SANDEEP R. SONTAKKE
ADVOCATE

Office :
Apartment No. 6/203,Third Floor, Swaraj Apartment-6, Swaraj Nagar, Opp. Central Bank, Omkar Nagar Cement Road, NAGPUR – 440 027.
Mobile : 9850317071

PLACE : NAGPUR

DATE : 10/02/2020

TITLE VERIFICATION REPORT

UNDER instructions and authority from my Client **M/S. D.P. REAL ESTATE,** a Partnership Firm, having its Office at Nagpur (INCOME TAX PAN NO. AALFD4374M) and acting through its Partners : **(1) SHRI CHANDRAKANT S/o VASANTRAO DAWARE,** Aged about 61 Years, Occupation : Business and Agriculturist, (INCOME TAX PAN No. ABJPD5052B & AADHAR CARD No. 7842 7448 8680), Resident of Plot No. 1, Shivam Kunj, Gorewada Road, Barde Nagar, Borgaon, Nagpur : 440 013, Tahsil and District : NAGPUR (Maharashtra State) & **(2) MRS. CHHAYA W/o CHANDRAKANT DAWARE,** Aged about 52 Years, Occupation : Business and Agriculturist, (INCOME TAX PAN No. AEHPD0767J & AADHAR CARD No. 6197 2691 8712), Resident of Plot No. 1, Shivam Kunj, Gorewada Road, Barde Nagar, Borgaon, Nagpur : 440013, Tahsil and District : NAGPUR (Maharashtra State), I have investigated the title relating to the property comprising ALL THAT Piece and Parcel of Non Agricultural land bearing Survey/Khasra No. 94/2 having an area of 2.25 Hectares (i.e. 22500 Sq. Mtrs.), Land Revenue Rs. 9/- Yearly, held in Bhogwatdar Class-1 Rights of Mouza : CHICHOLI, P.S.K. 4, Khate No. 358 (Old No. 71), situated at Village : Chicholi, within the limits of Grampanchayat : Chicholi in Tahsil : NAGPUR (RURAL) and District : NAGPUR, ***(hereinafter referred to as "the project land")*** and my findings are as under :-

(1) That, ALL THAT Piece and Parcel of Non Agricultural land bearing Survey/Khasra No. 94/2 (Old Khasra Nos. 123-124/1), having an area of 2.25 Hectares (i.e. 22500 Sq. Mtrs.), Land Revenue Rs. 9/- Yearly, held in Bhogwatdar Class-1 Rights of Mouza : CHICHOLI, P.S.K. 4, Khate No. 358 (Old No. 71), including all other easementary rights appurtenant and belonging thereto, situated at Village : Chicholi, within the limits of Grampanchayat : Chicholi in Tahsil : NAGPUR (RURAL) and District : NAGPUR, Originally belonged to Shri Madhukar S/o Khushalrao Ghormade and his other Family members, being their joint and ancestral property and they were the recorded owners thereof.

(2) That, the aforesaid Shri Madhukar Khushalrao Ghormade and his family Members lateron by a Deed of Family Partition Dated 27-08-1981 Partitioned their various ancestral properties including the aforesaid property in between them and in terms of the said Partition Deed the aforesaid property bearing Khasra/Survey No. 94/2 (Old Khasra Nos. 123-124/1), having an area of 2.25 Hectares, Land Revenue Rs. 9/- Yearly, held in Bhogwatdar Class-1

Rights of Mouza : CHICHOLI, P.S.K. 4, Khate No. 122 (old), situated at Village : Chicholi, within the limits of Grampanchayat : Chicholi in Tahsil : NAGPUR (RURAL) and District : NAGPUR was allotted to the exclusive share of Shri Madhukar Khushalrao Ghormade absolutely forever with heritable and transferable rights therein and the said Partition Deed is registered in the Office of the Sub Registrar, Nagpur Rural in Book No. 1 at Sr. No. 3006 on 27-08-1981 and the same is accordingly mutated in his name in the Revenue Records vide Ferfar Entry No. 27 Dated 27-08-1981.

