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Ref : SMB/01/IND/2019

Date 16.01.2020

TITLE VERIFICATION & SEARCH REPORT

On the basis of relevant documents submitted by Om Shivam Buildcon Private Limited, acting through its Director Shri. Ravindra s/o Kisanrao Kapse, R/o Plot No. 182-A, Pandey Layout, Khamla Nagpur-440025for the purpose of Verification Search of Title in respect of the property described below. I, the undersigned Advocate, do hereby submit my Verification & Search Report about the title in respect of the same.

DESCRIPTION OF THE PROPERTY :

All that piece and parcel of land bearing Kh. No. 59/2/2, having total area admeasuring 0.8198 H.R., (8198 Sq. Mtr.) held in Occupancy Class-1 Rights of Mouza – Panjri (BZ), P.H. No. 42, togetherwith all types of Trees, Shrubs, Passage, Right of Path ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Panjri(BZ), within the Limits of Grampanchayat – Panjri (BZ) in Tahsil Nagpur (Rural) and District Nagpur, and bounded as under :-

On the East	: Kh. No. 59/2/1
On the West	: Kh. Nos. 48, 49, 57, 58
On the North	: Shiv Pandhan
On the South	: Kh. No. 59/2/3

That I have taken search by inspecting the Index Registers for a period of 13 years, i.e. 2006 to 2019 in the office of Registrar & Sub-Registrar, Nagpur. I have also perused Xerox copies of document placed before me.

FLOW OF TITLE OF THE SCHEDULE OF PROPERTY:

1. That originally All that piece and parcel of entire land bearing Kh. No. 59/2, admeasuring about 1.49 Hec. R, comprising of 12 Plots as per the old layout plan held in Occupancy Class-1 Rights of Mouza – Panjri (Bz), was owned and possessed by M/s. Novel Residential Infrastructure, a Partnership Firm, acting through its Partners, 1) Yashoda Hybrid Seeds Private Limited, acting Through Its Director Shri. Shankar S/O Diwanji Pawade, 2) Om Shivam Buildcon Private Limited, acting through Its Director Shri. Ravindra S/O Kisanrao Kapse and 3) Shri. Ashok Kumar S/O Puranmal Agrawal having been acquired by it by virtue of Various Registered Sale Deeds including the Sale Deed dated 15/02/2014, bearing its Sr. No. 1032/2014, Sale Deed dated 07/09/2013, bearing its Sr. No. 4508/2013, Sale Deed dated 14/08/2014, bearing its Sr. No. 4785/2014, Sale Deed dated 05/02/2014, bearing its Sr. No. 786/2014, Sale Deed dated 14/02/2014, bearing its Sr. No. 1005/2014, Sale Deed dated 17/01/2014, bearing its Sr. No. 411/2014, Sale Deed dated 27/09/2013, bearing its Sr. No. 4538/2013, Sale Deed dated 04/07/2014, bearing its Sr. No. 3912/2014, Sale Deed dated 27/06/2014, bearing its Sr. No. 3785/2014, Sale Deed dated 21/10/2014, bearing its Sr. No. 6123/2014.
2. That, Om Shivam Buildcon Private Limited, acting through Its Director Shri. Ravindra S/O Kisanrao Kapse had retired from the said Business/Partnership Firm i.e. M/s. Novel Residential Infrastructure on 13/03/2018, and accordingly a Deed of Retirement is duly Notarized on 19/03/2018 vide its Notarial Registration No. 13570 to that effect and in view of the said retirement Deed, M/s. Om Shivam Buildcon Private Limited, acting through Its Director Shri. Ravindra S/o. Kisanrao Kapse had also get the land admeasuring 0.6717 HR out of Land admeasuring 1.49 HR being a portion of Land bearing Kh. No. 59/2 towards its share in the said partnership firm.
3. That, in order to give effect to separate the share of Om Shivam Buildcon Private Limited, which was acquired by it towards its share after being retire from the said M/s. Novel Residential Infrastructure, the aforesaid owner had applied U/s. 85 of Maharashtra Land Revenue Code 1966 for partition of the said land to the Naib Tahasildar Nagpur (Rural) which was registered as Rev. Case No. 06/SRV-43/2017-2018.

