

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES.

IN 1000/1000

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TITLE VERIFICATION REPORT

Under instructions and authority from our client SHRI. SATYANARAYAN CHHOTELAL AGRAWAL, Resident of 302, Heritage Apartment, Civil Lines, Nagpur-440 001, Tahsil and District - NAGPUR, we have investigated the title relating to the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 125/1 of MOUZA - JAMTHA, P.S.K. 42, having an area of 3.84 Hectares (i.e. 38400 Sq. Mtrs.), Land Revenue Rs. 7.03 Yearly, held in Occupancy Class-1 Rights, Khate No. 23, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Jamtha, within the limits of Grampanchayat - Jamtha in Tahsil - NAGPUR (Rural) and District - NAGPUR and our findings are as under:

(1) THAT, it is seen from the Records of Rights that the property comprising ALL THOSE Pieces and Parcel of Agricultural lands bearing Survey / Khasra / Gut Nos. 229/1, 229/2 & 229/3, having an area of 33.26 Acres (i.e. 13.46 Hectares) Land Revenue Rs. 43 Yearly, held in Occupancy Class-2 Rights of MOUZA - JAMTHA, P.H. No. 72 (Old), Mouza No. 152, including all kinds of trees, shrubs, passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village - Jamtha, within the limits of Grampanchayat - Jamtha in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to Shri. Gopalrao Balajipant Sumbh as a recorded Owner thereof, having purchased the same by him at Rs. 4250/- from Smt Parvatabai on 02-04-1964 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 279 Dated 29-07-1964 and having purchased the same by him at Rs. 45000/- from Smt Parvatabai on 24-05-1965 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 296 Dated 14-01-1969.

(2) THAT, in pursuance of the Order of the Special Land Acquisition Officer, Nagpur vide its R.C.No. G-A-65/73-74 and Kani Jasta Patrak (KJP) Nos. 23, 24 and 25 land admeasuring 0.20 Hectare is acquired from the aforesaid lands for Nagpur-Wardha Road and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 286 Dated 26-10-1975.

(3) THAT it is evident from the Revenue Records for the Year 1980-81 bearing Folio No. 000234 the land holding of the aforesaid Recorded Owner Shri Gopalrao Balaji Shumbh is shown/recorded as Survey / Khasra / Gut Nos. 228/1 & 2, 229/1A having an area of 10.44 Hectares, Rental Rs. 25-50 Yearly, held in Occupancy Class 2 (Bhumidhari) Rights, Khate No. 30.

(4) THAT it is seen that aforesaid Shri. Gopalrao Balaji Shumbh later on transferred / sold a portion of land comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 3.84 Hectares (i.e. 9.53 Acres) comprising the NORTHERN PORTION of the entire lands bearing Survey / Khasra / Gut Nos. 228/1 & 2, 229/1A of MOUZA - JAMTHA, P.H. No. 72 (Old), Mouza No. 152, including all kinds of trees, shrubs, passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village - Jamtha, within the limits of Grampanchayat - Jamtha in Tahsil - Nagpur (Rural) and District - NAGPUR by way of sale to Master Aninda Bose S/o Tarun Kumar Bose, the then Minor, acting through his Natural Guardian/Father Shri. Tarun Kumar Bose S/o Shri. Girish Chandra Bose by a Sale Deed Dated 07-10-1981, which is registered at the Office of the Joint Sub-Registrar-III, Nagpur in Book No. 1 at Serial No. 5009 on 31-10-1981. It is pertinent to note that the Village Officer of the said Mouza has taken Ferfar Entry on 02-01-1982, however on 10-08-1982, the Revenue Inspector has put marked for review with relevant documents as regards to the Purchaser being "Agriculturist". On submission of the same the Revenue Inspector has passed the Ferfar/Mutation Entry of the said Purchaser on 20-11-1982 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 73 Dated 20-11-1982.

(5) THAT, during the course of time Resurvey of the said Mouza-Jamtha held, the aforesaid land retained by the then Owner Shri Aninda Tarun Kumar Bose is now renumbered as Survey / Khasra / Gut No. 125/1 having an area of 3.84 Hectares, Rental Rs. 7.03 Yearly, held in Occupancy Class 2 Rights, Khate No. 23. However the name of recorded Owner is mentioned as "Aabinda Tarunkumar Bose".

(6) THAT, the aforesaid Shri. Aninda Tarunkumar Bose in his turn transferred/sold a portion of land comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 2.00 Hectares being a portion of the entire land bearing Survey / Khasra / Gut No. 125/1 of MOUZA-JAMTHA, P.S.K. 42, having an area of 3.84 Hectares, Rental Rs. 7.03 Yearly, held in Occupancy Class 2 Rights, Khate No. 23 including all kinds of trees, shrubs, passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village - Jamtha, within the limits of Grampanchayat - Jamtha in Tahsil - Nagpur (Rural) and District - NAGPUR by way of sale to Smt. Zainabbikhan Sahebkhani, (Proprietress of M/s. Sunrise Sanitary Mart, Rajnandgaon) by a Sale Deed Dated 07-02-1996, which is presented before the Office of the Sub Registrar, Nagpur Rural-9 at Serial No. 269(P) on even date and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 264 Dated 31-12-2001.