(3) That, during the course of time on Resurvey and Amalgamation of the Agricultural lands, the Revenue Authority allotted new Khasra/Survey No. 94/2 to the aforesaid Old Khasra Nos. 123-124/1 of Mouza – Chicholi.

(4) That, the aforesaid Shri Madhukar Khushalrao Ghormade lateron in his turn transferred/sold the aforesaid entire land by way of sale to M/s. D.P. Real Estate, a Partnership Firm having its Office at Nagpur by a Sale Deed Dated 25-01-2018, which is registered in the Office of the Joint Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 496 on 29-01-2018. The said sale Deed is duly signed by (1) Shri Sudhakar Madhukar Ghormade, (2) Shri Kamlakar Madhukar Ghormade, (3) Shri Arvind Madhukar Ghormade and (4) Mrs. Rajani W/o Chandrashekhar Charde in the capacity of Consentors. As a result therefore the said M/s. D.P. Real Estate hereinabovenamed has now become an exclusive, absolute and full Owner of the aforesaid entire property more particularly described in the schedule hereunder written with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records and also in the 7/12 Extract.

(5) That, the said M/s. D.P. Real Estate lateron decided to develop the aforesaid Project Land bearing Khasra/Survey No. 94/2 into a Residential Layout by carving out various Plots of different sizes therein for the allotment to various prospective buyers/purchasers.

(6) That, the said M/s. D.P. Real Estate lateron applied for conversion of the said land bearing Khasra/Survey No. 94/2 of Mouza : Chicholi from Agricultural Use to Non Agricultural (Residential) Use and after considering the request of the said M/s. D.P. Real Estate, the Collector, Nagpur converted the aforesaid entire land comprising Khasra/Survey No. 92/2 for Non Agricultural (Residential) Use vide his Order Dated 22-08-2019 passed in Revenue Case No. 27/NAP-34/Mouza-Chicholi/2019-20 and Collector's Letter No. Collector/KAVI-902/2019 Dated 22-08-2019.

(7) That, the said M/s. D.P. Real Estate are in possession of the said Project Land and therefore it lateron prepared a layout on the said Khasra/Survey No. 94/2 by carving Plots of different sizes therein

(8) That, the said M/s. D.P. Real Estate does hereby state and declare that there are no impediments attached to the said Project Land. There are no any Tenants or illegal encroachment on the said Project Land and the it has clear possession of the said Project Land. The said Project Land is freehold property and presently for establishing title no separate permission is required to be obtained from Government or any other Authority.

(9) That, the Real Estate (Regulation & Development) Act, 2016 has come into force since 01/05/2017. As the aforesaid Project is an ongoing project and therefore it has become necessary by the Vendor to register the said project with the RERA Authority within the stipulated period of time.

(10) That, for registering the aforesaid ongoing project with Real Estate Regulatory Authority (i.e. RERA) within the stipulated period it is necessary to obtain Title Verification Report from the legal Advisor.

(11) That, for the purpose of verification of title relating to the property comprising ALL THAT Piece and Parcel of Non Agricultural land bearing Survey/Khasra No. 94/2 having an area of 2.25 Hectares (i.e. 22500 Sq. Mtrs.), Land Revenue Rs. 9/- Yearly, held in Bhogwatdar Class-1 Rights of Mouza : CHICHOLI, P.S.K. 4, Khate No. 358, situated at Village : Chicholi, in Tahsil : NAGPUR (RURAL) and District : NAGPUR, the following documents were provided to me :-

(a) N.A. Order for Khasra/Survey No. 94/2 Dated 22/08/2019 issued by Collector, Nagpur.
(b) 7/12 Extract of Khasra/Survey No. 94/2 of Mouza : Chicholi.
(c) Certificate of Registration of M/s. D.P. Real Estate Dated 10/09/2015.
(d) Deed of Partnership of M/s. D.P. Real Estate Dated 05/05/2015.
(e) Power of Attorney for Admission Dated 12/08/2016.
(f) Sale Deed of Khasra/Survey No. 94/2 Dated 25/01/2018 of M/s. D.P. Real Estate.
(g) Sketch of Kh. No. 94.

