

MH010936434201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 Jan 2020	Receipt	Receipt no.: 1111703945
Name of the Applicant : SANDEEP ANANT SHASTRI		
Details of property of which document has to be searched :		Dist :Nagpur Village :Adyali S.No/CTS No/G.No. : 39
Period of search :		From :2008 To :2020
Received Fee :		325
The above mentioned Search fee has been credited to government vide GRN no :MH010936434201920E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/fmSearchChallanWithoutReg.php '.		



SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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TITLE VERIFICATION REPORT

UNDER instructions and authority from our Clients (1) **SHRI. KISHOR S/o SHIVAJIRAO CHOPDE**, Aged about 41 Years, Occupation – Business, Income Tax PAN AFAPC3275N and Aadhar Unique Identity No. 9610 5789 0410, Resident of Plot Qtr. No. 373/4/4, VHB Colony, Front of Super Hospital, Ridge Road, Parvati Nagar, Nagpur-440027, Tahsil and District – NAGPUR AND (2) **SHRI. ATUL S/o RAMESH MAWLE**, Aged about 47 Years, Occupation – Business, Income Tax PAN AGZPM6639C and Aadhar Unique Identity No. 9944 9429 4388, Resident of Flat No. 101, Adharva Apartment, Plot No. 64, Near Radhakrishna Mandir, Government Press Society, Dabha, Nagpur-440023, Tahsil and District – NAGPUR, we have investigated the title relating to the property comprising ALL THAT Piece and Parcel of Non Agricultural land bearing Survey / Khasra / Gut No. 39/2 of MOUZA – ADYALI, P.S.K. 36, having total area of 0.86 Hectare (i.e. 8600 Sq. Mtrs.), held in Occupancy Class - 1 Rights, Khate No. 128 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Adyali, in Tahsil – Nagpur (Rural) and District – NAGPUR and our findings are as under :-

(1) THAT the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. (Old) 21/1 of MOUZA – ADYALI, P.S.K. 36, having an area of 3.63 Acres (i.e. 1.47 Hectares), Rental Rs. 6.19 Yearly, held in Occupancy Class-2 (Bhumidhari) Rights, Khate No. 6 and including all other easementary rights appurtenant and belonging thereto, situate at Village – Adyali, in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to (i) Shri. Gangaram Ganya alias Ganba and (ii) Shri. Mahadeo Ganya alias Ganba, as a recorded Co-Owners thereof as per Record of Rights of the year 1954 being their ancestral property.

(2) THAT, the aforesaid Co-owners namely (i) Shri. Gangaram Ganya and (ii) Shri. Mahadeo Ganya jointly later on transferred/sold a portion of the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 1.50 Acres, Rental Rs. 2.62 Yearly comprising Southern Portion being

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a part or portion of the entire land bearing Survey / Khasra / Gut No. (Old) 21/1 of MOUZA – ADYALI, P.S.K. 36, having total area of 3.63 Acres (i.e. 1.47 Hectares), Rental Rs. 6.19 Yearly, held in Occupancy Class-2 (Bhumidhari) Rights and including all other easementary rights appurtenant and belonging thereto, situate at Village – Adyali, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Rama Nama, by a registered Sale Deed for Rs. 250/- and the same is accordingly recorded in the Revenue Records.

(3) THAT the aforesaid the then Owner Shri. Rama Nama later on transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 1.50 Acres, Rental Rs. 2.62 Yearly comprising Southern Portion being a part or portion of the entire land bearing Survey / Khasra / Gut No. (Old) 21/1 of MOUZA – ADYALI, P.S.K. 36, having total area of 3.63 Acres (i.e. 1.47 Hectares), Rental Rs. 6.19 Yearly, held in Occupancy Class-2 (Bhumidhari) Rights and including all other easementary rights appurtenant and belonging thereto, situate at Village – Adyali, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Narayan Ragho Bhagat, by a registered Sale Deed for Rs. 200/- and the same is accordingly recorded in the Revenue Records 29-04-1960.

(4) THAT the aforesaid the then Owner Shri. Narayan Ragho Bhagat later on transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 1.50 Acres, Rental Rs. 2.62 Yearly comprising Southern Portion being a part or portion of the entire land bearing Survey / Khasra / Gut No. (Old) 21/1 of MOUZA – ADYALI, P.S.K. 36, having total area of 3.63 Acres (i.e. 1.47 Hectares), Rental Rs. 6.19 Yearly, held in Occupancy Class-2 (Bhumidhari) Rights and including all other easementary rights appurtenant and belonging thereto, situate at Village – Adyali, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Hari Nathu Ingole, by a registered Sale Deed for Rs. 300/- and the same is accordingly recorded in the Revenue Records.