That after conducting the enquiry and after following due process of law, The Naib Tahasildar Nagpur (Rural) by its order dated 09.01.2018, separated the land admeasuring 0.6717 HR out of 1.49 HR being a portion of land bearing Kh. No. 59/2 towards the share of Om Shivam Buildcon Private Limited and

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remaining land admeasuring 0.8198 HR out of 1.49 HR being a portion of land bearing Kh. No. 59/2 came to the Share of M/s. Novel Residential Infrastructure, a Partnership Firm, acting through its Partners, 1) Yashoda Hybrid Seeds Private Limited, acting Through Its Director Shri. Shankar S/O Diwanji Pawade, and 2) Shri. Ashok Kumar S/O Puranmal Agrawal, and accordingly the entry to that effect was also recorded in the 7/12 extracts.

5. That Om Shivam Buildcon Private Limited, became the Owner of Land admeasuring about 0.6717 Hec. R. and the said portion of land was renumbered as New Kh. No. 59/2/3 and entry of the same is also reflected in 7/12 extract and M/s. Novel Residential Infrastructure, a Partnership Firm, acting through its Partners, 1) Yashoda Hybrid Seeds Private Limited, and 2) Shri. Ashok Kumar S/O Puranmal Agrawal became the Owners of Land admeasuring about 0.8198 Hec. R. and the said portion of land was renumbered as New Kh. No. 59/2/2 and entry of the same is also reflected in 7/12 extract.

6. That further the land admeasuring 0.8198 HR bearing Kh. No. 59/2/2 was pleased to converted for Non-agricultural use by the order passed by District Collector, Nagpur in Revenue Case No. 07/NAP-34/2014-2020, dated 14/08/2019.

7. That the Nagpur Metropolitan Region Development Authority, Nagpur had also executed the agreement of development in respect of the Kh. No. 59/2/2 admeasuring 0.8198 HR with M/s. Novel Residential Infrastructure a partnership firm acting through its partners 1) Yashoda Hybrid Seeds Private Limited, acting through its Director Shri. Shankar S/o Diwanji Pawade, 2) Shri. Ashok Kumar S/o Puranmal Agrawal, dated 16/09/2019.

8. That M/s. Novel Residential Infrastructure, a Partnership Firm, acting through its Partners, 1) Yashoda Hybrid Seeds Private Limited, and 2) Shri. Ashok Kumar S/O Puranmal Agrawal thereafter sold out the Land admeasuring about 0.8198 Hec. R. bearing New Kh. No. 59/2/2 to the Om Shivam Buildcon Private Limited the owner herein above by executing the registered Sale Deed, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 10312/2019, dated 05/10/2019.

9. That by virtue of the aforesaid Sale Deed, Om Shivam Buildcon Private Limited become the sole & absolute owner of the Kh. No. 59/2/2 adm. 0.8198 Hec. R. and its name also recorded in the Revenue Records.

10. That Owner had intended to develop the aforesaid land by constructing the group housing scheme upon the said land to be known and styled as "SHIV BRITON-IV" and accordingly the aforesaid owner submitted the proposed map of the proposed group housing scheme with the office of Nagpur Improvement Trust and the same was duly sanctioned by the Building Engineer Nagpur Improvement Trust vide granting the Building permit bearing No. BE(NMRDA)/South/Nagpur(Rural)/No. MB-NG-PAN-59/2019070940/1668/BP/303 Dtd. 15/01/2020.

- From the perusal of all the Xerox documents submitted and perusal thereof, I am of the opinion that Om Shivam Buildcon Private Limited, is the owner of the scheduled of property and it has valid, clear and, marketable title over the scheduled property.
- That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing *Rs.325/- vide Receipt Nos. GRN MH010600634201920E dated 16.01.2020.*
- That during the course of my inspection, I did not came across to entry as to encumbrance and charges over the said property, the schedule of property is free from all sort of encumbrances, charges, lien etc. and the owners are having clear, valid and marketable title over the scheduled property.

