

R. B. IRKHEDE

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ADVOCATE



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RESI. : Plot No. 77, 2nd Canal Road, Dharampeth, NAGPUR - 440 010.

COURT : Room No. 310, 3rd Floor, Nyaya Mandir, NAGPUR - 440 001.

Ref. No.

Date :

Dated :- 16-09-2019.

TITLE VERIFICATION AND NON - ENCUMBRANCE REPORT

I, R. B. IRKHEDE, (Advocate), Nagpur on having authority, Instructions and requirement of (1) Shri. Rameshwar Suganchand Bawankar, Resident of Flat No. 101, Universal Mantra Apartments, Plot No. 85, Shivaji Nagar, Nagpur - 440010, Tahsil and District Nagpur, (2) Shri. Mahadeo Vinayakrao Jibkate Resident of At Post Kuhi - 441202, Tahsil Kuhi and District Nagpur, & (3) Mrs. Sonali W/o. Pankaj Waghmare Resident of Flat No. 104, Kanchan-Sarita, Ramdaspath, Nagpur - 440 012, Tahsil and District - Nagpur, hereby prepare "Title Verification and Non - Encumbrance Report" of under mentioned property, relying upon search conducted in Sub - Registrar and Government offices in Nagpur and relying upon original / zerox documents provided by Shri. Rameshwar Suganchand Bawankar, Shri. Mahadeo Vinayakrao Jibkate, & Mrs. Sonali W/o. Pankaj Waghmare.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Non-Agricultural land bearing Survey / Khasra No. 49/2/B, P. H. No. 38 A, of Mouza - Gotal Panjri, area admeasuring 0.98 Hectares (OR 9800.00 Sq. Mtrs.) situated within the limits of the Grampanchayat Gotal Panjri, in Tahsil Nagpur (Rural) and District NAGPUR.

(Hereinafter referred to as the said "plot / property".)

TITLE HISTORY OF THE PROPERTY

The title history of the property shows the following chain of transactions: -

1] THAT the land bearing bearing Survey / Khasra No. 49/2, (old Survey / Khasra No. 2013, 2012GH and 2012G) area admeasuring 2.15 Hectares of Mouza - Gotal Panjri, in Tahsil Nagpur (Rural) and District Nagpur as per Revenue Record for the year 1952-53 originally belongs to Shri. Yado Lataray Shinde. That during the life time of said Shri. Yadav Lataray Shinde the area of aforesaid land has been corrected by the Revenue Authority to the area admeasuring 1.60 Hectares.

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7] THAT subsequently said Smt. Santoshbai W/o. Shrinivas Kakani on her turn

2] THAT said Shri. Yadav Lataray Shinde died Intestate and after his death aforesaid entire property devolved upon her legal heirs namely (i) Shri. Gundu S/o. Yadavrao Shinde, (ii) Shri. Satish S/o. Yadavrao Shinde, (iii) Smt. Shashikala WD/o. Yadavrao Shinde (iv) Mrs. Shakuntala Ramdas Kawale, (v) Smt. Bebibai Gajanan Pannase, (vi) Smt. Nirmala Gulabrao Patil, (vii) Smt. Pramila Arun Ghube and (viii) Sumanbai Yadavrao Shinde and accordingly their names duly recorded in Revenue Record of the aforesaid property.

3] THAT subsequently in the year 1992 out of the aforesaid legal heirs, legal heirs namely (i) Smt. Shashikala WD/o. Yadavrao Shinde (ii) Mrs. Shakuntala Ramdas Kawale, (iii) Smt. Bebibai Gajanan Pannase, (iv) Smt. Nirmala Gulabrao Patil, (v) Smt. Pramila Arun Ghube and (vi) Sumanbai Yadavrao Shinde released their respective undivided share and interest from the aforesaid property bearing Survey / Khasra No. 49/2, area admeasuring 1.60 Hectares of Mouza - Gotal Panjri, in favour of (i) Shri. Gundu S/o. Yadavrao Shinde and (ii) Shri. Satish S/o. Yadavrao Shinde and accordingly the names of Releasors have been deleted from the Revenue Record of the aforesaid property.