(5) THAT, it is seen that the aforesaid Co-Owners (i) Shri. Mahadeo Ganya and (ii) Shri. Mahadeo Ganya jointly later on transferred/sold a remaining portion of the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 2.13 Acres, Rental Rs. 4.09 Yearly comprising Northern Portion being a part or portion of the entire land bearing Survey / Khasra / Gut No. (Old) 21/1 of MOUZA – ADYALI, P.S.K. 36, having total area of 3.63 Acres (i.e. 1.47 Hectares), Rental Rs. 6.19 Yearly, held in Occupancy Class-2 (Bhumidhari) Rights and including all other easementary rights appurtenant and belonging thereto, situate at Village – Adyali, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Maroti Doma Waghmare, by a Sale Deed dated 21-04-1966, which is registered at the Office of the Joint Sub Registrar, Nagpur in Book No. 1 at Serial No. 2536 on even date and the same is accordingly recorded in the Revenue Records.

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(6) THAT, the aforesaid the then Owner Shri. Maroti Doma Waghmare later on in his turn transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 2.13 Acres , Rental Rs. 4.09 Yearly comprising Northern Portion being a part or portion of the entire land bearing Survey / Khasra / Gut No. (Old) 21/1 of MOUZA – ADYALI, P.S.K. 36, having total area of 3.63 Acres (i.e. 1.47 Hectares), Rental Rs. 6.19 Yearly, held in Occupancy Class-2 (Bhumidhari) Rights and including all other easementary rights appurtenant and belonging thereto, situate at Village – Adyali, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Hari Tambakhu Ingole alias Ingule, by a Sale Deed dated 24-06-1969, which is registered at the Office of the Joint Sub Registrar, Nagpur in Book No. 1 at Serial No. 3554 on even date and the same is accordingly recorded in the Revenue Records.

(7) THAT it is seen from the Revenue Records that during the course the aforesaid Shri. Hari Tambakhu Ingole alias Ingule left for heavenly abode and consequent upon his demise/death, his aforesaid property devolved upon his legal heirs namely (i) Smt. Sakhubai Hari Ingole alias Ingule and (ii) Shri. Baban Jagan Ingole alias Ingule by way of succession being the only heirs of the deceased and the same is accordingly recorded in the Revenue Records.

(8) THAT the aforesaid (i) Smt. Sakhubai Hari Ingole alias Ingule and (ii) Shri. Baban Jagan Ingole alias Ingule jointly later on transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 2.13 Acres , Rental Rs. 4.09 Yearly comprising Northern Portion being a part or portion of the entire land bearing Survey / Khasra / Gut No. (Old) 21/1 of MOUZA – ADYALI, P.S.K. 36, having total area of 3.63 Acres (i.e. 1.47 Hectares), Rental Rs. 6.19 Yearly, held in Occupancy Class-2 (Bhumidhari) Rights and including all other easementary rights appurtenant and belonging thereto, situate at Village – Adyali, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Wasudeo Nanaji Barahate, by a Sale Deed dated 12-05-1975, which is registered at the Office of the Joint Sub Registrar, Nagpur in Book No. 1 at Serial No. 1326 on 12-05-1975 and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 130 dated 29-04-1998.

(9) THAT during the course of time the aforesaid the then Owner Shri. Wasudeo Nanaji Barahate later on in his turn transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 2.13 Acres , Rental Rs. 4.09 Yearly comprising Northern Portion being a part or portion of the entire land bearing Survey / Khasra / Gut No. (Old) 21/1 of MOUZA – ADYALI, P.S.K. 36, having total area of 3.63 Acres (i.e. 1.47 Hectares), Rental Rs. 6.19 Yearly, held in Occupancy Class-2 (Bhumidhari) Rights and including all other easementary rights appurtenant and belonging thereto, situate at Village – Adyali, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Sadashivrao Domaji Bagale, by a Sale

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Deed dated 22-04-1982, which is registered at the Office of the Joint Sub Registrar, Nagpur in Book No. 1 at Serial No. 901 on 22-04-1982 and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 131 dated 29-04-1998.

(10) THAT during the course of time Resurvey of the said Mouza – ADYALI was conducted and the aforesaid property containing by admeasurements 2.13 Acres, Rental Rs. 4.09 Yearly comprising Northern Portion being a part or portion of the entire land bearing Survey / Khasra / Gut No. (Old) 21/1 of MOUZA – ADYALI, P.S.K. 36, having total area of 3.63 Acres (i.e. 1.47 Hectares), Rental Rs. 6.19 Yearly, held in Occupancy Class-2 (Bhumidhari) Rights is now identified/renumbered as Survey / Khasra / Gut No. 39/2, having an area of 0.86 Hectares, Rental Rs. 3.20 Yearly, held in Occupancy Class – 2 Rights, Khate No. 127.