DOCUMENSTS PERUSED:-

1. Copy of Registered Sale Deed executed by Shri. Udaykumar Ramniwasji Vyas in favour of Smt. Droupadi Muralidharji Murarkar, same was duly registered in the office of Sub-Registrar Nagpur No. 1, registered at Sr. No. 1182, dated 07/12/1997. (Plot No. 5 admeasuring 1023.75 Sq. Mtrs.)
2. Copy of Registered Sale Deed executed by Shri. Udaykumar Ramniwasji Vyas in favour of Shri. Sunil Bhaiyyaji Malewa, same was duly registered in the office of Sub-Registrar Nagpur No. 11, registered at Sr. No. 1766, dated 24/02/1998. (Plot No. 17 admeasuring 1098.97 Sq. Mtrs.)
3. Copy of Registered Sale Deed executed by Shri. Udaykumar Ramniwasji Vyas in favour of Shri. Sunil Pandurang Nikhar, same was duly registered in the office of Sub-Registrar Nagpur No. 4, registered at Sr. No. 6197(F), dated 07/08/1998. (Plot No. 9 admeasuring 1067.47 Sq. Mtrs.)
4. Copy of Registered Sale Deed executed by Shri. Udaykumar Ramniwasji Vyas in favour of Mrs. Sadhana Sadanand Thote & Mrs. Nanda Subhash Thote, same was duly registered in the office of Sub-Registrar Nagpur No. 1, registered at Sr. No. 7767, dated 07/11/1999. (Plot No. 15 admeasuring 1043 Sq. mtrs.)
5. Copy of Registered Sale Deed executed by Shri. Udaykumar Ramniwasji Vyas in favour of Shri. Pradip Purushottamdas Bagadiya & Shri. Ramesh Chaturbhuj Dhut, same was duly registered in the office of Sub-Registrar Nagpur (Rural), registered at Sr. No. 1992/2001, dated 08/11/2001. (Plot No. 8 admeasuring 930 Sq. Mtrs.)

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6. Copy of Registered Sale Deed executed by Shri. Udaykumar Ramniwasji Vyas in favour of Shri. Rajendra Laxman Vyas, same was duly registered in the office of Sub-Registrar Nagpur (Rural), registered at Sr. No. 1991/2001, dated 09/11/2001 (Plot No. 3 admeasuring 952.50 Sq. mtrs.)

7. Copy of Registered Sale Deed executed by Shri. Udaykumar Ramniwasji Vyas in favour of Mrs. Ramarani W/o J.K. Gupta, same was duly registered in the office of Sub-Registrar Nagpur No. 1, registered at Sr. No. 1145, dated 08/02/2002. (Plot no. 19 admeasuring 1155 Sq. Mtrs.)

8. Copy of Registered Sale Deed executed by Shri. Udaykumar Ramniwasji Vyas in favour of Shri. Prerit Kirtikumar Ora, same was duly registered in the office of Sub-Registrar Nagpur No. 1at Sr. No. 2250/2002, dated 18/03/2002. (Plot No. 13 admeasuring 929.03 Sq. Mtrs.)

9. Copy of Registered Sale Deed executed by Shri. Udaykumar Ramniwasji Vyas in favour of Smt. Sunita Sandip Chhapariya, same was duly registered in the office of Sub-Registrar Nagpur (Rural), registered at Sr. No. 2929/2002, dated 18/07/2002. (Plot No. 1 admeasuring 1155 Sq. Mtrs.)

10. Copy of Registered Sale Deed executed by Shri. Udaykumar Ramniwasji Vyas in favour of Shri. Pradip Purushottamdas Bagadiyan & Shri. Ramesh Chaturbhuj Dhut, same was duly registered in the office of Sub-Registrar Nagpur (Rural), registered at Sr. No. 498/2003, dated 01/02/2003. (Plot No. 7, Plot No. 8, Plot No. 11, Plot No. 20 & Plot No. 21 having total area about 0.41746 HR)

11. Copy of Registered Sale Deed executed by 1) Smt. Kalmati Rajendra Vyas, 2) Shri. Nitin Rajendra Vyas, 3) Shri. Nilesh Rajendra Vyas in favour of M/s. Novel Residential Infrastructure a partnership firm acting through its partners 1) Yashoda Hybrid Seeds Private Limited, acting through its Director Shri. Shankar S/o Diwanji Pawade, 2) Om Shivam Buildcon Pvt. Ltd. acting through its Director Shri. Ravindra S/o Kisanrao Kapse, same was duly registered in the office of Sub-Registrar Nagpur No. 7, registered at Sr. No. 4508/2013, dated 07/09/2013. (Plot No. 3 admeasuring 952.50 Sq. Mtrs.)