(7) THAT, during the course of time aforesaid land bearing Survey / Khasra / Gut No. 125/1 of MOUZA-JAMTHA, P.S.K. 42, having an area of 3.84 Hectares, Rental Rs. 7.03 Yearly, held in Occupancy Class 2 Rights is converted from Occupancy Class 2 (Bhumidhari) Rights to Occupancy Class 1 (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 dated 24-10-1997 passed in the Revenue Case No. 725/LND-18/2000-2001 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 259 Dated 04-09-2001.

(8) THAT, the aforesaid Shri. Aninda Tarunkumar Bose further transferred/sold the remaining portion comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 1.84 Hectares being a portion of the entire land bearing Survey / Khasra / Gut No. 125/1 of MOUZA-JAMTHA, P.S.K. 42, having an area of 3.84 Hectares, Rental Rs. 7.03 Yearly, held in Occupancy Class 1 Rights, 1 including all kinds of trees, shrubs, passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village - Jamtha, within the limits of Grampanchayat - Jamtha in Tahsil - Nagpur (Rural) and District - NAGPUR by way of sale to Shri. Anil Kumar Subhashkumar Agrawal, by a Sale Deed Dated 17-10-2001, which is registered at the Office of the Sub Registrar, Nagpur Rural in Book No. 1, at Serial No. 1550 on even date and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 266 Dated 31-12-2001. However in mutation entry the land sold is inadvertently mentioned as 1.85 Hectares.

(9) THAT the aforesaid the then Owner Smt. Zainabbkhan Sahebkhani in her turn later on transferred/sold her aforesaid property ALL THAT Piece and Parcel of Agricultural land containing by admeasurements 2.00 Hectares being a portion of the entire land bearing Survey / Khasra / Gut No. 125/1 of MOUZA-JAMTHA, P.S.K. 42, having an area of 3.84 Hectares, Rental Rs. 7.03 Yearly, held in Occupancy Class 1 Rights, 1 including all kinds of trees, shrubs, passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village - Jamtha, within the limits of Grampanchayat - Jamtha in Tahsil - Nagpur (Rural) and District - NAGPUR by way of Sale to Shri Anil Kumar Subhashkumar Agrawal by a Sale Deed Dated 17-10-2001, which is registered at the Office of the Sub Registrar, Nagpur Rural at Serial No. 1551 on even date and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 265 Dated 31-12-2001.

(10) THAT the aforesaid the then Owner Shri Anilkumar Subhashkumar Agrawal in his turn transferred/sold his aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 125/1 of MOUZA-JAMTHA, P.S.K. 42, having an area of 3.84 Hectares, Rental Rs. 7.03 Yearly, held in Occupancy Class 1 Rights, Khate No. 23, including all kinds of trees, shrubs, passage, Right of Path Ways, Water Courses and all other easementary rights appurtenant and belonging

thereto, all situated at Village – Jamtha, within the limits of Grampanchayat – Jamtha in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to (i) Smt. Kaushalyadevi Govindram Sarda, (ii) Mrs. Vijayshree Anilkumar Sarda, (iii) Mrs. Ritu Ajitkumar Sarda and (iv) Shri. Pravinkumar Govindram Sarda jointly by a Sale Deed Dated 12-12-2003, which is registered at the Office of the Joint Sub Registrar, Nagpur Rural (10) in Book No. 1 at Serial No. 5069/03 on 15-12-2003 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 331 Dated 05-02-2004.

(11) THAT, the aforesaid Co-owners (i) Smt. Kaushalyadevi Govindram Sarda, (ii) Mrs. Vijayshree Anilkumar Sarda, (iii) Mrs. Ritu Ajitkumar Sarda and (iv) Shri. Pravinkumar Govindram Sarda later on in their turn jointly transferred/sold the aforesaid property by way of sale to Shri. Satyanarayan Chhotelal Agrawal, by a Sale Deed Dated 03-12-2004, which is registered at the Office of the Joint Sub Registrar, Nagpur Rural (10) in Book No. 1 at Serial No. 7958/04 on 04-12-2004. As a result therefore the said Shri. Satyanarayan Chhotelal Agrawal has now become an exclusive, absolute and full Owner of the aforesaid property with heritable transferrable rights therein and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 306 Dated 24-01-2005.

(12) THAT, it is seen that the aforesaid land is an Agricultural Land was not covered under the limits of Urban Land (Ceiling and Regulation) Act, 1976 and therefore said Act was not applicable to the said land and consequentially therefore the U.L.C. Authority has issued a Certificate to that effect in favour of the then owner on 03-12-2004. In the like manner the Additional Collector and Competent Authority, U.L.C., Nagpur has also issued a Letter in this behalf in favour of the then Owner namely Shri. Anilkumar Subhash Agrawal vide its Letter No. ATP/ULC/NOC/6763/2003 Dated 12-12-2003 and thereby declared that the provisions of the ULC Act are not applicable to the said land.