(11) THAT during the course of time the aforesaid the then Owner Shri. Sadashivrao Domaji Bagale left for heavenly abode on 07-07-2001 and consequent upon his demise/death, the aforesaid property devolved upon his widow namely Smt. Saraswatabai Sadashiv Bagale, 2 (Two) sons namely (i) Shri. Govinda Sadashiv Bagale & (ii) Shri. Rambhau Sadashiv Bagale and 2 (Two) married daughters namely (i) Mrs. Sunanda Shrawan Sonule & (ii) Mrs. Ratna Ashok Sonule by way of succession being only heirs of the deceased and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 177 Dated 06-12-2002.

(12) THAT during the course of time aforesaid land bearing Survey / Khasra / Gut No. 39/2 of MOUZA – ADYALI, P.S.K. 36, having an area of 0.86 Hectare is converted from Occupancy Class 2 Rights (Bhumidhari Rights) to Class 1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Sub Divisional Officer, Nagpur vide its Order passed in the Revenue Case No. 190/LND-18/2004-05 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 214 dated 24-01-2005; AND

(13) THAT the aforesaid Co-owners namely (i) Smt. Saraswatabai Sadashiv Bagale, (ii) Shri. Govinda Sadashiv Bagale, (iii) Shri. Rambhau Sadashiv Bagale, (iii) Mrs. Sunanda Shrawan Sonule and (iv) Mrs. Ratna Ashok Sonule jointly later on transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of land bearing Survey / Khasra / Gut No. 39/2 of MOUZA – ADYALI, P.S.K. 36, having an area of 0.86 Hectares, Rental Rs. 3.20 Yearly, held in Occupancy Class – 2 Rights, Khate No. 127 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Adyali, in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to (i) Shri. Ramesh Pandurang Mawle, (ii) Shri. Kishor Shivajirao Chopde, (iii) Mrs. Bharti Atul Mawle and (iv) Ku. Shital Sharadkumar Munot, by a Sale Deed dated 07-02-2007, which is registered at the Office of the Sub Registrar, Nagpur-Rural-10 in Book No. 1 at Serial No. 528 on even date and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 276 dated 10-03-2007.

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(14) THAT the aforesaid recorded Co-Owner Shri. Ramesh Pandurang Mawle left for heavenly abode on 18-11-2007 and consequent upon his demise/death, his undivided share in the aforesaid property devolved upon his widow namely Smt. Kalawati Ramesh Mawle and 2 (Two) sons namely (i) Shri. Atul Ramesh Mawle and (ii) Shri. Rahul Ramesh Mawle by way of succession being only heirs of the deceased and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 414 Dated 23-06-2008.

(15) THAT out of the aforesaid Co-owners namely (i) Mrs. Bharti Atul Mawle and (ii) Ku. Shital Sharadkumar Munot, (iii) Smt. Kalawati Ramesh Mawle and (iv) Shri. Rahul Ramesh Mawle jointly later on relinquished all their undivided rights, title and interests in the aforesaid property bearing Survey / Khasra / Gut No. 39/2 in favour of the remaining Co-owners namely (i) Shri. Kishor Shivajirao Chopde and (ii) Shri. Atul Ramesh Mawle by a Deed of Release/Relinquishment dated 16-08-2008, which is registered at the Office of the Sub Registrar, Nagpur in Book No. 1 at Serial No. 5123 on 16-08-2008 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 422 dated 20-09-2008. As a result therefore (i) Shri. Kishor Shivajirao Chopde and (ii) Shri. Atul Ramesh Mawle jointly have now become an exclusive, absolute and full Co-Owners of the aforesaid property bearing Survey / Khasra / Gut No. 39/2, having total area of 0.86 Hectare with heritable and transferable rights therein and the same is accordingly recorded in the Revenue Records.

(16) THAT the aforesaid Owner/Promoter namely (i) Shri. Kishor Shivajirao Chopde and (ii) Shri. Atul Ramesh Mawle jointly later on carved out Residential Layout on aforesaid land bearing Survey / Khasra / Gut No. 39/2 of Mouza - ADYALI and on the perusal of application dated 20-03-2019 of the aforesaid Owner for diversion of the aforesaid land for Non Agricultural (Residential) Use, the layout plan of the same is sanctioned for demarcation by the Executive Engineer-1, Nagpur Metropolitan Regional Development Authority vide its letter No. Ex. Eng-1/NMRDA/2717 dated 13-09-2019 upon the several terms and conditions contained therein and recommended to the Collector, Nagpur for permission of Non Agricultural (Residential) order. The permission for Non Agricultural (Residential) Use and also Sanad/Annexure B under Section 42-A of the Maharashtra Land Revenue Code, 1966 is also granted by the Collector, Nagpur vide his Order No. Prastut/Collector/Kavi-30/2020 Dated 08-01-2020 passed in the Revenue Case No. 125/NAP-34/Mouza-Adyali/2019-20.