(12) That, all the aforesaid copies produced before me are Photocopies and therefore it is necessary to verify the Original copies in the custody of the aforesaid present Owner. In the like manner it is further necessary to obtain an Affidavit from the said Owner namely M/s. D.P. Real Estate that it has not executed any unregistered deed or document or it has not mortgaged the aforesaid property to any Financial Institution whereby its ownership right is affected, diluted or a third party interest is created.

(13) That, I have taken online Search in respect of the aforesaid property from the Government site by giving details of Khasra/Survey Number 94/2 of Mouza : Chicholi for the period of 13 (Thirteen) Years from 2008 to 2020 by depositing necessary Search Fees online with the concerned Department vide GRN No. MH011874075201920E Dated 10-02-2020 The Original Receipt is enclosed herewith for your ready reference.

(14) That, during my Online Search I did not came across any adverse entry recorded relating to the aforesaid property and therefore the present Owner namely M/s. D.P. Real Estate holds a good, valid and marketable title in respect of the said property.

(15) That, with the result I am of the opinion that the aforesaid property is free from encumbrances of all kinds whatsoever and consequentially therefore the present Owner namely M/s. D.P. Real Estate thereof holds a good, valid and marketable title in respect of

the said property and it can very well deal relating to the Plots in the aforesaid sanctioned layout. However I am of the opinion that if the aforesaid Owner desires to deal with the Plot(s) in the said layout, then in such event it is obligatory on the part of the said Owner to get the aforesaid ongoing Project registered with Real Estate (Regulation & Development) Act (RERA) and then only it can execute a proper and duly registered Sale Deed(s) in respect of the said Plot(s) in favour of the prospective buyers/purchasers.

SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of Non Agricultural land bearing Survey/Khasra No. 94/2 (Consisting of various Plots therein), having an area of 2.25 Hectares (i.e. 22500 Sq. Mtrs.), Land Revenue Rs. 9/- Yearly, held in Bhogwatdar Class-1 Rights of Mouza : CHICHOLI, P.S.K. 4, Khate No. 71, including all other easementary rights appurtenant and belonging thereto, situated at Village : Chicholi, within the limits of Grampanchayat : Chicholi in Tahsil : NAGPUR (RURAL) and District : NAGPUR and bounded as under :

ON THE EAST	:	**SURVEY/KHASRA/GAT NO. 95.**
ON THE WEST	:	**SURVEY/KHASRA/GAT NO. 94/1.**
ON THE NORTH	:	**PANDHAN RASTA AND SURVEY/KHASRA/ GAT NOS. 91 & 92.**
ON THE SOUTH	:	**SURVEY/KHASRA/GAT NO. 97.**

Hence this Title Verification Report.

(SANDEEP SONTAKKE)
ADVOCATE

CHALLAN

MTR Form Number-6

GRN	MH011874075201920E	BARCODE		Date	10/02/2020-14:22:07	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	ADV SANDEEP R SONTAKKE
Location	NAGPUR		
Year	2019-2020 From 01/01/2007 To 10/02/2020	Flat/Block No.	SWARAJ NAGAR
		Premises/Building	
		Road/Street	OMKAR NAGAR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 7
		Remarks (If Any)	MOUZA- CHICHOLI K H NO-94/2 P H NO-4 TAH-NAGPUR GRAMIN DIST NAGPUR
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020021038768	IK0ALKPFA4
Cheque/DD No.		Bank Date	RBI Date	10/02/2020-14:24:24	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 :

Mobile No. : 9850317171

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

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