

Ref. No.: _____

Date : 28-05-2020

TITLE VERIFICATION AND NON - ENCUMBRANCE REPORT

I, **R.H. AGRAWAL (Advocate)**, Nagpur on having authority, instructions and requirement of **Shri Shankar Vitthalrao Thakre (P.A. No. AEWPT3097A) [Aadhaar No. 3030 9762 2705]**, Resident of House No. 23, Pawar Nagar, Hudkeshwar Road, Nagpur - 440034, I hereby prepare and submit **Title Verification and Non - Encumbrance Report** of under mentioned property, based upon search conducted in Sub - Registrar Offices, Revenue Authorities, Government Offices and Courts at Nagpur and relying upon original, certified copies, zerox deeds and documents provided by owner of the said property.

DESCRIPTION OF PROPERTY REGARDING WHICH SEARCH / VERIFICATION AND DUE DILIGENCE WAS CONDUCTED

ALL THAT piece and parcel of Non - Agricultural Land, admeasuring **15623.786 Sq. Mtrs.** forming part and parcel of Land, total containing by admeasurement **15800.00 Sq. Mtrs.** (1.58 Hectares) bearing **Khasra No. 22/1, P.H. No. 38 of Mouza - Ghogli** situated within limits of **Village Grampanchayat - Ghogli in Tahsil and District - Nagpur (Gramin)** and bounded as under:-

ON THE EAST BY	----	KHASRA NO. 21
ON THE WEST BY	-----	KHASRA NO. 22 (PART)
ON THE NORTH BY	-----	18.00 MTRS. WIDE D.P. ROAD
ON THE SOUTH BY	----	KHASRA NO. 22 (PART)

The title history of above referred property reveals the following chain of transactions:-

WHEREAS originally, All That piece and parcel of Agricultural Land, total containing by admeasurement **3.66 Hectares** bearing **Khasra No. 22, P.H. No. 38 of Mouza - Ghogli**, situated



within limits of Village Grampanchayat – Ghogli in Tahsil and District – Nagpur (Gramin) belonged to Shri Vitthal Tukaram Thakre, Resident of Bori, Nagpur.

WHEREAS during his lifetime, Shri Vitthal Tukaram Thakre had effected partition of his Agricultural Land, admeasuring 3.66 Hectares by virtue of a Partition Deed, which is registered at Serial No. 03794 / 2003 on 29-09-2003 in the office of Sub-Registrar, Nagpur (Gramin).

WHEREAS as per the said Partition Deed, dated 29-09-2003, Shri Vitthal Tukaram Thakre's one of the Son, Shri Shankar Vitthal Thakre was allotted Northern side portion of Agricultural land, admeasuring 1.60 Hectares bifurcating from East to West from and out of total Agricultural Land, admeasuring 3.66 Hectares and thus he became sole owner and possessor of the said Northern side portion of Agricultural land, admeasuring 1.60 Hectares with all heritable and transferable rights therein.

WHEREAS as per the said Partition Deed, dated 29-09-2003, Shri Vitthal Tukaram Thakre's another Son, Shri Maroti Vitthal Thakre was allotted Southern side portion of Agricultural land, admeasuring 1.60 Hectares bifurcating from East to West from and out of total Agricultural Land, admeasuring 3.66 Hectares and thus he became sole owner and possessor of the said Southern side portion of Agricultural land, admeasuring 1.60 Hectares with all heritable and transferable rights therein.

WHEREAS as per the said Partition Deed, dated 29-09-2003, the remaining 0.46 Hectares of Agricultural land was jointly allotted to Shri Vitthal Tukaram Thakre and his Wife, Sou. Kaushalya Vitthal Thakre and accordingly, they became joint owners and possessors of the said 0.46 Hectares of Agricultural land with all heritable and transferable rights therein.

WHEREAS lateron, Shri Shankar Vitthal Thakre sold Platable Area of Land, admeasuring 340.00 Sq. Mtrs. from and out of his Northern side portion of Agricultural land, admeasuring 1.60 Hectares to Shri Vijay Tukaramji Aaglawe by virtue of a Sale Deed, which is registered at Serial No. 1095 / 2005 on 09-05-2005 in the office of Sub - Registrar No. 7, Nagpur (Gramin).



