Ashwin R. Patil
ADVOCATE

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Khamla Road, Nagpur-15
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TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CNCERN

Under instruction from my client **(1) MR. SURESH S/o CHUNNILAL AGRAWAL, (2) MR. RAJIV S/o CHUNNILAL AGRAWAL,** Both Residents of Khare Town, Dharampeth, Nagpur, Pin Code No. 440010, Tahsil and District - NAGPUR, I have investigated the title relating to ALL THAT Piece and Parcel of land having an area of 2.02 Hector R. being a Southern Side Part/Portion of the entire land bearing Khasra No. 108/2 having an total area of 3.48 Hector R., Rental Rs. 12.50/ held in Occupancy Class – 1 Rights of Mouza – SHIRUL, Patwari Halka No. 71, TOGETHERWITH a Layout proposed to be carved on the said land, situated in Village – Shirul in Tahsil – Hingna and District – NAGPUR and my findings are as under :

(1) THAT ALL THAT Piece and Parcel of Agricultural land having an area of 2.02 Hector R. being a Southern Side Part/Portion of the entire land bearing Khasra No. 108/2 having an total area of 3.48 Hector R., Rental Rs. 12.50/ held in Occupancy Class – 1 Rights of Mouza – SHIRUL, Patwari Halka No. 71, situated in Village – Shirul in Tahsil – Hingna and District – NAGPUR, Originally belonged to Mr. Ramesh Lahanuji Yerne, as a Owner recorded thereo.

(2) THAT Mr. Ramesh Lahanuji Yerne transferred/sold the property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 2.02 Hector R. being a Southern Side Part/Portion of the entire land bearing Khasra No. 108/2 having an total area of 3.48 Hector R., Rental Rs. 12.50/ held in Occupancy Class – 1 Rights of Mouza – SHIRUL, Patwari Halka No. 71, situated in Village – Shirul in Tahsil – Hingna and District – NAGPUR by way of sale to Infratech Real Estate Pvt. Ltd. through its Director (1) Mr. Vijay Anandrao Shelke, (2) Mr. Mahendar Tulashiram Gawai, (3) Mr. Shailendra Kamalkishor Jaiswal, by a Sale Deed Dated 11-01-2008, which is duly registered in the Office of the Sub-Registrar Hingna in Book No. 1 at Registered Serial No. 330/2008 on 11-01-2008.

(3) THAT Infratech Real Estate Pvt. Ltd. through its Director (1) Mr. Vijay Anandrao Shelke, (2) Mr. Mahendar Tulashiram Gawai, (3) Mr. Shailendra Kamalkishor Jaiswal lateron agreed to sale the Agricultural land having an area of 2.02 Hector R. being a Southern Side Part/Portion of the entire land bearing Khasra

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No. 108/2 of Mouza – SHIRUL in Tahsil – Hingna and District – NAGPUR to (1) Mr. Suresh Chunnilal Agrawal, (2) Mr. Rajiv Chunnilal Agrawal, by an Agreement for Sale Dated 13-09-2011, which is registered in the Office of the Sub Registrar Hingna in Book No. 1 at Registered Serial No. 4759/2011 on 13-09-2011.

(4) THAT Infratech Real Estate Pvt. Ltd. through its Director (1) Mr. Vijay Anandrao Shelke, (2) Mr. Mahendar Tulashiram Gawai, (3) Mr. Shailendra Kamalkishor Jaiswal lateron executed Irrevocable General Power of Attorney on 13-09-2011 relating to the aforesaid land having an area of 2.02 Hector R. being a Southern Side Part/Portion of the entire land bearing Khasra No. 108/2 thereby appoint (1) Mr. Suresh Chunnilal Agrawal, (2) Mr. Rajiv Chunnilal Agrawal as its/their duly Constituted Attorney(s) to execute Sale Deed and the said Irrevocable General Power of Attorney is also registered in the Office of the Sub Registrar Hingna in Book No. 4 at Registered Serial No. 4761/2011 on 13-09-2011.

(5) THAT in pursuance of the said Agreement Dated 13-09-2011, Infratech Real Estate Pvt. Ltd. through its Director (1) Mr. Vijay Anandrao Shelke, (2) Mr. Mahendar Tulashiram Gawai, (3) Mr. Shailendra Kamalkishor Jaiswal acting through its/their Power of Attorney Holder (1) Mr. Suresh Chunnilal Agrawal, (2) Mr. Rajiv Chunnilal Agrawal lateron transferred/sold Agricultural land having an area of 2.02 Hector R. being a Southern Side Part/Portion of the entire land bearing Khasra No. 108/2 of Mouza – SHIRUL in Tahsil – Hingna and District – NAGPUR by way of sale to (1) Mr. Suresh Chunnilal Agrawal, (2) Mr. Rajiv Chunnilal Agrawal, by a Sale Deed Dated 16-01-2013, which is registered in the Office of the Sub Registrar Hingna in Book No. 1 at Registered Serial No. 264/2013 on 17-01-2013.

(6) THAT, (1) Mr. Suresh Chunnilal Agrawal, (2) Mr. Rajiv Chunnilal Agrawal lateron prepared a layout of the said Khasra No. 132/1 by carving out various Plots of different sizes therein. And accordingly they prepared a layout of the said land by carving out various plots of different sizes therein and the said layout is tentatively approved by Executive Engineer, NMRDA Dated 28-07-2020; AND

(7) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the office of the Joint Sub-Registrar, Nagpur and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owners (1) Mr. Suresh Chunnilal Agrawal, (2) Mr. Rajiv Chunnilal Agrawal thereof holds good, valid and marketable title thereto.

(8) THAT naturally therefore any prospective buyer who desires to purchase the Plots proposed layout thereon shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present owners (1) Mr. Suresh Chunnilal Agrawal, (2) Mr. Rajiv Chunnilal Agrawal.

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(9) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan, if any advanced to her/him.

(10) I have taken the search from Records of Registrar's office for last 15 years in the office of Sub- Registrar Hingna.

SCHEDULE OF THE PROPERTY

ALL THAT Piece and Parcel of land having an area of 2.02 Hector R. being a Southern Side Part/Portion of the entire land bearing Khasra No. 108/2 having an total area of 3.48 Hector R., Rental Rs. 12.50/ held in Occupancy Class – 1 Rights of Mouza – SHIRUL, Patwari Halka No. 71, TOGETHERWITH a Layout proposed to be carved on the said land, situated in Village – Shirul in Tahsil – Hingna and District – NAGPUR and bounded as under:

On the East	-	Road Towards Mohgaon,
On the West	-	Khasra No. 113 and 109,
On the North	-	Part/Portion of Khasra No. 108/2,
On the South	-	Khasra No. 108/1A, 2B

Date : 29.07.2020
Place: Nagpur

(Ashwin R. Patil)
Advocate

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