4] THAT said (i) Shri. Gundu S/o. Yadavrao Shinde and (ii) Shri. Satish S/o. Yadavrao Shinde being absolute owner in possession of the aforesaid property bearing Survey / Khasra No. 49/2, area admeasuring 1.60 Hectares of Mouza - Gotal Panjri, sold the aforesaid entire property to "Shri Sant Gajanan Maharaj Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, bearing Registration No. NGP/HSG/942/84 by Registered Sale Deed Dated 04.12.1992 which is duly registered at the Office of Sub-Registrar, Nagpur, in Addl. Book No. 1 at Volume No. 515 on pages 132 to 137 at Serial No. 5706(P) on even date.

5] THAT subsequently said Shri Sant Gajanan Maharaj Gruha Nirman Sahakari Sanstha Maryadit, Nagpur, bearing Registration No. NGP/HSG/942/84 through its Secretary Shri. Uttam Narayan Thakre on their turn sold the aforesaid entire land Survey / Khasra No. 49/2, area admeasuring 1.60 Hectares of Mouza - Gotal Panjri, in favour of Smt. Santoshbai W/o. Shrinivasji Kakani by Registered Sale Deed Dated 19.04.1996 which is duly registered at the Office of Sub-Registrar, Nagpur, in Addl. Book No. 1 at Volume No. 1393 on pages 79 to 86 at Serial No. 2809(P) on even date.

6] THAT subsequently said Smt. Santoshbai W/o. Shrinivasji Kakani filed one application before Sub-Divisional Officer, Nagpur for correction in area of the aforesaid property and after conduction inquiry in that regard Sub-Divisional Officer, Nagpur, by his order dated 22.03.2012 corrected the area of the aforesaid property and the area which was originally admeasuring 1.60 Hectares increase to the area admeasuring 1.96 Hectares, and accordingly the area has been corrected to that effect in the Revenue Record of the aforesaid property.

7] THAT subsequently said Smt. Santoshbai W/o. Shrinivasji Kakani on her turn sold the aforesaid entire land bearing Survey / Khasra No. 49/2, area admeasuring 1.96 Hectares of Mouza - Gotal Panjri, in favour of (i) Shri. Rameshwar Suganchand

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Bawankar, (ii) Shri. Mahadeo Vinayakrao Jibkate (iii) M/s. Waghmare Developers, acting through its sole Proprietor :- Shri. Pankaj S/o. Chandrakant Waghmare by Registered Sale Deed Dated 16.01.2015 which is duly registered at the Office of Sub-Registrar, Nagpur (Rural) No. 7 at Serial No. 650/2015 and as per terms, conditions and covenant of the aforesaid sale deed dated 16.01.2015 the aforesaid purchasers acquired the aforesaid entire land bearing Survey / Khasra No. 49/2, area admeasuring 1.96 Hectares (OR 4.843 Acres) of Mouza - Gotal Panjri, in the following proportion.

(i) Shri. Rameshwar Suganchand Bawankar..... 0.40.4 Hectares (1 Acre)
(ii) Shri. Mahadeo Vinayakrao Jibkate 0.40.4 Hectares (1 Acre)
(iii) M/s. Waghmare Developers..... 1.16 Hectares (2.86 Acre)

8] THAT subsequently aforesaid M/s. Waghmare Developers, acting through its sole Proprietor :- Shri. Pankaj S/o. Chandrakant Waghmare out of his own share i. e. admeasuring 1.16 Hectares sold the land admeasuring 0.18 Hectares to Mrs. Sonali W/o. Pankaj Waghmare by Registered Sale Deed Dated 19.10.2018 which is duly registered at the Office of Sub-Registrar, Nagpur (Rural) No. 10 at Serial No. 9402/2018.