WHEREAS in due course of time, Shri Vitthal Tukaram Thakre left for heavenly abode on 20-01-2004 and Sou. Kaushalya Vitthal Thakre died on 05-10-2005 and after their death, their 0.46 Hectares of Agricultural land devolved upon their 2 Sons, namely, 1) Shri Shankar Vitthal Thakre and 2) Shri Maroti Vitthal Thakre and 2 Daughters, namely, 1) Sou. Kalpana Bisanrao Wankhede and 2) Sou. Panchfula Chakradhar Atkare by virtue of intestate succession as per provisions of the Hindu Succession Act, 1956 and accordingly, they became joint co – owners of the said 0.46 Hectares of Agricultural land with each of them, having 0.115 Hectares (0.284 Acres) right, title, share and interest in the said 0.46 Hectares of Agricultural land.

WHEREAS subsequently, 1) Sou. Kalpana Bisanrao Wankhede and 2) Sou. Panchfula Chakradhar Atkare jointly released – relinquished their right, title, share and interest in the said 0.46 Hectares of Agricultural land equivalent to 0.235 Hectares (0.575 Acre) in favour of Shri Maroti Vitthal Thakre by virtue of Release Deed which is registered at Serial No. 4621 / 2006 on 05-09-2006 in the office of Sub-Registrar No. 7, Nagpur (Gramin).

WHEREAS lateron, 1) Shri Maroti Vitthal Thakre sold his Southern side portion of Agricultural land, admeasuring 1.60 Hectares and 2) Shri Shankar Vitthal Thakre, 3) Sou. Kalpana Bisanrao Wankhede and 4) Sou. Panchfula Chakradhar Atkare jointly sold their right, title, share and interest in the said 0.46 Hectares of Agricultural land, thus altogether admeasuring 2.08 Hectares of Agricultural land from and out of total Agricultural Land, admeasuring 3.66 Hectares to 1) Shri Suresh Kondbaji Burewar and 2) Shri Pawan Vasudeorao Pryamwar by virtue of Sale Deed which is registered at Serial No. 5360 / 2007 on 03-09-2007 in the office of Sub-Registrar No. 7, Nagpur (Gramin).

WHEREAS the said Southern side portion of Agricultural land, admeasuring 2.08 Hectares sold to 1) Shri Suresh Kondbaji Burewar and 2) Shri Pawan Vasudeorao Pryamwar was allotted Khasra No. 22/2, P.H. No. 38 of Mouza – Ghogli, Tahsil and District – Nagpur (Gramin).

WHEREAS after sale of the said 2.08 Hectares of land, Shri Shankar Vitthal Thakre alone was left with ownership, title and possession of his 1.58 Hectares of Agricultural land bearing

Khasra No. 22/1, P.H. No. 38 of Mouza – Ghogli, Tahsil and District – Nagpur (Gramin) and accordingly, his name was mutated in the records of 7/12 extract, Grampanchayat – Ghogli and other records of the government.

WHEREAS lateron, Shri Shankar Vitthal Thakre converted a portion of Land, admeasuring 15623.786 Sq. Mtrs. from and out of his total Land, admeasuring 15800.00 Sq. Mtrs. (1.58 Hectares) bearing Khasra No. 22/1, P.H. No. 38 of Mouza – Ghogli in Tahsil and District – Nagpur (Gramin) for permanent Non – Agricultural use for Residential purpose by Order, dated 06-12-2019 passed by the Collector – Nagpur in Revenue Case No. 96 / N.A.P. – 34 / Mouza – Ghogli / 2019 - 2020.

WHEREAS subsequently, a Development Agreement was executed on 15-05-2020 between the Nagpur Metropolitan Regional Development Authority, acting through its Executive Engineer and Shri Shankar Vitthal Thakre pertaining to development of Residential Layout over Land, admeasuring 15800.00 Sq. Mtrs. (1.58 Hectares) bearing Khasra No. 22/1, P.H. No. 38 of Mouza – Ghogli in Tahsil and District – Nagpur (Gramin) upon certain terms and conditions contained in the said Development Agreement and accordingly, the Layout Plan of the said Residential Layout was sanctioned by the Assistant Engineer of the Nagpur Metropolitan Regional Development Authority vide Outward No. DPC / APPR / 283, dated 15-05-2020.

THAT now, Shri Shankar Vitthalrao Thakre has approached me with requested me to conduct due diligence and search of the said property and provide its Title Verification & Non - Encumbrance report.

