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Dated : 17th October, 2020

To,
Mr. Mustafa Ali Shabbar Hassonjee,
Mr. Masood Hasan S/O. Kurban Hussain Dariwala
Plot No. 604/B/18, Byramji Town, Nagpur – 440013

Subject: Title Verification/Search report of Non-Agriculture Land bearing Khasra No. 96/3 admeasuring about 1.76 Hectares of Mouza : Pendhri (Rithi), Patwari Halka No. 6 Situated at Village . Pendhri, Tahsil : Hingna, District : Nagpur.

Sir,

1. We have been asked to furnish a title verification & search report of the property consisting of Non-Agriculture Land bearing Khasra No. 96/3 admeasuring about 1.76 Hectares, Land Revenue (Jama) Rs. 3.50, Occupant Class 1 (Bhoghwat Dar Warg – I – Bhumiswami rights) of Mouza : Pendhri (Rithi), Patwari Halka No. 6 within the limits of Gram Panchayat Pendhri, Situated at Village : Pendhri, Tahsil : Hingna, District : Nagpur including all other easementrary rights appurtenant and belonging thereto (Hereinafter individually called to and referred as the 'said 'Land' or 'Project Land' or 'Property' and more particularly described in the Schedule hereunder written). Accordingly, we have examined the matter, based on the information given to us, photocopies of the documents placed before us, and Search taken in the office of Joint Sub Registrar subject to confines and limits.

2. As per the documents supplied to us, it is observed that:

a) THAT, the Agriculture Land bearing Khasra No. 96 admeasuring about 5.21 Hectares, Land Revenue (Jama) Rs. 9.71 of Mouza : Pendhri (Rithi), Patwari Halka No. 6 within the limits of Gram Panchayat Pendhri, Situated at Village : Pendhri, Tahsil : Hingna, District : Nagpur (Hereinafter called to and referred as 'Land bearing Khasra No. 96') was owned and possessed by Shri Bhiwa Shewale.

b) THAT, Bhiwa Shewale left for heavenly abode on 10/07/1977 and the aforesaid Land bearing Khasra No. 96 along with his other properties were succeeded by his daughter Smt. Bayanabai W/o. Lahanuji Sontakke and legal heirs of his predeceased son Shri Abhiman @ Abhimanyu S/o. Bhiw Shewale (Died in the year 1972), namely Smt. Subhadra Abhiman Shewale, Shri Niranjan Abhiman Shewale, Shri Dilip Abhiman Shewale, Shri Yashodhan Abhiman Shewale & Ku. Sanghmitra Abhiman Shewale.

c) That, Smt. Bayanabai W/o. Lahanuji Sontakke Smt. Subhadra Abhiman Shewale, & Ku. Sanghmitra Abhiman Shewale have relinquished their respective undivided share, right, interest and possession in the said Land bearing Khasra No. 96 along with other properties in favour of Shri Niranjan Abhiman Shewale, Shri Dilip Abhiman Shewale & Shri Yashodhan Abhiman Shewale by executing Relinquishment Deed dated 19/07/2006 duly registered in the office of Joint Sub Registrar Hingna bearing Document No. 4796/2006 on 11/09/2006.

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d) THAT, in pursuance of the Order of the Land Acquisition Officer, Hingna vide its R. C. No. 57/A-65/97-98 land admeasuring 1.23 Hectare is acquired from the aforesaid land bearing Khasra No. 96 for Road in Pench Project of the Government and same is accordingly recorded in the Revenue Records.

e) THAT, the remaining land admeasuring about 3.98 Hectares of Agriculture Land bearing Khasra No. 96 was renumbered as Khasra No. 96/1.

f) THAT, Shri Niranjan Abhiman @ Abhimanyu Shewale, Shri Dilip Abhiman @ Abhimanyu Shewale & Shri Yashodhan Abhiman @ Abhimanyu Shewale have sold the said Land admeasuring about 1.76 Hectares out of said Khasra No. 3.98 to the Promoters along with Arif Akhar S/o. Akhtar Sabir, Resident of Gandhibagh, Itwari, Nagpur vide Sale Deed dated 23/10/2008 duly registered in the office of Joint Sub Registrar Hingna bearing Document No. 6327/2008 on even date.

g) THAT, it was pointed out that the name of 'Abhiman' (father of the Vendors) was referred as 'Abhimanyu' in name clause and 'Abhimaan' in signature clause of above mentioned sale deed. On enquiry it was submitted that he was also known by name of 'Abhimanyu' & 'Abhimaan' so inadvertently said names were referred but all other supportive documents appended with Sale Deed refer about its name as 'Abhiman'. The Parties have submitted person referred is same and there is no dispute with reference to that.

h) THAT, Arif Akhar S/o. Akhtar Sabir has sold his 1/3rd Share in the said Land to the Promoters by executing Sale Deed dated 03/05/2010 duly registered in the office of Joint Sub Registrar Hingna bearing Document No. 2114/2010 on even date.

