# Randive & Associates

HIGH COURT, DISTRICT COURT, TRIBUNALS

**Off. & Resi.** : Near Sant Gajanan Maharaj Mandir, Naik Road,
Zenda Chowk, Mahal, Nagpur-440032.
**Mob.** : 9423422097, 9822464803, 9421382006


## TITLE VERIFICATION AND SEARCH REPORT

Having engaged to sought verification report for the title of property comprising ALL THAT Piece and Parcel of land bearing **Survey No. 72/1 having an area 7.17 H.R.** and **73/1 having an area of 6.29H.R.** Mtrs), Rental Rs. 67.30 & Rs.38.48 respectively held in Bhogwatdar Class-1 Rights of **Mouza : Pawangaon**, P.S.K. 18, including all other easementary rights appurtenant and belonging thereto, situated at Pawangaon , in Tahsil : Kamptee and District : Nagpur, I **Manish A. Randive , Advocate** R/o Zenda Chowk, Mahal, Nagpur , do hereby submit my report as follows:-

The 'Title History' of last 12 years from this date shows the following chain of transaction regarding the property described in schedule.

1) ALL THAT Piece and Parcel of land bearing Survey No. 72/1 having an area 7.17 H.R. and 73/1 7 having an area of 6.29H.R. Mtrs), Rental Rs. 67.30 & Rs.38.48 respectively held in Bhogwatdar Class-1 trights ( Old Khasra Number according to Adhikar Abhilekh was 48/1,48/2 & 48/3) of Mouza : Pawangaon, P.S.K. 18, including all other easementary rights appurtenant and belonging thereto, situated at Pawangaon , in Tahsil : Kamptee and District : Nagpur, Originally belonged to Shri.Chandrakant S/o. Ganpatrao Itkelwar having ancestral property since long and accordingly the Revenue Authority recorded the name of the owner and possessor as Shri.Chandrakant S/o. Ganpatrao Itkelwar; AND

2) THAT Shri.Chandrakant S/o. Ganpatrao Itkelwar has applied for transfer of said agricultural land by making application to revenue

authority in the name of his two sons namely SHRI. PRAFULLA S/O. CHANDRAKANT ITKELWAR and SHRI. ASHUTOSH S/O. CHANDRAKANT ITKELWAR and the revenue authority has transferred the said land of Survey No. 73/1 having an area of 6.29H.R. Mtrs), Rental Rs. 67.30 vide Ferfar No. 314 Dated. 11/07/1975 and since then the said Shri. Prafulla S/o. Chandrakant Itkelwar become the exclusive, absolute and full owner of ALL THAT Piece and Parcel of land and also vide Ferfar Number 182 Dated 01/06/1998 revenue authority transferred the land of Survey No. 72/1 having an area 7.17 H.R. and since then Shri. Ashutosh S/o. Chandrakant Itkelwar become the exclusive, absolute and full owner of ALL THAT Piece and Parcel of land bearing Survey number 73/1 having an area of 6.29H.R. Mtrs), Rental Rs. 67.30 & Rs.38.48 respectively held in Bhogwatdar Class-1 Rights of Mouza : Pawangaon, P.S.K. 18, including all other easementary rights appurtenant and belonging thereto, situated at Pawangaon , in Tahsil : Kamptee and District : Nagpur with heritable and transferable rights therein and the same is also accordingly mutated in their name in all relevant records and also separate 7/12 Extract; AND

3) That Hon'ble Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur has approved the Tentative Layout vide order dt.14/08/2018 & Executive Engineer -1, Nagpur, Nagpur Metropolitan Region Development Authority, Nagpur has approved the Final Layout vide order dated 28/01/2019 under Sec.45 of Maharashtra Regional & Town Planning ( MRTP)Act.1966 and the Collector, Nagpur has permitted the diversion of the aforesaid land admeasuring 27709.947 Sq. Mtyr. (2.77019947 HR) out of 1346000.00Sq. Mtr. From Agricultural use to Non-Agricultural for residential Layout purpose vide Order dt.22.08/2019.