9] THAT subsequently aforesaid (i) Shri. Rameshwar Suganchand Bawankar, (ii) Shri. Mahadeo Vinayakrao Jibkate (iii) M/s. Waghmare Developers, acting through its sole Proprietor :- Shri. Pankaj S/o. Chandrakant Waghmare and (iv) Mrs. Sonali W/o. Pankaj Waghmare in order to avoid any confusion, uncertainty, dispute, legal complexity in future divided the aforesaid entire property in between themselves as per their respective share and interest and accordingly they jointly executed a Deed of Partition amongst themselves on dated 20.10.2018. That on the basis of the said Deed of Partition Dated 20.10.2018 they have jointly moved an Application for division of the aforesaid property in between themselves before Hon'ble Tahsildar, Nagpur (Rural). That the Hon'ble Tahsildar, Nagpur (Rural) by his Order Dated 05.11.2018 passed in Revenue Case No. 01/S. R. V.-43/2018-19 divided the aforesaid entire property by metes and bounds as under :-

Survey No.	Area in Hectares	Name of the owners	Bounded as under
49/2	0.40 HR out of 1.96 HR	Party No. 1 (A) Shri. Rameshwar Suganchand Bawankar	East :- Survey No. 50 West : Survey No. 50 North : land owned by Party No. 2. South :- Survey No. 49/1.
	0.40 HR out of 1.96 H.R	Party No. 1 (B) Shri. Mahadeo Vinayakrao Jibkate	
	0.18 HR out of 1.96 HR	Party No. 1 (C) Mrs. Sonali W/o. Pankaj Waghmare	
	Total land 0.98 HR	Party No. 1 (A) + (B) + (C) having their 0.98 HR bounded by	

Rameshwar

0.98 HR out of 1.96 HR	Party No. 2 M/s. Waghmare Developers, Proprietor :- Shri. Pankaj S/o. Chandrakant Waghmare	East :- Survey No. 50 West : Survey No. 50 North : Survey No. 48 South :- land owned by Party No. 1.
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10] That as per the said Partition Dated 20.10.2018 and in view of the Order Dated 05.11.2018 passed in Revenue Case No. 01/S. R. V.-43/2018-19 by the Hon'ble Tahsildar, Nagpur (Rural) the aforesaid entire property divided in to two equal part. That the portion of land Present Owners namely (i) Shri. Rameshwar Suganchand Bawankar, (ii) Shri. Mahadeo Vinayakrao Jibkate and (iii) Mrs. Sonali W/o. Pankaj Waghmare is renumbered as Khasra No. 49/2/B having an area admeasuring 0.98 Hectares and the portion of land owned (M/s. Waghmare Developers, Proprietor :- Shri. Pankaj S/o. Chandrakant Waghmare renumbered as Khasra No. 49/2/A having an area admeasuring 0.98 Hectares. Accordingly Revenue Authority split revenue record in two parts.

11] THAT in pursuance of Deed of Partition Dated 20.10.2018 and as per Order Dated 05.11.2018 passed in Revenue Case No. 01/S. R. V.-43/2018-19 by the Hon'ble Tahsildar, Nagpur (Rural) owners namely (i) Shri. Rameshwar Suganchand Bawankar, (ii) Shri. Mahadeo Vinayakrao Jibkate and (iii) Mrs. Sonali W/o. Pankaj Waghmare became joint and absolute legal owners in possession of ALL THAT piece and parcel of land bearing Khasra No. 49/2/B, having an area admeasuring 0.98 Hectares, Rental Rs. 3.45/- , Class I, of Mouza – Gotal Panjri, P. H. No. 38 A area situated within the limits of the Grampanchayat Gotal Panjri, in Tahsil Nagpur (Rural) and District NAGPUR having their respective undivided share and interest in the aforesaid land in the proportion stated in above para No. 9.