12. Copy of Registered Sale Deed executed by Shri. Prerit Kirtikumar Ora in favour of M/s. Novel Residential Infrastructure a partnership firm acting through its partners M/s. Novel Residential Infrastructure a partnership firm acting through its partners 1) Yashoda Hybrid Seeds Private Limited, acting through its Director Shri. Shankar S/o Diwanji Pawade, 2) Om Shivam Buildcon Pvt. Ltd. acting through its Director Shri. Ravindra S/o Kisanrao Kapse, same was duly registered in the office of Sub-Registrar Nagpur No.7, registered at Sr. No. 4538/2013, dated 27/09/2013. (Plot No. 13 admeasuring 929.03 Sq. Mtrs.)

13. Copy of Registered Sale Deed executed by 1) Shri. Pradip Purushottamdas Bagadiya, 2) Smt. Durga Ramesh Dhut, 3) Shri. Rahul Ramesh Dhut, 4) Shri. Rajat Ramesh Dhut in favour of M/s. Novel Residential Infrastructure a partnership firm acting through its partners 1) Yashoda Hybrid Seeds Private Limited, acting through its Director Shri. Shankar S/o Diwanji Pawade, 2) Om Shivam Buildcon Pvt. Ltd. acting through its Director Shri. Ravindra S/o Kisanrao Kapse, same was duly registered in the office of Sub-Registrar Nagpur No. 7, registered at Sr. No. 411/2014, dated 17/01/2014. (Plot No. 11 admeasuring 1928.99 Sq. Mtrs., Plot No. 20 admeasuring 979.59 Sq. Mtrs. & Plot No. 21 admeasuring 979.59 Sq. Mtrs.)

14. Copy of Registered Sale Deed executed by 1) Shri. Pradip Purushottamdas Bagadiya, 2) Smt. Durga Ramesh Dhut, 3) Shri. Rahul Ramesh Dhut, 4) Shri. Rajat Ramesh Dhut in favour of M/s. Novel Residential Infrastructure a partnership firm acting through its partners 1) Yashoda Hybrid Seeds Private Limited, acting through its Director Shri. Shankar S/o Diwanji Pawade, 2) Om Shivam Buildcon Pvt. Ltd. acting through its Director Shri. Ravindra S/o Kisanrao Kapse, same was duly registered in the office of Sub-Registrar Nagpur No. 7, registered at Sr. No. 786/2014, dated 05/02/2014. (Plot No. 7 admeasuring 1053 Sq. Mtrs. & Plot No. 8 - part admeasuring 930 Sq. Mtrs.)

15. Copy of Registered Sale Deed executed by Shri. Sunil Pandurang Nikhar in favour of M/s. Novel Residential Infrastructure a partnership firm acting through its partners 1) Yashoda Hybrid Seeds Private Limited, acting through its Director Shri. Shankar S/o Diwanji Pawade, 2) Om Shivam Buildcon Pvt. Ltd. acting through its Director Shri. Ravindra S/o Kisanrao Kapse, same was duly registered in the office of Sub-Registrar Nagpur No. 7, registered at Sr. No. 1005/2014, dated 14/02/2014. (Plot No. 9 admeasuring 1067.47 Sq. Mtrs.)

16. Copy of Registered Sale Deed executed by Smt. Sunita Sandip Chhapariya in favour of M/s. Novel Residential Infrastructure a partnership firm acting through its partners 1) Yashoda Hybrid Seeds Private Limited, acting through its Director Shri. Shankar S/o Diwanji Pawade, 2) Om Shivam Buildcon Pvt. Ltd. acting through its Director Shri. Ravindra S/o Kisanrao Kapse, same was duly registered in the office of Sub-Registrar Nagpur No. 7, registered at Sr. No. 1032/2014, dated 15/02/2014. (Plot No. 1 admeasuring 1155 Sq. Mtrs.)