IN compliance of the same, I have taken consent of Shri Shankar Vitthalrao Thakre on Vakalatnama and I have also taken an affidavit and undertaking from him in prescribed form, wherein he has affirmed that all deeds, documents and information supplied by him relating to the said land are genuine and correct. Further, I have also taken an Undertaking from him, stating therein that he has not entered into any contract, deal, transaction relating to the said land with any person, firm, company, society, trust institution or authority at any time, herein

before. That he has also stated in the said Affidavit that he has not signed or executed any unregistered or registered deed or document of allotment deed, agreement to sell, power of attorney, sale deed, transfer deed, assignment deed, gift deed, partition deed, release deed, exchange deed, confirmation deed, correction deed, will deed, lease deed, leave & license deed or any other deed or document purporting or confirming to be assignment, conveyance, sale, transfer etc. of the said which may amount to conveyance or transfer or confer any right, title or third party interest in any manner of the said land or part thereof to - in favour of any person, firm, company, society, trust, agency, association, institution, bank or statutory authority, hereinbefore.

FOR ascertaining clear title of the said land, I have taken search of records from relevant Sub - Registrar Offices at Nagpur from Inspection Book (1), Index Register and other relevant records since last 30 years i.e. from the year 1991 to 2020 by paying necessary Search Fees of Rs. 750/- vide Search Receipt No. 1111756091 on 20-03-2020. While inspecting the records relating to the said land in Sub - Registrar Offices, Revenue Authorities, Government Offices and Courts at Nagpur, the following information is revealed and after perusing available original, certified copies, zerox of various deeds and documents, I arrive at following conclusions and submit my report as under:-

Description of Deeds / Documents	Date of Deeds / Documents	Copy Verified From	Document Provided By	Remarks
Partition Deed	29-09-2003	Original	Owner	Nil
Sale Deed	09-05-2005	Zerox	Owner	Nil
Release Deed	05-09-2006	Zerox	Owner	Nil
Sale Deed	03-09-2007	Zerox	Owner	Nil
7/12 Extract	01-12-2019	Certified	Owner	Nil
Non - Agricultural Order	06-12-2019	Original	Owner	Nil
Development Agreement	15-05-2020	Original	Owner	Nil
Sanctioned Layout Plan	15-05-2020	Original	Owner	Nil

MH013703596201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
20 Mar 2020	Receipt	Receipt no.: 1111756091
Name of the Applicant : RISHI HARISHANKAR AGRAWAL		
Details of property of which document has to be searched :		Dist :Nagpur Village :Ghogali (gra) S.No/CTS No/G.No. : 22
Period of search :		From :2002 To :2020
Received Fee :		475
The above mentioned Search fee has been credited to government vide GRN no :MH013703596201920E		
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/frmSearchChallanWithOutReg.php'.		



CHALLAN

MTR Form Number-6



GRN MH013703596201920E		BARCODE		Date 20/03/2020-12:32:01		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		RISHI HARISHANKAR AGRAWAL	
Location PUNE				Flat/Block No.			
Year 2019-2020 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street			
0030072201 SEARCH FEE			475.00	Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In		Four Hundred Seventy Five Rupees Only	
Total			475.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572020032091204	BK0ANCWCJ7
Cheque/DD No.				Bank Date	RBI Date	20/03/2020-12:24:32	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 : 885780265

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

सदर चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तावेजाची लागू नाही.

Mobile No. : Not Available

OBSERVATIONS AND OPINION

1. On verification and search it is revealed that all relevant and available original documents pertaining to the said land, relating to title of past and present owner/s such as Sale Deed, Release Deed and other documents like Patwari 7/12 extract, Non – Agricultural Order etc. are verified by me from the offices of Sub - Registrar, Collector and Tahsil office, Grampanchayat - Ghogli and other Revenue Authorities, Government Offices and Courts at Nagpur and on verification those deeds and documents were found to be legitimate and genuine.
2. On verification and search it is revealed that the name of the present owner i.e. Shri Shankar Vitthalrao Thakre being owner of the said land is mutated in the records of Patwari 7/12 extract.
3. On verification and search it is revealed that Shri Shankar Vitthalrao Thakre has not paid Non – Agricultural and Grampanchayat Tax and pertaining to the said land till date.
4. The records and documents reveal the chain of transactions occurred in respect of said property and how the present owner acquired title of the said land.
5. On verification and search it is revealed that the present owner has not entered into any contract, deal, transaction relating to the said land with any person, firm, company, society, trust institution or authority at any time, herein before. That the present owner has not signed or executed or registered deed or document of allotment deed, agreement to sell, power of attorney, sale deed, transfer deed, assignment deed, gift deed, partition deed, release deed, exchange deed, confirmation deed, correction deed, will deed, lease deed, leave & license deed or any other deed or document purporting or confirming to be sale, assignment, transfer, conveyance of the said which may amount to conveyance or transfer or confer any right, title or third party interest in any manner of the said land or part thereof in favour of any person, firm, company, society, trust, agency, association, institution, bank or statutory authority, hereinbefore and the title of the present owner is clear and there is no charge, encumbrance,

incumbent or defect in title of the present owner.