12] THAT lateron (i) Shri. Rameshwar Suganchand Bawankar, (ii) Shri. Mahadeo Vinayakrao Jibkate and (iii) Mrs. Sonali W/o. Pankaj Waghmare jointly decided to develop the said land bearing Khasra No. 49/2/B, having an area admeasuring 0.98 Hectares (OR 9800 Sq. Mtrs.) in to residential Layout and or for constructing and accordingly filed Application on 11.01.2019 at the office of Nagpur Metro Region Development Authority through Hon'ble Collector, Nagpur, for conversion of aforesaid land bearing Khasra No. 49/2/B, having an area admeasuring 0.98 Hectares (OR 9800.00 Sq. Mtrs.) for Non-Agricultural Use. That considering the same the Executive Engineer and Assistant Engineer of Nagpur Metro Region Development Authority vide its Letter No. 2537 Dated 29.07.2019 approved the proposal and issued Demand for payment of Infrastructure Cost and accordingly the (i) Shri. Rameshwar Suganchand Bawankar, (ii) Shri. Mahadeo Vinayakrao Jibkate and (iii) Mrs. Sonali W/o. Pankaj Waghmare jointly paid the said charges on 22.07.2019.

13] THAT the Hon'ble Collector, Nagpur, subsequently vide order Dated 19.08.2019 passed in Revenue Case No. 23 / NAP – 34 / Mouza – Gotalpanjri / 2019 - 2020 converted the said land bearing Khasra No. 49/2/B, having an area admeasuring 0.98 Hectares (OR 9800.00 Sq. Mtrs.) for Non Agricultural Use and also approved the

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tentative Layout Plan consisting total 34 Plots of different dimension is tentatively approved (Not Valid for Execution of Sale Deed) subject to condition that the Owners (i) Shri. Rameshwar Suganchand Bawankar, (ii) Shri. Mahadeo Vinayakrao Jibkate and (iii) Mrs. Sonali W/o. Pankaj Waghmare shall get Final Layout plan duly Sanction from NMRDA (Nagpur Metro Region Development Authority) and Release Letter from NMRDA(Nagpur Metro Region Development Authority).

FOR ascertaining clear title of the said property, I have taken search of relevant records from Sub-Registrar's office from Inspection Book (1), Index Register and other relevant records since last 13 years i.e. from the year 2007 to 2019 by paying necessary fees of Rs. 325/- vide GRN MH006200349201920E on 11-09-2019. While inspecting the records relating to the said property in Sub-Registrar's office and government departments, I revealed following chain of transactions and after perusing available original / zerox documents, I arrive at the following conclusions and submit my report as under:

OBSERVATIONS AND OPINION

1. All relevant and original documents relating to the title of the property of the owners namely Owners (i) Shri. Rameshwar Suganchand Bawankar, (ii) Shri. Mahadeo Vinayakrao Jibkate and (iii) Mrs. Sonali W/o. Pankaj Waghmare such as Sale Deeds, entire Revenue Record, order Dated 19.08.2019 passed in Revenue Case No. 23 / NAP - 34 / Mouza - Gotalpanjri / 2019 - 2020 by the Hon'ble Collector, Nagpur, are verified by me. I have verified and tallied these documents from Sub - Registrar's Office and other appropriate Government authorities.
2. The name of the present Owners i.e. Owners (i) Shri. Rameshwar Suganchand Bawankar, (ii) Shri. Mahadeo Vinayakrao Jibkate and (iii) Mrs. Sonali W/o. Pankaj Waghmare being the joint Owners of ALL THAT piece and parcel of land bearing Khasra No. 49/2/B, having an area admeasuring 0.98 Hectares, Rental Rs. 3.46/- , Class I, of Mouza - Gotal Panjri, P. H. No. 38 A area situated within the limits of the Grampanchayat Gotal Panjri, in Tahsil Nagpur (Rural) and District NAGPUR is mutated in the Revenue Record.
3. I state that the said property is not encumbered in any manner which may cause or create any defect to title of Owners (i) Shri. Rameshwar Suganchand Bawankar, (ii) Shri. Mahadeo Vinayakrao Jibkate and (iii) Mrs. Sonali W/o. Pankaj Waghmare or create any charge or lien on the said Plot by way of agreement, sale, gift, mortgage, lease, will, legacy, bequest, lis-pendent, inheritance, civil suit or otherwise.
4. That the present Owners (i) Shri. Rameshwar Suganchand Bawankar, (ii) Shri. Mahadeo Vinayakrao Jibkate and (iii) Mrs. Sonali W/o. Pankaj Waghmare have paid revenue dues and statutory dues levied on the said property, till date and there are no outstanding taxes and dues to be paid by them to any Government or Revenue authority.