(17) THAT, for the purpose of Verification of Title, the following documents were provided to us :-

- (i) Copy of Latest 7/12 Extract and Namuna 8-A
- (ii) Copy of Adhikar Abhilekh

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- (iii) Copy of Sale Deed dated 21-04-1986, bearing Registration No. 2536.
- (iv) Copy of Sale Deed dated 24-06-1969, bearing Registration No. 3554
- (v) Copy of Sale Deed dated 12-05-1975, bearing Registration No. 1326
- (vi) Copy of Sale Deed dated 22-04-1982, bearing Registration No. 901
- (vii) Copy of Sale Deed dated 07-02-2007, bearing Registration No. 528
- (viii) Copies of Ferfar Panjis bearing Nos. 130 dated 29-04-1998; 131 dated 29-04-1998; 177 Dated 06-12-2002; 214 dated 24-01-2005; 276 dated 10-03-2007; 414 Dated 23-06-2008 and 422 dated 20-09-2008.
- (ix) Copy of the Executive Engineer-1, Nagpur Metropolitan Regional Development Authority vide its letter No. Ex. Eng-1/NMRDA/2717 dated 13-09-2019.
- (x) Copy of the Collector, Nagpur vide its Order No. Prastut/Collector/Kavi-30/2020 Dated 08-01-2020 passed in the Revenue Case No. 125/NAP-34/Mouza-Adyalii/2019-20.

(18) THAT, all the aforesaid documents produced before us are photocopies of certified copies. It is necessary to verify Original copies in the custody of aforesaid present land Co-Owners.

(19) THAT links in the title history of last 13 (Thirteen) years of chain of title have been established. All the transactions which have taken place at Nagpur (Rural) have been verified from the relevant records of the Sub-Registrar, Revenue Department etc. We have taken search of records of Sub-Registrar's Office from Inspection Book No. (I) and day books, which were kept and maintained by the office and made available to us.

(20) While searching the records, it was found that some record was mutilated and torn form, some was incomplete and disorganized lot of jurisdictional changes have taken place during different periods in Sub-Registrar Office. It is also informed that recent Indexes are not sorted out and compiled Mouzawise, some indexes are even yet not printed out at the Sub-Registrar Office at Nagpur (Rural).

(21) In alternative only entry of the registration of the documents can be verified from the Token register/day book. As per procedure adopted in the office of the Sub-Registrar only name of the Purchaser is noted and the name of Vendor and details of property are not noted in the Token Register/Day book. In Nagpur District Encumbrance Certificate is not issued by the Sub-Registrar offices. In view of abovementioned reasons, unavailable records, concurrent jurisdiction of the Sub-Registrar Office it is necessary to obtain an affidavit sworn by the present land Co-Owners in respect to the title, non encumbrances and non execution of any type of the document mentioning no transaction of any kind has taken place in respect of the property at any of the Sub-Registrar Offices or any other place till this date etc.

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(22) THAT, we have verified all the relevant index entries from on line search available on the website of Registration Department for the period of last 13 (Thirteen) Years (i.e. for 2008 to 2020) by depositing necessary Search Fees in Registration Department the Office of the Joint District Registrar, Pune Urban vide GRN No. MH010936434201920E of which Receipt No. 1111703945 Dated 18-01-2020, only those made available out of the torn and disarrange index and found that the aforesaid property is free from encumbrances of all kinds whatsoever. The Original Search fees Receipt is enclosed herewith.

(23) THAT, during our search we did not come across any adverse registered entry recorded relating to the aforesaid property and consequentially therefore the aforesaid present Land Co-Owners holds a good, valid and marketable titles in respect of their aforesaid property and have valid rights to develop the aforesaid land into residential estate in their absolute discretion subject to observation made herein under and fulfilling following modalities:-

- i) The present Co-Owners/Promoters shall comply with the provisions applicable in accordance with the prevailing Development Control Rules and all the developmental activities to abide with and/or to be made subject to directions of Nagpur Metropolitan Regional Development Authority / the Local Planning Authority.
- ii) The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The aforesaid project is new project and the provisions of the said Act, Rules and Regulation thereof are applicable to the said Project thus the Registration is to be sought from the said Authority on getting aforesaid various approvals from the Competent Authorities empowered on that behalf.

iii) THAT in view of getting clarity as regards non-execution of any unregistered documents/mentioning no transaction of any kind has taken place in respect of the aforesaid property at any of the Sub-Registrar Offices or any other place till this date, an affidavit from the Owner/Promoter be obtained.

Hence this Title Verification Report.

NAGPUR.

DATE : 20-01-2020



(SANDEEP SHASTRI)
ADVOCATE

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