

ANUP A. BANERJEE
Advocate



Add: Lala Building,
Behind Aradhana Sadi
Center, Dr. Ambedkar Marg,
Nagpur-17

Mob. No. 9970103080

TITLE AND SEARCH VERIFICATION REPORT

I have been engaged by present owner 1) **Smt. Lata Anil Agrawal**, 2) **Asha w/o. Ravindra Agrawal**, 3) **Nirmala w/o. Ashok Agrawal**, 4) **Smt. Shobha w/o. Vijay Agrawal** and 5) **Rajkumar Ghanshyam Agrawal**, All R/o. Sadar, Near Gandhi Chowk, Nagpur-440001, for the purpose of search and verification of title in respect of property mentioned below, I undersigned Advocate, do hereby submit the verification report and my opinion about the same.

I have investigated the title relating to the property described herein below and my findings are as under :-

- 1) That, all that piece and parcel of agriculture land bearing Mouza - Borkhedi, Khasara No. 144, P.H. No. 74, Total Area 3.42 H.R. (8.40 Acre), Class -I, Jama Rs. 7.44, within the limits of Nagpur (Rural), Gram Panchayat - Borkhedi, Tah. Nagpur (Rural), Distt. Nagpur. That the aforesaid agriculture land originally belongs to Smt. Indirabai w/o. Ramakant Jaiswal, R/o. Sadar, Nagpur, sold to Smt. Lata w/o. Anil Agrawal, 2) Asha w/o. Ravindra Agrawal, 3) Nirmala w/o. Ashok Agrawal, 4) Smt. Shobha w/o. Vijay Agrawal and 5) Rajkumar Ghanshyam Agrawal, All R/o. Sadar, Nagpur, the above said property as per Sale Deed document No. CHHA-1/1990 dtd. 02/01/1990 and the same was registered in the office of Sub-Registrar, Nagpur (Rural).

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2) That, I inspected the said property with different authorities for the title verification and the documents placed before me by the Smt. Lata Anil Agrawal. On inspection I have seen the following sequence against the said property and my finding are as under :-

a) It is seen from the record that the name of owner of the aforesaid agricultural land property is mutated in the record of right i.e. 7/12 Extract of Mouza - Borkhedi, Nagpur. That the name of the owner namely Smt. Lata w/o. Anil Agrawal, 2) Asha w/o. Ravindra Agrawal, 3) Nirmala w/o. Ashok Agrawal, 4) Smt. Shobha w/o. Vijay Agrawal and 5) Rajkumar Ghanshyam Agrawal is mutated on 30/01/1990 on the basis of Sale Deed.

b) It is seen from the document i.e. Sale Deed Doc. No. CHHA-1/1990 dtd. 02/01/1990 the aforesaid agricultural land has been purchased by Smt. Lata w/o. Anil Agrawal, 2) Asha w/o. Ravindra Agrawal, 3) Nirmala w/o. Ashok Agrawal, 4) Smt. Shobha w/o. Vijay Agrawal and 5) Rajkumar Ghanshyam Agrawal has become the owner of the said property.

c) It is seen from the document i.e. Non-agriculture Letter (N.A.) issued by Collector of Nagpur bearing Letter No. RMK-131/NAP-34/2016-17, dated 02/01/2017 & Nagpur Improvement Trust Metro Section bearing Letter No. A.E.(Metro-1)/7356, Nagpur dated 21/01/2017 for approval of proposed layout of land bearing Khasara No. 144, 145/2, of Mouza - Borkhedi, Tah. Nagpur (Rural), Dist. Nagpur 40014.742 Sq.M. (4.0014742 Ha.) for residential purpose. On the application of Smt. Asha

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Ravindra Agrawal & Others R/o. Panchwati Red Cross Road, Gandhi Chowk, Sadar, Nagpur-1 on dated 16/04/2015. The above mentioned parties namely Asha Ravindra Agrawal & Others have paid the Demand Note amount of Rs. 51,86,426.00 only on 5/01/2019 to Nagpur Metropolitan Region Development Authority, Nagpur through cheque of IndusInd Bank Ltd, Sadar, Nagpur (D.D. No. 957808, dt. 05/01/2019).

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- d) That, for the clear and non-encumbrances title I also inspected the record kept and preserved by the Sub-Registrar Office Nagpur (Rural) No. 10, for the said purpose I deposited necessary inspection charges Rs. 375/- on 12/06/2019 vide Receipt GRN No. MH002544842201920E (Receipt no. 7730, dt. 12/06/2019) for the period of 2004 to 2019 i.e. 15 years & charges Rs. 370/- on 15/06/2019 vide Receipt GRN No. MH00271042201920E (Receipt no. 7979, dt. 15/06/2019) for the period of 1990 to 2003 i.e. 14 years in the office Sub-Registrar Nagpur (Rural) No. 10, Total period of 29 years for search of the property referred above.
- e) That, the present owner submitted following Xerox copy of documents for perusal :-
- 1) Sale-Deed document No. CHHA-1, dated 02/01/1990.
 - 2) Copy of N.A. Order, Case No. RMK-131/NAP-34/2016-17, dated 02/01/2017
 - 3) Demand Note ID 120181205116, dt. 05/01/2019 by Nagpur Metropolitan Region Development Authority.
 - 4) 7/12 Extract, Mouza - Borkhedi, Tah. Nagpur (Rural), Dist. Nagpur.

- 5) Certified Copy of Index -2
6) Layout Sanction Plan approved by NIT Nagpur
Letter No. on 7/11/2016.

SCHEDULE PROPERTY.

All that piece and parcel of agricultural land Mouza – Borkhedi, Khasara No. 144, P.H. No. 74, Total Area 3.42 H.R. (8.40 Acre), Class – I, Jama Rs. 7.44, within the limits of Nagpur (Rural), Gram Panchayat – Borkhedi, Tah. Nagpur (Rural), Distt. Nagpur. That the aforesaid Land is bounded as under :-

Bounded as under :-

On the East - Railway Line & Pandhan
On the West - Field No. 143
On the North - Field No. 145 & 146
On the South - Field No. 141

OPINION :-

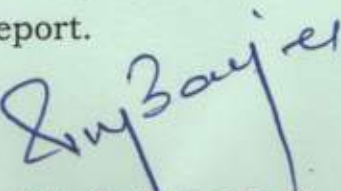
After gone through all the aforesaid papers I came across the above said property is free from all encumbrances and no any charges on the abovesaid property. That the present owners Smt. Lata w/o. Anil Agrawal, 2) Asha w/o. Ravindra Agrawal, 3) Nirmala w/o. Ashok Agrawal, 4) Smt. Shobha w/o. Vijay Agrawal and 5) Rajkumar Ghanshyam Agrawal having right and ownership of the above said agricultural Land property.

Hence this Title and Search Verification Report.

Nagpur.

Date : 17/06/2019


Anupkumar A. Banerjee
Advocate
Reg. No. Mah / 190 / 1991


(A. A. Banerjee)
Advocate

Enclosed :-

- i) Receipt vide GRN No. MH002544842201920E
(Receipt no. 7730, dt. 12/06/2019)
& GRN No. MH00271042201920E
(Receipt no. 7979, dt. 15/06/2019) at office of Sub-Registrar,
Nagpur(Rural)-10.
- ii) Certified Copy of Index -2.



Anupkumar A. Banerjee
Advocate
Reg. No. Mah / 190 / 1991