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

Mb.9822936551
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Ashwin R. Patil
ADVOCATE

TITLE REPORT

AND

NON ENCUMBRANCE CERTIFICATE

TO WHOMSOEVER IT MAY CNCERN

Under instruction from my client **M/s GAAIMS DEVELOPERS,** A Partnership Firm, having its Office at Nagpur, (Income Tax PAN – AAUFG6525A) and acting through its Partners **(1) MR. GAJANAN S/o KHUSHALRAO DATIR,** Resident of Plot No. 81-A, Behind J. P. English School, Ramana Maroti Nagar, Nagpur, Pin Code No. 440009, Tahsil and District – NAGPUR and **(2) MR. ANAND S/o KEWALRAMJI CHURAD,** Resident of Plot No. 196, New Subhedar Layout, Nagpur, Pin Code No. 440024, Tahsil and District - NAGPUR. I have investigated the title relating to the property comprising ALL THAT Piece and Parcel of land bearing **Khasra No. 67** of **Mouza – TAKALGHAT**, Patwari Halka No. 78, having an **area of 2.69 Hectares R.** (i.e. 26,900 Sq. Mtrs.), Rental Rs. 13.25/-, held in Occupancy Class-1 Rights, Khate No. 1574 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"AVANTI",** situated at Village - Takalghat, within the limits of the Grampanchayat Takalghat, in Tahsil – Hingna and District – NAGPUR and my findings are as under:

(1) THAT, M/s GAAIMS DEVELOPERS, acting through its Partners (1) Mr. Gajanan Khushalrao Datir and (2) Mr. Anand Kewalramji Churad is the absolute and full owner of the property comprising ALL THAT Piece and Parcel of land bearing **Khasra No. 67** of **Mouza – TAKALGHAT**, Patwari Halka No. 78, having an **area of 2.69 Hectares R.** (i.e. 26,900 Sq. Mtrs.), Rental Rs. 13.25/-, held in Occupancy Class-1 Rights, Khate No. 1574 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"AVANTI",** situated at Village - Takalghat, within the limits of the Grampanchayat Takalghat, in Tahsil – Hingna and District – NAGPUR (The property is more specifically described in the schedule Annexed herewith)

(2) The links in the chain of title have been property established. All the transactions have been duly verified from the relevant records of Registrar of Document.

(3) The 'Title History' of last 15 years from this date shows the following chain of transaction regarding the property described in schedule.

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(4) THAT, ALL THAT Piece and Parcel of land bearing Khasra No. 67 of Mouza – TAKALGHAT, P. H. No. 78, having area of 2.69 Hectares R. (i.e. 6.647 Acres), Rental Rs. 13.25/-, held in Bhogwatdar Class-I Rights, situated at Village – Bhansoli in Tahsil – Hingna and District - NAGPUR, Originally belonged to Mr. Shankar Bapu Bhoyar, as recorded Owner thereof being his separate property.

(5) THAT, the aforesaid Mr. Shankar Bapu Bhoyar left for heavenly abode on 22.05.2009 and consequent upon his demise/death, the aforesaid property devolved upon his widow namely Smt. Premila Shankar Bhoyar, two sons namely (1) Mr. Ambadas Shankar Bhoyar and (2) Mr. Sanjay Shankar Bhoyar and one married daughter namely Mrs. Manda Ramesh Raut, by way of succession being the only heirs of the deceased and the same is mutated in their joint names in all relevant records.

(6) THAT, the aforesaid Co-owner namely Smt. Premila Shankar Bhoyar left for heavenly abode on 16.05.2015 and consequent upon her death/demise, her undivided share in the aforesaid property devolved upon her two sons namely (1) Mr. Ambadas Shankar Bhoyar and (2) Mr. Sanjay Shankar Bhoyar and one married daughter namely Mrs. Manda Ramesh Raut, by way of succession being the only heirs of the deceased. As a result therefore the aforesaid (1) Mr. Ambadas Shankar Bhoyar, (2) Mr. Sanjay Shankar Bhoyar and (3) Mrs. Manda Ramesh Raut jointly have becomes absolute Owner of the said property (each having 0.89667 Hectare R.) and the same is mutated in their joint names in all relevant records.

(7) THAT the aforesaid Mrs. Manda Ramesh Raut lateron relinquished all her rights, title and interest (i.e. admeasuring 0.89667 Hectare R.) in the aforesaid property bearing Khasra No. 67 in favour of Mr. Ambadas Shankar Bhoyar, by a Deed of Released/Relinquishment Dated 19.03.2016, which is registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Registered Serial No. 1357/2016 on 23.03.2016 and the same is accordingly mutated in his name in all relevant records. As a result therefore the aforesaid Mr. Ambadas Shankar Bhoyar has became an exclusive absolute and full Owner of the land admeasuring 1.79334 Hectare R. and aforesaid Mr. Sanjay Shankar Bhoyar has became full Owner of the land admeasuring 0.89667 Hectare R. out of aforesaid entire property with heritable and transferable rights therein.

(8) THAT, the aforesaid Co-owner Mr. Sanjay Shankar Bhoyar left for heavenly abode on 10.09.2016 and consequent upon his death/demise, his undivided share in the aforesaid property devolved upon his widow namely Smt. Tejaswini Sanjay Bhoyar by way of succession being the only heirs of the deceased.

(9) THAT the aforesaid Smt. Tejaswini Sanjay Bhoyar lateron relinquished all her rights, title and interest (i.e. admeasuring 0.89667 Hectare R.) in the aforesaid property bearing Khasra No. 67 in favour of Mr. Ambadas Shankar Bhoyar, by a Deed of Released/Relinquishment Dated 01.03.2019, which is registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Registered Serial No. 1431/2019 on 01.03.2019 and the same is accordingly mutated in his name in all relevant records. As a result

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therefore the aforesaid Mr. Ambadas Shankar Bhoyar has become an exclusive absolute and full Owner of the aforesaid entire property with heritable and transferable rights therein.

(10) THAT, the aforesaid Mr. Ambadas Shankar Bhoyar lateron transferred the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 67 of Mouza – TAKALGHAT, P.H. No. 78, having an area of 2.69 Hectares R., