Ashish K. Rewatkar
ADVOCATE
(District & High Court)
E-mail : ashishrewatkar84@gmail.com

Office : 1st Floor Mudhliyar Complex,
Near Anand Ashram Bhojnalay,
Dhantoli, Nagpur-440 012.
Court : 300, 3rd Floor, Nyayamandir,
Nagpur. Mob. No. 9921439061

TITLE VERIFICATION REPORT

Having been engaged by **M/S.SACHANI DEVELOPERS LLP**, a registered limited liability partnership firm, having its registered office at Shop No.1, Mudliyar Complex, Abhyankar Road, Dhantoli, Nagpur, through its Partner Shri Harshad S/o Pahilaj Sachani, R/o, Plot No.1, Near Dayanand Park, Jaripataka, Nagpur-440014, I the undersign, have verified and inspected the available record of the office of the Sub Registrar, Nagpur (Rural) in respect of ALL that piece and parcel of the plot of land bearing No. **R/47** Admeasuring 1669.21 Sq. Mtrs. As per the release letter and shown in the map annexed in the sale deed executed in favor of vendor and delineated in red in the said map and out of the layout "SHREE GANESH NAGARI" & on lands bearing khasra No. 85/A, 85/B-1, 85/B-2 85/C having total area of about 5.96 hectors out of total area 6.10 Hectors of Mouza- Bhokara, Grampanchayat Bhokara, Occupation Class –I, P.H.No.12-A, Tahsil Nagpur (Gramin), District-Nagpur situated at Koradi Road, Nagpur more particularly described in the schedule written herender, vide search case (GRN) No. 15840 dated 10.12.2019. I have also called and verified various deed and documents produced before me and on the basis of the title verification and the record placed before me, I submit this title verification report as under:-

1. PRESENT OWNERSHIP

Presently the aforesaid property is recorded in the name of
M/S.SACHANI DEVELOPERS LLP, Nagpur
a registered limited liability partnership firm,
Acting Through and represented by its Partner
SHRI HARSHAD S/o PAHILAJ SACHANI,
(Hereinafter referred to as the said owner)

2. HISTORY AND CHAIN OF TRANSFERS

The history and chain of transfer of the said land/property as per previous conveyance deed appears to be as follows:-

2.1 THAT, ALL THOSE pieces and parcel of Agricultural Lands bearing Khasara/Survey Nos. 154/2 & 155/2, having an area of 7.35 Acres (i.e.2.97 Hectares) and Kh. /Survey No.156, having an area of 6.84 Acres (i.e.2.768 Hectares), thus total area of 14.19 Acres (i.e.5.74 Hectares), Land Revenue Rs.6/-and Rs. 9/- respectively, all held in Bhumiswami Rights of Mouza – BHOKARA, Thak No. 91, Mouza No. 319,P.S.K. 13/10 (old) New No. 12-A,Pragane –Hingna, all situated at Village – Bhokara, within the limits of the Grampanchayat – Bhokara (old Mahadula) in Tahsil – Nagpur (Rural) and District – Nagpur, Originally belonged to (i) Shri Fransis Antone Disoza and (ii) Smt. Janabai Antone Disoza Jointly, being the recorded owners thereof.

2.2 THAT, the aforesaid Shri. Fransis Antone Disoza and Smt Janabai Antone Disoza later on jointly transferred/ sold the aforesaid Agricultural lands bearing Khasara/Survey Nos.154/2, 155/2 & 156, all situated at Village – Bhokara in Tahsil _ Nagpur (Rural) and District – Nagpur by way of sale to Shri. Choudhari Kesarlal S/o Choudhari Punavram Thapar by two separate duly registered Sale Deeds Dated 02-11-1967 and 04-10-1969.

2.3 THAT, the aforesaid Shri. Choudhari Kesarlal S/o Choudhari Punavram Thapar later on in his turn transferred/sold the aforesaid Agricultural lands bearing Kh. /Survey Nos.154/2 & 155/2 and kh. No. 156, all situated at Village – Bhokara in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to Shri. Khushiram Nourangrai Agarwal, by a Sale Deed Dated 04-05-1970, which is duly registered at the Office of the Sub Registrar , Nagpur in Book No. 1 at Sr. No. 3271 on even date. The said Khasara/Survey No. 156 further allotted new Khasra/Survey No.85B (old No. 156) by the Revenue Authority.

2.4 THAT, the aforesaid Shri. Khushiram Nourangrai Agarwal later on transferred/sold ALL THAT piece and parcel of Agricultural land having an area of 1.30 Hectares (i.e.3.20 Acres) of land comprising the Eastern portion of the entire land bearing Kh. /Survey No. 85-A,Land Revenue Rs.4.87 yearly, held in Occupancy Class-1 Rights of Mouza- Bhokara, situated at Village – Bhokara in Tahsil _ Nagpur (Rural) and District – Nagpur by way of

sale to Shree Ganesh Builders, a Partnership Firm having its Office at Dhantoli, Nagpur by a Sale Deed Dated 08-11-2001, which is duly registered at the Office of the Sub Registrar, Nagpur No. 1 in Book No. 1 at Sr. No. 3525 on even date.

2.5 THAT, the aforesaid Shri. Khushiram Nourangrai Agarwal further transferred/sold ALL THAT piece and parcel of Agricultural land having an area of 1.31 Hectares (i.e.3.25 Acres) of land comprising the Western portion of the entire land bearing Kh. /Survey No. 85-A,Land Revenue Rs.4.87 yearly, held in Occupancy Class-1 Rights of Mouza-Bhokara, situated at Village – Bhokara in Tahsil _ Nagpur (Rural) and District – Nagpur by way of sale to Shree Ganesh Builders, a Partnership Firm having its Office at Dhantoli, Nagpur by a Sale Deed Dated 31-12-2001, which is duly registered at the Office of the Sub Registrar, Nagpur No. 1 in Book No. 1 at Sr. No. 5598 on even date.

2.6 THAT, the aforesaid Shri. Khushiram Nourangrai Agarwal later on transferred/sold ALL THAT piece and parcel of Agricultural land having an area of 2.75 Hectares (i.e.1.11 Hectares) of land comprising the Northern portion of the entire land bearing Kh.No.85B, Land Revenue Rs.9/- yearly, held in Occupancy Class-1 Rights of Mouza-Bhokara, situated at Village – Bhokara in Tahsil _ Nagpur (Rural) and District – Nagpur by way of sale to (i) Shri Chunnilal Aratlal Jaidani and (ii) Shri. Nanak Dulhanomal Soni jointly by a Sale Deed Dated 28-03-2002,which is duly registered at the Office of the Sub Registrar, Nagpur Rural (10) in Book No. 1 at Sr. No. 842 on even date.

2.7 THAT, the aforesaid Shri. Khushiram Nourangrai Agarwal further transferred/sold ALL THAT piece and parcel of Agricultural land having an area of 2.77 Hectares (i.e.1.12 Hectares) of land comprising the Northern portion of the entire land bearing Kh.No.85 B, Land Revenue Rs.9/- yearly, held in Occupancy Class-1 Rights of Mouza-Bhokara, situated at Village – Bhokara in Tahsil _ Nagpur (Rural) and District – Nagpur by way of sale to (i) Shri. Awat S/o Premchand Bhagchandani and (ii) Shri. Suresh S/o

Chandulal Bajaj jointly by a Sale Deed Dated 28-03-2002,which is duly registered at the Office of the Sub Registrar, Nagpur Rural (10) in Book No. 1 at Sr. No. 843 on even date.

2.8 THAT , during the aforesaid time the Kh. Nos. 154/2 & 155/2 was allotted new Kh./ Survey No. 85-A by the Revenue Authority.

2.9 THAT, the aforesaid Shri. Khushiram Nourangrai Agarwal further transferred/sold ALL THAT piece and parcel of Agricultural land bearing Kh./Survey No. 85/K, having an area of 0.36 Hectares (i.e.0.89 Acres) held in Occupancy Class-1 Rights of Mouza- Bhokara, situated at Village – Bhokara in Tahsil _ Nagpur (Rural) and District – Nagpur by way of sale to Shree Ganesh Builders, a Partnership Firm having its Office at Dhantoli, Nagpur by a Sale Deed Dated 25-05-2003, which is duly registered at the Office of the Sub Registrar, Nagpur Rural No. 10 in Book No. 1 at Sr. No. 3461 on 06-09-2003.

2.10 THAT, the aforesaid Shri. Khushiram Nourangrai Agarwal further transferred/sold ALL THAT piece and parcel of Agricultural land bearing Kh./Survey No. 85/A , having an area of 0.36 Hectares (i.e.0.89 Acres), land Revenue Rs.4.85 yearly, held in Occupancy Class-1 Rights of Mouza- Bhokara, situated at Village – Bhokara in Tahsil _ Nagpur (Rural) and District – Nagpur by way of sale to Shri Ganesh Builders, a Partnership Firm having its Office at Dhantoli, Nagpur by a Sale Deed Dated 06-09-2003, which is duly registered at the Office of the Sub Registrar, Nagpur Rural No. 10 in Book No. 1 at Sr. No. 3462 on even date.

2.11 THAT, in the like manner the aforesaid Shri. Khushiram Nourangrai Agarwal further transferred/sold his share comprising ALL THAT piece and parcel of Non Agricultural land having an area of 0.42 Hectares comprising the entire land bearing Kh./Survey No. 85-B/1, having a total area of 1.67 Hectares (i.e.4.12 Acres), land Revenue Rs.334/- yearly, Khate No. 37, held in Occupancy Class-1 Rights of Mouza- Bhokara, situated at Village – Bhokara in Tahsil _ Nagpur (Rural) and District – Nagpur by way of sale to

Shri Ganesh Builders, a Partnership Firm having its Office at Dhantoli, Nagpur by a Sale Deed Dated 05-06-2004, which is duly registered at the Office of the Sub Registrar, Nagpur Rural in Book No. 1 at Sr. No. 3933 on 25-06-2004.

2.12 THAT, the aforesaid (i) Shri Chunnilal Aratlal Jaidani, (ii) Shri Nanak Dhulhanumal Soni, (iii) Sri Awat premchand Bhagchandani and (iv) Shri Suresh Chandulal Bajaj Lateron decided to develop their portions bearing Kh. /Survey Nos. 85/B-2 and 85/B-1 jointly into a residential Estate by carving out layout consisting of various Plots of different sizes therein by constructing Multi storied Buildings/Row Houses etc. therein through any will experienced builder of City.

2.13 THAT, accordingly by an Agreement of Development and Sale Dated 04-09-2004 they jointly entrusted the entire work of development of the said property to M/s. Shree Ganesh Builders upon the several terms and conditions contained therein and the said Agreement is duly registered at the Office of the Sub Registrar, Nagpur Rural (10) in Book No. 1 at Sr. No. 5635/04 on even date on payment of requisite Stamp duty and Registration Fees payable thereon. By the said Agreement they further jointly agreed to execute various Agreements to sell and Sale Deed each relating to the Plot/ Undivided share in the said piece of land in favour of each such individual prospective buyer as may be nominated by M/s. Shree Ganesh Builders. By the said Agreement of Development and Sale the said M/s. Shree Ganesh Builders acquired the rights and entitlement of development of the entire land owned by the aforesaid Owners and by it.

2.14 THAT, for completion of the said development works the aforesaid (i) Shri Chunnilal Aratlal Jaidani and (ii) Shri Nanak Dhulhanumal Soni have jointly executed a General Irrevocable power of Attorney in respect of their property on 24-04-2002 and thereby appointed, authorized and empowered Shri. Omprakash Jaggumal Sachani as their attorney and the same is duly registered at the Office of the Sub Registrar, Nagpur Rural (10) in Book No.4 at Sr.No.1223 on even date.

2.15 THAT, in the like manner for completion of the said development works the aforesaid (i) Shri Awat Premchand Bhagchandani and (ii) Shri Suresh Chandulal Bajaj have jointly executed a General Irrevocable power of Attorney in respect of their property on 24-04-2002 and thereby appointed, authorized and empowered Shri. Omprakash Jaggumal Sachani as their attorney and the same is duly registered at the Office of the Sub Registrar, Nagpur Rural (10) in Book No.4 at Sr.No.1222 on even date.

2.16 THAT, the aforesaid Shree Ganesh Builders was the Registered Partnership Firm. Subsequently for the smooth working and better effective management, improvement and advancement of business of the said Firm all the partners of the said Firm agreed and decided to register a joint Stock Company for carrying on and continuing the said business of the Firm uninterruptedly . In pursuance of the intentions of the Partners of the said Firm, the Constitution of the said Firm had been changed from M/s. Shree Ganesh Builders to M/s. Shree Ganesh Buildhome Infrastructure Limited and the same had been registered as a Joint Stock Company having the Corporate Identity Number as U45201MH2006PLC164072, 2006-2007 and accordingly the said new Company also took over the business of the said Partnership Firm along with all the assets and liabilities.

2.17 THAT, subsequently during the course of business the aforesaid Company has decided to change the name from M/s. Shree Ganesh Buildhome Infrastructure Limited to M/s. Shree Ganesh Builders Limited w. e. f. 10-04-2008 with the same registration number and the same place of business.

2.18 THAT, the aforesaid the then Owners namely Shri Chunnilal Aratlal Jaidani and others having held and owned the properties within the limits of the Nagpur Urban Agglomeration as the said land was in the Residential Zone in the Developments Plan of Nagpur City and the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976 , they had filed their Statement/Return Under Section 6 (2) of the said Act before the Deputy Collector and Competent Authority, U.L.C. Nagpur, which was

registered as ULC Case No. 62/2002 and on completion of his enquiry in respect of the aforesaid case the Competent Authority, U.L.C, Nagpur vide his Order Dated 28-09-2002 declared that 15000 Square Meters of land out of the total extent as a Retainable land and the remaining land was declared as a Surplus Vacant Land out of the aforesaid Khasras within the meaning of the said Act.

2.19 THAT, the aforesaid M/s. Shree Ganesh Builders for itself and on behalf of the remaining Owners of the aforesaid land later on applied for exemption to the aforesaid surplus vacant land Under Section 20 of the Urban Land (Ceiling and Regulation) Act 1976 (33 of 1976) for providing Plots and Tenements in accordance with the special dispensation issued by the Government Resolution Housing and Special Assistance No. CSC/ULC/1091/5(3977)/D-XIII Dated 15-1-1992: AND

2.20 THAT, considering their application, the Additional Collector and Competent Authority, U.L.C., Nagpur vide its Order Dated 05-10-2002 passed in Case No. ATP/ULC/TD (264)/2002/1854 exempted 42040 Square Meters of surplus vacant land from the provisions of the said Act under Talegaon Dabhade pattern subject to certain terms and conditions contained therein. Out of the said Land an area of 2102.00 Sq. Mtrs. Under Open space and Public Utility, an area of 11506.995 Square Meters land was to be left for Internal Road and the remaining land of 42040 Square Meters is to be used for providing Plots/construction of Tenements 15000 Square Meters of Land was declared as a Retainable land within the Limits of the said Act.

2.21 THAT, for acquiring a perfectly good, valid and marketable title in respect of the aforesaid Plot No. R-47 the remaining Owners namely (i) Shri Chunnilal Aratlal Jaidani,(ii) Shri Nanak Dulhanomal Soni, (iii) Shri Awat Premchand Bhagchandani and (iv) Shri Suresh Chandulal Bajaj all acting through their Attorney Shri Omprakash Jagumal Sachani executed a sale Deed in respect of ALL THAT piece and parcel of land admeasuring 616.11 Sq. Mtrs. Being Undivided share and interest of the said persons in Plot No. R-47 having a total area of 1669.21 sq. Mtrs. Out of Khasra No. 85/A,85/B-

1, 85/B-2 & 85/C situated at Mouza- Bhokara, within the limits of the Grampanchayat – Bhokara in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to M/s. Shree Ganesh Builders Ltd. By a sale Deed Dated 28-04-2014, this is duly registered at the Office of the joint Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 2547 on even date.

2.22 THAT, the aforesaid M/s. Shree Ganesh Builders Ltd, through its Director Shri Narayan Chadiram Demble Later on transferred/sold ALLTHAT piece and parcel of land bearing plot No. R-47 out of its aforesaid sanctioned layout, containing by admeasurements 1669.21 Sq. Mtrs. (OR17967.376 Sq. Ft.), being a portion of the entire land bearing Kh. Nos. Kh. Nos 85/A, 85/B-1, 85/B-2 and 85/c of MOUZA – BHOKARA, including all other easementary rights appurtenant and belonging thereto, situated at Ganesh Nagari, Koradi Road in Village – Bhokara, within the limits of the Grampanchayat Ward No. 4 in Tahsil – Nagpur (Rural) and District – Nagpur by way of sale to M/s. Sachani Developers LLP, the Grantor hereinabove named by a Sale Deed Dated 03-04-2019, which is duly registered at the Office of the joint Sub Registrar, Nagpur Rural No. 10 in Book No. 1 at Sr. No 3832 on even date. As a result therefore the owner hereinabove named has now become an exclusive, absolute and full Owner of the said property with heritable and transferable rights therein and the same is accordingly mutated in its name in all relevant records and also in 7/12 Extract.

3. <u>CONVERSION OF LAND</u>

It is observed that the land area of 1669.21 Sq. Mtrs. out of Khasra No. 85/A, 85/B-1, 85/C, admeasuring 5.96 hectares total area as per 7/12 extracts has been the aforesaid entire land comprising Kh./Survey Nos. 85-A, 85-B,1,2 and 85-C are converted for Non Agricultural (Residential) use by the Collector, Nagpur vide his Order Dated 04-07-2003 passed in Revenue Case No. 271/NAP-34/2002-2003 of Mouza – Bhokara.

4. SANCTION OF LAYOUT PLAN AND RELEASE OF PLOT

4.1 THAT, the aforesaid M/s. Shree Ganesh Builders later on prepared a layout of the aforesaid entire land by carving out various Plots of different sizes therein and the said layout is duly sanctioned and approved by the Assistant Director, Town Planner, Nagpur vide its Order No. 2805 Dated 08.01.2004 and the Collector, Nagpur has also accord its sanction to the said layout vide its Letter No. 521 Dated 31.01.2009.

4.2 THAT, the aforesaid M/s. Shree Ganesh Builders later on applied to the Nagpur Improvement Trust for Release of Plot No. R-47 out of the aforesaid entire layout. Considering its request and on receipt of the necessary development charges the Assistant Engineer (Metro), Nagpur Improvement Trust vide its Release Letter No. AE (Metro-1)/229 Dated 14-06-2013 in Tracking No. 2013020138 and Layout ID No. 201206203 Released the said Plot No. R-47 in favour of M/s. Shree Ganesh Builders. As per said Release Letter dated 14-06-2013 the area of the said Plot No. R-47 is shown and declared as 1669.21 Sq. Mtrs. As a result therefore the area of the said Plot No. R-47 is at present 1669.21 sq. Mtrs.

5. MUTATION OF PROPERTY

It is observed that the said land has been mutated and recorded in the name of present owner in relevant records.

6. SANCTION OF BUILDING PLAN

6.1 The owner above named has accordingly prepared a plan of the Multistoried building proposed to be constructed on the said plot of land and to be know and styled as "SHREE GANESH SANIDHYA" and the same is duly sanctioned and approved by the building Engineer (Metro), Nagpur Improvement Trust, Nagpur vide his building permit No. B.E.(Metro)/South/Nagpur(Rural)/CaseNo.MB3981/201307175/359 Dated 28.11.2013.