17. Copy of Registered Sale Deed executed by Shri. Sunil Bhalyyaji Malewar in favour of M/s. Novel Residential Infrastructure a partnership firm acting through its partners 1) Yashoda Hybrid Seeds Private Limited, acting through its Director Shri. Shankar S/o Diwanji Pawade, 2) Om Shivam Buildcon Pvt. Ltd. acting through its Director Shri. Ravindra S/o Kisanrao Kapse, same was duly registered in the office of Sub-Registrar Nagpur No. 7, registered at Sr. No. 3785/2014, dated 27/06/2014. (Plot No. 17 admeasuring 1098.97 Sq. Mtrs.)

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18. Copy of Registered Sale Deed executed by Mrs. Sudhana Sadanand Thote & Mrs. Nanda Subhash Thote in favour of M/s. Novel Residential Infrastructure a partnership firm acting through its partners 1) Yashoda Hybrid Seeds Private Limited, acting through its Director Shri. Shankar S/o Diwanji Pawade, 2) Om Shivam Buildcon Pvt. Ltd. acting through its Director Shri. Ravindra S/o Kisanrao Kapse, same was duly registered in the office of Sub-Registrar Nagpur No. 7 registered at Sr. No. 3942/2014, dated 04/07/2014. (Plot No. 15 admeasuring 1043 Sq. Mtrs.)

19. Copy of Registered Sale Deed executed by Shri. Kishor Ramkishor Murarkar in favour of M/s. Novel Residential Infrastructure a partnership firm acting through its partners 1) Yashoda Hybrid Seeds Private Limited, acting through its Director Shri. Shankar S/o Diwanji Pawade, 2) Om Shivam Buildcon Pvt. Ltd. acting through its Director Shri. Ravindra S/o Kisanrao Kapse, same was duly registered in the office of Sub-Registrar Nagpur No. 7, registered at Sr. No. 4785/2014, dated 14/08/2014. (Plot No. 5 admeasuring 1023.75 Sq. Mtrs.)

20. Copy of Registered Sale Deed executed by Mrs. Ramarani W/o J.K. Gupta in favour of M/s. Novel Residential Infrastructure a partnership firm acting through its partners 1) Yashoda Hybrid Seeds Private Limited, acting through its Director Shri. Shankar S/o Diwanji Pawade, 2) Om Shivam Buildcon Pvt. Ltd. acting through its Director Shri. Ravindra S/o Kisanrao Kapse, same was duly registered in the office of Sub-Registrar Nagpur No. 7, registered at Sr. No. 6123/2014, dated 21/10/2014. (Plot No. 19 admeasuring 1155 Sq. mtrs.)

21. Copy of NA Order passed by District Collector, Nagpur in Revenue Case No. 07/NAP-34/2019-2020, dated 14/08/2019.

22. Copy of Agreement of Development executed in between Nagpur Metropolitan Region Development Authority, Nagpur and M/s. Novel Residential Infrastructure a partnership firm acting through its partners 1) Yashoda Hybrid Seeds Private Limited, acting through its Director Shri. Shankar S/o Diwanji Pawade, 2) Shri. Ashok Kumar S/o Puranmal Agrawal, dated 16/09/2019.

23. Copy of Sanctioned Layout Plan.

24. Copy of Registered Sale Deed executed by M/s. Novel Residential Infrastructure a partnership firm acting through its partners 1) Yashoda Hybrid Seeds Private Limited, acting through its Director Shri. Shankar S/o Diwanji Pawade, 2) Shri. Ashok Kumar S/o Puranmal Agrawal in favour of Om Shivam Buildcon Pvt. Ltd. acting through its Director Shri. Ravindra S/o Kisanrao Kapse, same was registered in the office of Sub-Registrar Nagpur (Rural), registered at Sr. No. 10312/2019, dated 05/10/2019.

Hence, this report of Search & Verification of Title.

Encl: - One Original Search Fee Receipts as mentioned above.

Sahil M. Bhangde Advocate

SAHIL M. BHANGDE
ADVOCATE

Nagpur
Date: 16.01.2020

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