(13) THAT as per the Govt. of Maharashtra notification dated 04-03-2017 issued under Section 3 (1) of Maharashtra Metropolitan Region Development Authority (Mah. 3 of 2017) appointed Nagpur Metropolitan Region Development Authority as the Planning Authority and the said entire land situated at Mouza-Jamtha falls within the notified area as mentioned in the said notification.

(14) THAT, in the Sanctioned Development Plan for the Nagpur Metropolitan Region and as per Modifications Nos. EP-187 & EP-190 some portion of the aforesaid land bearing Survey No. 125/1 is shown as Residential (R-3), 18.00 Mtrs. Proposed Road, South A-Shopping Center and Fire Station & 60.00 Mtrs. in Road Widening with the Certificate issued by The Nagpur Metropolitan Regional Development Authority bearing No. TP/NMRDA/11268 Dated 22-05-2019.

(15) THAT, an area of 2063.092 Sq. Mtrs. is shown in the Development Plan as Proposed DP Road Winding Area and an area of 8375.470 Sq. Mtrs. is proposed for DP Reservation for Fire Station & Shopping Centre, thus total areas of 10438.562 Sq.

Mrs. is to be surrendered by the aforesaid Owner Shri. Satyanarayan Chhotelal Agrawal to the Planning Authority i.e. The Nagpur Metropolitan Region Development Authority for the aforesaid purposes.

(12) THAT, as per Rules, Regulation and Bye-laws issued by the Planning Authority, Nagpur (i.e. The Nagpur Metropolitan Region Development Authority) for acquiring the land for the aforesaid purposes, the Land Owner is entitled to receive Transferable Development Rights (T.D.R.) for such acquired land.

(13) THAT, the aforesaid land owner has prepared a layout Plan of the said land showing the proposed Reservation of land and submitted the said layout to the Office of The Executive Engineer / D.D.T.P., Nagpur Metropolitan Region Development Authority, Nagpur for its sanction.

(14) THAT, for the purpose of verification of title, the following documents relating to the property are provided to us :-

- (i) Copy of Adhikar Abhilekh Panji
- (ii) Copy of 7/12 Extracts 16-10-2019, for the Year 1980-81; 1985-86; 1988-89; 2012-13.
- (iii) Copy of Village Map
- (iv) Copy of Sale Deed Dated 07-10-1981, bearing Serial No. 5009
- (v) Copy of Sale Deed Dated 07-02-1996, bearing Serial No. 269(P)
- (vi) Copy of Sale Deed Dated 17-10-2001, bearing Serial No. 1550
- (vii) Copy of Sale Deed Dated 17-10-2001, bearing Serial No. 1551
- (viii) Copy of Sale Deed Dated 12-12-2003, bearing Serial No. 5068/03
- (ix) Copy of Sale Deed Dated 03-12-2004, bearing Serial No. 7958/04
- (x) Letter of Addl. Collector and Competent Authority, U.L.C., Nagpur Dated 12/12/2003.
- (xi) Zone Plan of Nagpur Metropolitan Region Development Authority Dated 22/05/2019.
- (xii) Proposed Layout Plan of Survey No. 125/1.
- (xiii) Copies of Ferfar Panji No. 71; 72; 73 Dated 20-11-1982; 264 Dated 31-12-2001; 265 Dated 31-12-2001; 266 Dated 31-12-2001; 331 Dated 05-02-2004; 366 Dated 24-01-2005;

(15) THAT, all these aforesaid documents produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owner namely Shri. Satyanarayan Chhotelal Agrawal. In the Like manner it is further necessary to obtain an Affidavit from the said owner Shri. Satyanarayan Chhotelal Agrawal that he has not executed any unregistered Deed or document whereby his ownership rights are affected, diluted or a third party interest is created.

(16) THAT, we have taken online Search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Survey No. 125/1 of

MOUZA - JAMTHA for the period of 13 (Thirteen) Years (i.e. from 2007 to 2019) by depositing necessary Search Fees online with the Department of Registration vide GRN No. MH007291447201920E Dated 12/10/2019 of which Receipt No. 1111632555. The Original Chellan Copy of the same is enclosed herewith.

(17) THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property. With the result we are of the opinion that the aforesaid present Owner namely Shri. Satyanarayan Chhotelal Agrawal holds a good, valid and marketable title in respect of the aforesaid property.

(18) THAT, in terms of the Development Control Rules applicable for the said land, the land under Reservation is to be surrendered to the Planning Authority and in lieu of said surrender of such land, the Land Owner is entitled to receive Transferable Development Rights (TDR) from the Planning Authority.

Hence this report.

NAGPUR
DATE : 17-10-2019



A handwritten signature in black ink, appearing to be "Sandeep Shastri".

SANDEEP SHASTRI
ADVOCATE