agricultural to non-agricultural i.e. residential purposes vide order dated 6/08/2018 in Revenue Case No. 326/NAP-34/2017-2018, AND;

WHEREAS, the said land being under the jurisdiction of Nagpur Metropolitan Region Development Authority, Nagpur, Shri Mayur Hemchand Shah got the Plan of the residential layout sanctioned on the said land from Nagpur Metropolitan Region Development Authority, Nagpur on 8/06/2018; AND

WHEREAS, on completion of all formalities of getting the said layout sanctioned from the Nagpur Metropolitan Region Development Authority, the NMRDA has executed an Agreement for the development of the said layout, between NMRDA and the owner Shri Mayur Hemchand Shah on 15/12/2018, AND;

WHEREAS, on completion of all the formalities of getting the said layout sanctioned and as per the terms of the Development Agreement dated 15/12/2018 the said owner Shri Mayur Hemchand Shah carried on development in the said layout AND;

WHEREAS, the Nagpur Metropolitan Region Development Authority as per condition of the agreement dated 15/12/2018 also released some plots vide its Release Letter/s.

4. Opinion:-

I have verified the entire documents placed before me in respect of the aforesaid property and also inspected the records available in the office of Sub-registrar Nagpur-10, wherein the links of the said property is established. That after the careful search taken by me and also on the basis of records which were made available to me and the entries therein, I can Say that title of Shri Mayur Hemchand Shah to the said property and plots therein is clear and marketable.



5. THIS REPORT IS GIVEN SUBJECT TO THE FOLLOWING QUALIFICATIONS:

- (i) I have presumed that the documents perused by me and shown to me is final and has not been amended or modified in any manner.
- (ii) This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary;
- (iii) This opinion does not cover any litigation, suits etc. filed in any court save and except the case/s which has been brought to my notice in respect of the Said Property.
- (iv) There is no addition/correction/modification made by hand in this entire report at any place.

Nagpur

Date: - 03/05/2019.



(AMOL DAREKAR)
ADVOCATE



CHALLAN
MTR Form Number-6



GRN MH001038052201920E		BARCODE 		Date 02/05/2019-09:46:12		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 NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		Adv Amol Darekar	
Location NAGPUR							
Year 2019-2020 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			325.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				P H No 4 Kh Survey No 24 Mouza Fetri Tahsil Nagpur			
Total			325.00	Amount In	Three Hundred Twenty Five Rupees Only		
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572019050215587	CKJ3020956
Cheque/DD No.				Bank Date	RBI Date	02/05/2019-09:46:46	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

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

Mobile No. : 0000000000