6. On verification and search it is revealed that as on date no proceeding such as attachment or auction, involving the said land is pending before the Debts Recovery Tribunal or the Collector, Nagpur.
7. On verification and search it is revealed that there is no adverse possession of any person, firm, company, society, trust institution or authority who can claim his, her, their right, share, title, interest or possession in the said land.
8. On verification and search it is revealed that there is no interest of minor/s who is / are yet to attain majority and thereafter who can claim his, her, their right, share, title or interest in the said land.
9. On verification and search it is revealed that the said land is not subjected to acquisition, reservation or requisitions from Government and Public land Acquisition Authorities.
10. On verification and search it is revealed that No official liquidator or receiver has been appointed involving the said land in any recovery or attachment proceedings pending before any revenue authority, tribunal or court.
11. On verification and search it is revealed that No execution of decree or attachment proceeding is pending in any court involving the said land or the present owner.
12. On verification and search it is revealed that No Injunction for selling or disposing has been granted by any court of law in connection with the said land or against the present owner.
13. On verification and search it is revealed that No money suit or suit affecting title of the said land is pending in any court of law.
14. On verification and search it is revealed that No proceedings relating to attachment,

auction or sale of the said land is pending before any court of law or statutory authorities for realization of arrears of revenue, statutory dues, taxes, rent etc. or against the present owner.

15. On verification and search it is revealed that the said land is not prohibited for transfer under any law of Maharashtra, which prevents fragmentation of land and encourages consolidation of holdings.

16. On verification and search it is revealed that the said land does not belong to any Charitable or Public Trust or to a member of Schedule Caste or Schedule Tribe and as such there is no need to obtain No-Objection Certificate from the Charity Commissioner or the Collector, Nagpur permitting the present owner to transfer or sell the said land.

17. On verification and search it is revealed that there is nothing prejudicial or undesirable in any document relating to the title of the present owner and all contents of each deed and documents are explicit. Facts and events material to the title of the said land have been satisfactorily proved.

18. On verification and search it is revealed that all relevant documents are duly stamped whenever the Stamp duty is payable on these documents in accordance with the provisions of the Bombay Stamp Act, 1958 / Indian Stamp Act, 1959, as amended up to date. Similarly, the documents have been registered, wherever these documents require registration.

19. Therefore after considering all above factors and verifying the original documents and as a result of search's conducted in the Sub - Registrar Offices, Revenue Authorities, Government Offices and Courts at Nagpur, I am satisfied that the title of Shri Shankar Vitthalrao Thakre pertaining to the said land is un-encumbered, clear and marketable.

NAGPUR

Date: 28-05-2020



Signature
R. H. AGRAWAL
(Advocate)

[DISCLAIMER: - This Title Verification and Non - Encumbrance Report has been issued by R. H. AGRAWAL (Advocate) after relying upon various Original, Certified Copies, Zerox deeds and documents provided by the Owner and after due and diligent search conducted by Advocate in Sub-Registrar & Government Office/s and Courts at Nagpur. However, R. H. AGRAWAL (Advocate) shall not be responsible and liable to any authority, bank, financial institution or person, in case if any charge, lien, encumbrance, mortgage, third party interest, unregistered deed/s or document/s, dispute/s, litigation/s or court or revenue cases are discovered to be pending or initiated in future in respect of above property. This Title Verification and Non - Encumbrance Report shall not be treated as authentic and valid, unless it bears signature and seal of R. H. AGRAWAL (Advocate) on each and every page. The Advocate has issued this Title Verification and Non - Encumbrance Report without any corrections and overwriting, hence if any corrections and / or overwriting is reflected in this report, R. H. AGRAWAL (Advocate) shall not be liable and responsible for any deviation, mis-interpretation, miss - representation of any legal facts or information, resulting thereof, due to any corrections and overwriting, made or done after issuance of this Title Verification and Non - Encumbrance Report].

NAGPUR

Date: 28-05-2020



Original
R. H. AGRAWAL

(Advocate)