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4) That the NMRDA Has issued the letter on 11/09/2019 regarding the terms and condition for approval of proposed residential layout for residential purpose to Shri. Prafulla S/o. Chandrakant Itkelwar and Shri. Ashutosh S/o. Chandrakant Itkelwar

5) THAT, the aforesaid entire land is specified for Residential Use by the Competent Authority empowered in this behalf (i.e. Executive Engineer, Nagpur Metropolitan Region Development Authority) vide its Letter No. E.E.I/NMRDA/DPC/Agree/210 Dated 30/11/2019 ;AND

6) THAT, the aforesaid Shri.Prafulla S/o. Chandrakant Itkelwar and Ashutosh S/o. Chandrakant Itkelwar lateron decided to develop the said Piece of land bearing Survey No. 72/1 having an area 71700Sq. Mtr. and 73/1 having an area of 62900 Sq. Mtr , total Area 134800 Sq. Mtr. into a Residential Layout by carving out various Plots of different sizes therein. And accordingly they have prepared the Layout Plan of the said Survey/Khasra No.72/1 and 73/1 by carving out various Plots of different sizes therein and the said layout is also tentatively sanctioned and approved by Metropolitan Commissioner Dated 30/01/2019; AND;

7) The links in the chain of title have been property established. All the transactions have been duly verified from the relevant records of - Registrar of Document.

8) I have taken the search of Records of Registrar's office for last 12 years by paying the necessary search fee Vide receipt GRN MH010523298201920E dated 09/01/2020 and vide receipt GRN MH010523629201920E Dated 09/01/2020 in the office of Sub-Registrar- Kamptee AND.

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9) On the basis of searches made by me and the copies of the following documents supplied to me, the Originals of which are duly verified, I certify that the property referred in schedule is owned by **Shri. Prafulla S/o. Chandrakant Itkelwar and Ashutosh S/o. Chandrakant Itkelwar** and appears to be free from all encumbrances, charges, liens, mortgages. verified and scrutinized:-

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| i) Letter of Executive Engineer, Nagpur Metropolitan Region Development Authority) vide its Letter No. E.E.I/NMRDA/DPC/Agree/210 Dated 30/11/2019 | Original |
| ii)Letter issued by Hon'ble Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur has approved the Tentative Layout vide order dt.14/08/2018 & Executive Engineer -1, Nagpur, Nagpur Metropolitan Region Development Authority, Nagpur has approved the Final Layout vide order dated 28/01/2019 under Sec.45 of Maharashtra Regional & Town Planning ( MRTP)Act.1966 and the Collector, Nagpur has permitted the diversion of the aforesaid land admeasuring 27709.947 Sq. Mtyr. (2.77019947 HR) out of 1346000.00Sq. Mtr. From Agricultural use to Non-Agricultural for | Original |

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| residential Layout purpose vide Order dt.22.08/2019. | Original |
| iii) Sanction Layout Map sanctioned by Nagpur Metropolitan Region Development Authority, Nagpur issued by Executive Engineer & Assistant Engineer Dt.22/08/2019 | Original |
| iv) That the NMRDA Has issued the letter on 11/09/2019 regarding the terms and condition for approval of proposed residential layout for residential purpose to Shri. Prafulla S/o. Chandrakant Itkelwar and Shri. Ashutosh S/o. Chandrakant Itkelwar | Certified Copy<br>Certified Copy |
| v) 7/12 Extract of Khasra / Survey No. Survey No. 72/1 having an area 7.17 H.R.in the name of Shri.Ashutosh Chandrakantji Itkelwar. | |
| vi) 7/12 Extract of Khasra / Survey No. Survey No. 73/1 7 having an area of 6.29H.R. .in the name of Shri.Prafulla Chandrakantji Itkelwar. | |
| vii) Adhar Card's of the Shri.Ashutosh Chandrakantji Itkelwar& Shri.Prafulla Chandrakantji Itkelwar. | |

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| viii) Ferfar Pasnji of the Yerar 1995 | |

I am satisfied that the property is heritable and transferable.

ix) In result, I have to state that I have made necessary searches at the concerned Sub-Registrar office of Kamptee, Tahsil-Kamptee, Dist. Nagpur upto date and as the result of such searches, I am satisfied that the property in question is owned by **Shri.Prafulla S/o. Chandrakant Itkelwar and Ashutosh S/o. Chandrakant Itkelwar** and is free from all types of encumbrances.

## SCHEDULE OF THE PROPERTY

ALL THAT Piece and Parcel of land bearing Survey No. 72/1 having an area 7.17 H.R. and 73/1 7 having an area of 6.29H.R. ), Rental Rs. 67.30 & Rs.38.48 respectively held in Bhogwatdar Class-1 Rights of Mouza : Pawangaon, P.S.K. 18, including all other easementary rights appurtenant and belonging thereto, situated at Pawangaon, in Tahsil : Kamptee and District : Nagpur and bounded as under :-

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| **ON THE EAST** | **- Road.** |
| **ON THE WEST** | **- Kh.No.71,74.** |
| **ON THE NORTH** | **- Kh. No.77,78** |
| **ON THE SOUTH** | **- Road.** |

**NAGPUR**

**Manish A. Randive**

**05/03/2020.**

**(Advocate)**