i) THAT, the aforesaid land Purchased by the Promoters was renumbered as Survey / Khasra / Gut No. 96/3 having an area of 1.76 Hectares (as per 7'12 extract it is admeasuring about 1. 89 Hectares).

j) THAT, the Executive Engineer (Metro), Nagpur Metropolitan Region Development Authority Nagpur has recommended the layout Plan of said land vide its Letter No. bearing 2742 dated 20/09/2019 and approved the same vide its Letter No. bearing 3850 dated 10/02/2020.

k) THAT, the land admeasuring about 1.76 Hectares out of 1.89 Hectares bearing Khasra No. 96/3 of Mouza – Pendhari (Rithi) was converted for Non-Agricultural (Residential) Use in terms of the Order of the Collector. Nagpur bearing No. Prastutkar/Jilhadhikari/Kavi-513/2020 Nagpur vide its Order Dated 10/07/2020 passed by the Collector, Nagpur passed in Revenue Case No. 243/NAP-34/Mouza – Pendhri (Rithi)/2019-20.

l) That, as per the information received by the Paries, the proposed layout is named and styled as "Royal Ranches" (Hereinafter called to and referred as the said 'Layout' or 'Project'.

3. We have perused the photo copies of the following mentioned documents:

i) Relinquishment Deed dated 19/07/2006 duly registered in the office of Joint Sub Registrar Hingna bearing Document No. 4796/2006 on 11/09/2006;

ii) Sale Deed dated 23/10/2008 duly registered in the office of Joint Sub Registrar Hingna bearing Document No. 6327/2008 on even date;

iii) Sale Deed dated 03/05/2020 duly registered in the office of Joint Sub Registrar Hingna bearing Document No. 2114/2010 on even date;

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iv) Letter No. bearing 2742 dated 20/09/2019 issued by the Executive Engineer (Metro), Nagpur Metropolitan Region Development Authority;

v) Letter No. bearing 3850 dated 10/02/2020 issued by the Executive Engineer (Metro), Nagpur Metropolitan Region Development Authority;

vi) Order Dated 10/07/2020 passed by the Collector, Nagpur passed in Revenue Case No. 243/NAP-34/Mouza – Pendhri (Rithi)/2019-20;

vii) Layout Plan sanctioned by Nagpur Metropolitan Region Development Authority;

viii) Adhikar Abhilekh;

ix) 7'12 Extracts;

4. We have examined the photocopies of deeds/documents as mentioned above. We have also taken search of Index II registers for the last 13 (Thirteen) years (only those made available and excluding the record not made available to me) in respect of said Land by depositing necessary charges through GRAS vide Receipt bearing GRN No. MH005711978202021E dated 16/10/2020. The Original Receipt is attached with this search report as a part and parcel of this report.

5. Based on the aforesaid facts, events, evidence placed before us and on the basis of the inspection of the registration records & the deeds/documents provided to us for perusal, no adverse entry / circumstances / documents were noticed. We could not find any acquisition or reservation on said Land. We could not found any entry of mortgage/encumbrances. As per the deeds/documents made available to us, we state that presently Mr. Mustafa Ali Shabbar Hassonjee and Mr. Masood Hasan S/O. Kurban Hussain Dariwala are joint owners of said Land on record having all rights and interest to develop the said Land and to sale plot of the proposed layout.

SCHEDULE OF PROPERTY - LAND

ALL THAT Piece and Parcel of property consisting of Land bearing Khasra No. 96/03 admeasuring about 1.76 Hectares as per Sale Deed (1.89 Hectares as per 7'12 Extract), Land Revenue (Jama) Rs. 3.50, Occupant Class 1 (Bhoghwat Dar Warg – I – Bhumiswami rights) of Mouza : Pendhri (Rithi), Patwari Halka No. 6 within the limits of Gram Panchayat Pendhri, Situated at Village : Pendhri, Tahsil : Hingna, District : Nagpur together with all easementary rights appurtenant and belonging thereto & bounded as under :-

ON THE EAST - Khasra No. 99/3 & 99/4
ON THE WEST - Khasra No. 69 & 100
ON THE NORTH - Road & thereafter remaining land of Khasra No. 96
ON THE SOUTH - Canel

Shashikant B. Toal
ADVOCATE

Enclosure: Receipt bearing GRN No. MH005711978202021E dated 16/10/2020

CHALLAN

MTR Form Number-6

GRN	MH005711978202021E	BARCODE		Date	16/10/2020-19:06:21	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	HGN_HINGNA SUB REGISTRAR	Full Name	Shashikant Toal
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 0 2
		Remarks (If Any)	Khasra No. 96/03 Mauja Pendri Rithi Tahasil Hingna District Nagpur
		Amount In Words	Three Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020101678416	CKO1491276
Cheque/DD No.		Bank Date	RBI Date	16/10/2020-19:24:10	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9822231456

Department ID :

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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