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5. That the present Owners (i) Shri. Rameshwar Suganchand Bawankar, (ii) Shri. Mahadeo Vinayakrao Jibkate and (iii) Mrs. Sonali W/o. Pankaj Waghmare have not executed any deed of Agreement to Sell, Sale Deed, Gift Deed, Mortgage Deed, Will Deed, Lease Deed or any deed amounting to conveyance in favour of any person / party herein before. That the title of the present Owners (i) Shri. Rameshwar Suganchand Bawankar, (ii) Shri. Mahadeo Vinayakrao Jibkate and (iii) Mrs. Sonali W/o. Pankaj Waghmare is absolutely clear and marketable and there is no charge, encumbrance or defect in title of the present Owners.
6. The said property are not mortgaged with any Bank or financial institution, either by way of Equitable / Registered Mortgage or by way of / Deposit of Title Deeds, neither any proceeding such as attachment / auction, involving the said property is pending before the Debts Recovery Tribunal or Collector, Nagpur.
7. There is no adverse possession of any person who can claim his / her / their right, share, title, interest or possession in the said property.
8. There is no interest of minor/s who is / are yet to attain majority and thereafter who can claim his / her / their right, share, title or interest in the said property.
9. I have confirmed from Government and Public Land acquisition authorities that the said property is not subject to acquisition or requisitions from these authorities.
10. No liquidator or receiver has been appointed involving the said property.
11. No execution of decree or attachment proceeding is pending in any court involving the said property or the present Owners.
12. No Injunction for selling or disposing has been granted by any court of law in connection with said property or against the present Owners.
13. No proceedings relating to the said property is pending for realization of arrears of revenue, rent, local taxes or dues etc. or against the present Owners.
15. The said property is not prohibited for transfer under any law of Maharashtra, which prevents fragmentation of land and encourages consolidation of holdings.
14. The said property does not belong to any Charitable / Public Trust or to a member of Schedule Caste or Schedule Tribe and as such there is no need to obtain No-Objection Certificate from the Collector permitting the present Owners to transfer the said property.
15. There is nothing prejudicial or undesirable in any document/s relating to the title of the present Owners and all contents of each deed / documents are explicit. Facts and events material to the title of the said property have been satisfactorily proved.

Rameshwar

16. All relevant documents are duly stamped whenever the Stamp duty is payable on these documents in accordance with the provisions of the Bombay Stamp Act, 1958 / Indian Stamp Act, 1959, as amended up to date. Similarly, the documents have been registered, wherever these documents require registration.

17. Therefore after considering all above factors and verifying the original / zerox documents and as a result of search's conducted in the Sub-Registrar's Office and Government Authorities, I am satisfied that the title of Owners (i) Shri. Rameshwar Suganchand Bawankar, (ii) Shri. Mahadeo Vinayakrao Jibkate and (iii) Mrs. Sonali W/o. Pankaj Waghmare of the property comprising ALL THAT piece and parcel of land bearing Khasra No. 49/2/B, having an area admeasuring 0.98 Hectares, Rental Rs. 3.46/- , Class I, of Mouza - Gotal Panjri, P. H. No. 38 A area situated within the limits of the Grampanchayat Gotal Panjri, in Tahsil Nagpur (Rural) and District NAGPUR is free from all types of encumbrances and his title is absolutely clear and marketable subject to condition that the Owners before its transfer / mortgage shall get Final Layout plan duly Sanction and approved from NMRDA (Nagpur Metro Region Development Authority) and also Release Letter from NMRDA(Nagpur Metro Region Development Authority).

