

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**, Aged about 62 years, Occupation - Private, **2) SMT. ASHA W/O. RAVINDRA AGRAWAL**, Aged about 66 years, Occupation - Private, Both 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. 145/2, P.H. No. 74, Total Area 0.68 H.R. (1.60 Acre), Class -I, Jama Rs. 0.77, within the limits of Nagpur (Rural), Gram Panchayat - Borkhedi, Tah. Nagpur (Rural), Distt. Nagpur. That the aforesaid agriculture land originally belongs to 1) Smt. Manoj Govindprasad Agrawal, 2) Habib Jikar Kacchi, 3) Mujib Salimbhai Pathan, 4) Sajid Abdul Sattar Negani sold the said property to 1) Smt. Lata Anil Agrawal, Aged about 62 years, Occupation - Private, 2) Smt. Asha w/o. Ravindra Agrawal, Aged about 66 years, Both R/o. Sadar, Near Gandhi Chowk, Nagpur-440001, the above said property as per Sale Deed document No.

Anup A. Banerjee

CHHA-2/1990 dtd. 02/01/1990 and the same was registered in the office of Sub-Registrar, Nagpur (Rural).

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 & Smt. Asha w/o. Ravindra 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 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-2/1990 dtd. 02/01/1990 the aforesaid agricultural land has been purchased by Smt. Lata w/o. Anil Agrawal, 2) Asha w/o. Ravindra Agrawal, 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 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).

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. MH002544955201920E (Receipt no. 7729, dt. 12/06/2019) for the period of 2004 to 2019 i.e. 15 years & Rs. 350/- on 15/06/2019 vide Receipt GRN No. MH002716236201920E (Receipt no. 7980, 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 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-2, 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 on 7/11/2016.

SCHEDULE PROPERTY.

All that piece and parcel of agricultural land Mouza - Borkhedi, Khasara No. 145/2, P.H. No. 74, Total Area 0.68 H.R. (1.60 Acre), Class - I, Jama Rs. 0.77, 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 |
| On the West | - | Khasara No. 144 |
| On the North | - | Remaining agricultural land of Five fields |
| On the South | - | Field of Shri. Lambe |

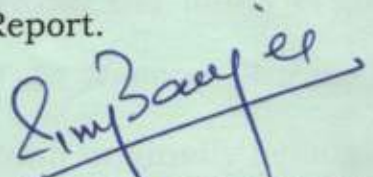
OPINION :-

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 having right and ownership of the above said agricultural Land property. .

Hence this Title and Search Verification Report.

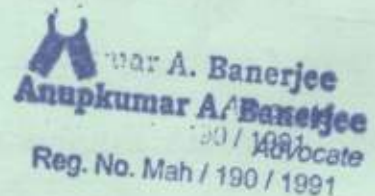
Nagpur.

Date : 17/06/2019


(A. A. BANERJEE)
Advocate

Enclosed :-

- i) Receipt vide MH002544955201920E
(Receipt no. 7729, dt. 12/06/2019) &
GRN No. MH002716236201920E
(Receipt no. 7980, 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