

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

Mb.9822936551
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TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Under instruction from my client **M/S. LAXMI NARAYAN CREATORS**, a Partnership Firm, having its Office at Nagpur acting through its Partners (1) **MR. PRAKASH TULSIDAS KEWLANI**, Resident of 1240/50, Savitri Nivas, Vaishali Nagar, Nagpur, Pin Code No. 440017, Tahsil and District – NAGPUR, (2) **MR. HARISH HIRALAL VIDHANI**, Resident of Plot No. 105, Kukreja Nagar, Jaripatka, Nagpur, Pin Code No. 440014, Tahsil and District – NAGPUR, (3) **MR. SHABBIR SHEIKH S/o ABDUL SATTAR**, Resident of Plot No. 5, Siddharth Nagar Teka Naka, Nagpur, Pin Code No. 440017, Tahsil and District – NAGPUR, (4) **MR. AARUSH ANIL NAGPAL**, Resident of Plot No. 70, New Jagruti Colony, Katol Road, Nagpur, Pin Code No. 440013, Tahsil and District – NAGPUR, (5) **RAKESH ROSHANLAL NAGPAL (HUF)** acting through its Karta **MR. RAKESH ROSHANLAL NAGPAL**, Resident of Plot No. 50, New Jagruti Colony, Katol Road, Nagpur, Pin Code No. 440013, Tahsil and District – NAGPUR, (6) **MRS. REKHA ANIL LAKHANI**, Resident of Plot No. 402, Darshan Apartment, Quetta Colony, Nagpur, Pin Code No. 440008, Tahsil and District – NAGPUR and (7) **MRS. HEMA HARISH VIDHANI**, Resident of Plot No. 105, Kukreja Nagar, Jaripatka, Nagpur, Pin Code No. 440014, Tahsil and District – NAGPUR. I have investigated the title relating to ALL THAT Piece and Parcel of land admeasuring 1.36 Hectare R. (i.e. 13600 Sq. Mtrs.) being a portion of the entire land bearing Khasra No. 76 of Mouza – **BHILGAON**, Patwari Halka No. 15, TOGETHERWITH a Layout proposed to be carved on the said land, situated at Village – Bhilgaon, in Tahsil – Kamptee and District – NAGPUR and my findings are as under :

(1) THAT ALL THAT Piece and Parcel of land bearing Khasra No. 76 having an area of 1.36 Hectare R., Rental Rs. 2.20/- held in Occupancy Class-1 Rights of Mouza – **BHILGAON**, Patwari Halka No. 15, situated at Village – Bhilgaon, in


ASHWIN R. PATIL
Advocate
54. Sawarkar Nagar,

Tahsil Kamptee and District – Nagpur, Originally belonged to (1) Mr. Lataruji Namdev Bagwan, (2) Mr. Ramesh Namdev Bagwan, (3) Mr. Sukhdeo Namdev Bagwan, being their ancestral property.

(2) THAT, (1) Mr. Lataruji Namdev Bagwan, (2) Mr. Ramesh Namdev Bagwan, (3) Mr. Sukhdeo Namdev Bagwan transferred/sold the Khasra No. 76 having an area of 1.36 Hectare R., Rental Rs. 2.20/- held in Occupancy Class-1 Rights of Mouza – BHILGAON, Patwari Halka No. 15, situated at Village – Bhilgaon, in Tahsil Kamptee and District – Nagpur by way of sale to M/s. Laxmi Narayan Creators, acting through its Partners (1) Mr. Prakash Tulsidas Kewlani, (2) Mr. Harish Hiralal Vidhani, (3) Mr. Shabbir Sheikh Abdul Sattar, (4) Mr. Aarush Anil Nagpal, (5) Rakesh Roshanlal Nagpal (HUF) Acting through its Karta Mr. Rakesh Roshanlal Nagpal, (6) Mrs. Rekha Anil Lakhani and (7) Mrs. Hema Harish Vidhani, by a Sale Deed Dated 31-12-2014, which is duly registered in the Office of the Sub-Registrar Kamptee in Book No. 1 at Registered Serial No. 1956/2015 on 13-04-2015.

(3) THAT M/s. Laxmi Narayan Creators lateron applied for conversion of the said land bearing Khasra No. 76 for Non-Agricultural use Considering his request the Collector, Nagpur lateron vide its Order Dated 04.08.2015 passed in Revenue Case No. 409/N.A.P-34/2014-15 converted the said Khasra No. 76 for Residential use.

(4) THAT M/s. Laxmi Narayan Creators lateron prepared a layout of the said Khasra No. 76 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 duly sanctioned and finally approved by Hon'ble Chairman, NIT, Nagpur on 14.05.2015.

(5) 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, Kamptee and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owner M/s. Laxmi Narayan Creators thereof holds good, valid and marketable title thereto.

(6) THAT naturally therefore any prospective buyer who desires to purchase the Plots proposed layout thereon shall also acquire equally good, valid and

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ASHWIN R. PATIL
Advocate

marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present owner M/s. Laxmi Narayan Creators

(7) 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.

(8) I have taken the search of Records of Registrar's office for last 13 years by paying the necessary search fee Vide GRN No. MH005089942202021E Dated 02-10-2020 in the offices of Sub- Registrar Kamptee.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land admeasuring 1.36 Hector R. (i.e. 13600 Sq. Mtrs.) being a portion of the entire land bearing Khasra No. 76 of Mouza – BHILGAON, Patwari Halka No. 15, TOGETHERWITH a Layout proposed to be carved on the said land, situated at Village – Bhilgaon, in Tahsil – Kamptee and District – NAGPUR and bounded as under :-

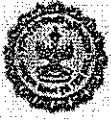
ON THE EAST	-	KH. NO. 68,
ON THE WEST	-	KH. NO. 77.
ON THE NORTH	-	KH. NO. 67 & ROAD,
ON THE SOUTH	-	KH. NO. 79,

Nagpur.

Dated : 02.10.2020


Ashwin Patil
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15



CHALLAN
MTR Form Number-6



GRN MH005089942202021E		BARCODE		Date 02/10/2020-15:08:50		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name KMT_KAMTHI SUB REGISTRAR				Full Name		Adv Ashwin Patil	
Location NAGPUR							
Year 2020-2021 From 01/04/2020 To 31/03/2021				Flat/Block No.		54	
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			325.00	Road/Street		Sawarkar Nagar	
				Area/Locality		Nagpur	
				Town/City/District			
				PIN		4 4 0 0 1 5	
				Remarks (If Any) search fee for Years 2008 to 2020 Kh. No. 76 Mouza Bhilgaon Tahsil Kamptee Dist. Nagpur			
				Amount In		Three Hundred Twenty Five Rupees Only	
Total			325.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572020100219388	IK0ASRHXC3
Cheque/DD No.				Bank Date	RBI Date	02/10/2020-15:24:09	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. : 9822936551
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.