18. I finally state that there is "No Impediment", if the Owners (i) Shri. Rameshwar Suganchand Bawankar, (ii) Shri. Mahadeo Vinayakrao Jibkate and (iii) Mrs. Sonali W/o. Pankaj Waghmare tie up this property with Nationalised and Corporate Banks in order to obtain Project Loan / financial assistance so as to complete the said project then such property would be good and marketable security for the concerned Bank or Financial Institution against the repayment of the loan that may be granted by the Bank or Financial Institution to the Owners. So also if any prospective buyer / purchaser of any Plots / Apartments / Row Houses / Bungalows in said proposed project mortgages his / her / their Plots / Apartments / Row Houses / Bungalows to / with any Bank or Financial Institution for raising any type of loan, cash credit limit, as per the rules and regulation of such Bank or Financial Institution then such Apartment would be good and marketable security for the concerned Bank or Financial Institution against the repayment of the loan that may be granted by the Bank or Financial Institution to any prospective buyer / purchaser of any Plots / Apartments / Row Houses / Bungalows in proposed project.

However before executing any Sale Deed, the Owners (i) Shri. Rameshwar Suganchand Bawankar, (ii) Shri. Mahadeo Vinayakrao Jibkate and (iii) Mrs. Sonali W/o. Pankaj Waghmare has to obtain Final Layout plan duly Sanction and approved from NMRDA (Nagpur Metro Region Development Authority) and also Release Letter from NMRDA (Nagpur Metro Region Development Authority).

That the concerned Bank or Financial Institution is advised to comply following legal formalities before disbursing the loan amount to Owners (i) Shri. Rameshwar Suganchand Bawankar, (ii) Shri. Mahadeo Vinayakrao Jibkate and (iii) Mrs. Sonali W/o. Pankaj Waghmare or any prospective Purchaser / Borrower / Mortgagor.

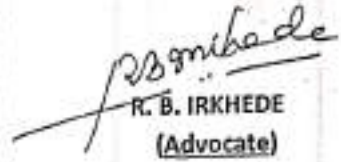
M. Mahadeo

A. To performs and completes all legal formalities as per Banking rules and regulation before actual sanction of any loan.

B. Create Equitable / Registered Mortgage in favour of the Bank or by way of / Deposit of Title Deeds by taking custody of all Original documents relating to the title of property.

NAGPUR

Date: 16-09-2019.


R. B. IRKHEDE
(Advocate)

R. B. IRKHEDE
Advocate
Mama Road, Dharampeth,
NAGPUR - 10



CHALLAN
MTR Form Number-6



GRN	MH006200349201920E	BARCODE			Date	11/09/2019-19:04:30		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		ADVOCATE R B IRKHEDE		
Location NAGPUR									
Year 2019-2020 From 01/01/2007 To 11/09/2019					Flat/Block No.		103 MAMAROAD		
Account Head Details					Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE					325.00		Road/Street		DHARAMPETH
							Area/Locality		NAGPUR
							Town/City/District		
							PIN		4 4 0 0 1 0
					Remarks (If Any)				
					MOUZA GOTAL PANJARI PH NO 38 KHASRA/SURVEY NO 49/2/B				
Total					325.00		Amount In Words		Three Hundred Twenty Five Rupees Only
Payment Details					FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA									
Cheque/DD Details					Bank CIN		Ref. No.		00040572019091136626 CKK5507589
Cheque/DD No.					Bank Date		RBI Date		11/09/2019-19:24:05 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

Mobile No. : 9822382366

सदर चालन "टाइम ऑफ पेमेंट" साठी मनुष्य कारणासाठीच लागू आहे. इतर कारणासाठी किंवा भोदणी न करतावयाच्या दस्तासाठी लागू नाही.