6.2. THAT, the said building plan further revise by the owner and the same is also duly sanctioned and approved by the Assistant Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide his Building Permit No.B.E.(NMRDA)/South/Nagpur(R No. MB-12018030948/201830939/1701 Dated 23.04.2019.

7. APPLICATION OF MAHARASHTRA APARTMENT OWNERSHIP ACT.

In case the building is required to be submitted to the provisions of Maharashtra Apartment Ownership Act, 1970 then a Declaration Deed shall have to be registered in the office of the Sub Registrar, Nagpur. The said multi-storied building is known and styled as "**SHREE GANESH SANIDYA "**.

8. APPLICATION OF MAHARASHTRA REAL ESTATE REGULATORY ACT.

It is seen that the proposed project known and styled as "**SHREE GANESH SANDYA** shall be subject to the provisions of Maharashtra Real Estate Regulatory Act and necessary formalities shall have to be complied with.

9. LEGAL OPINION

9.1. I have gone through the true copies documents produced before me. It is also informed to me that various flats/apartments of the said complex are to be sold out to individual buyer/s.

9.2 On the basis of verification of relevant record and the documents produced before me & the statements of party, It is opined that the said present owner is owner of the said property and has rights to float flat scheme and to sell various apartments to individual desiring buyers subject to necessary permissions etc., of local authorities and other, if required.

9.3 There is no registration of any encumbrance over the above said plot in record of rights as such it appeared to be free from encumbrances, or any registered charge on the basis of documents produced before me.

9.4 The prospective buyer/s of the apartments will get clear, marketable and good title by execution & registration of valid and lawful conveyance deed subject to such permissions of local authorities as may be required.

9.5 The said owner, **M/S.SACHANI DEVELOPERS LLP.,** is lawfully authorized and empowered to float the scheme and further to sale apartments etc. with rights relating to undivided share in said land to any person or persons and further to receive consideration amount from prospective purchasers. This property, as per documents produced before me, appears to be free from all encumbrances and is having clear marketable title. The prospective purchasers will get good and marketable title subject to all clearances and permissions and compliance of necessary legal formalities as may be required as per law.

Hence this report.

-:SCHEDULE OF PROPERTY REFERED ABOVE:-

ALL that piece and parcel of the plot of land bearing No. **R/47** Admeasuring 1669.21 Sq. Mtrs. As per the release letter and shown in the map annexed in the sale deed executed in favor of vendor and delineated in red in the said map and out of the layout "SHREE GANESH NAGARI" &on lands bearing khasra No. 85/A, 85/B-1, 85/B-2 85/C having total area of about 5.96 hectors out of total area 6.10 Hectors of Mouza- Bhokara, Grampanchayat Bhokara, Occupation Class –I, P.H.No.12-A, Tahsil Nagpur (Gramin), District-Nagpur situated at Koradi Road, Nagpur, and bounded as under.

On the East :- Shiv Boundry/12.00 Mtrs. Wide Pandhan Road,
On the West :-Layout Road,
On the North :- Plot No. 44, 45 & 46,
On the South :- P. U. Land

Nagpur
Dated 13.12.2019
Original Search Receipt attached herewith.

Ashish K. Rewatkar
(Advocate)
ASHISH REWATKAR
ADVOCATE
Reg. No.: 5802/2007

2740 इतर पावती Original/Duplicate

Tuesday,10 December 2019 5:32 PM नोंदणी क्र. :39म

Regn.:39M

पावती क्रं.: 15840 दिनांक: 10/12/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड आशिष रेवतकर

वर्णन शोध अर्ज क्रं. 2407/2019 मौजा भोकारा खसरा नं. 85/अ/ब/क प्लॉट नं. आर-47 शोध वर्ष 2007 ते 2019

शोध व निरीक्षणे	रु. 325.00
एकूण:	रु. 325.00

NGR10

1); देयकाचा प्रकार: eChallan रक्कम: रु.325/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009292321201920E दिनांक: 10/12/2019

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक, वर्ग-२
नागपूर ग्रामीण क्र.10, नागपूर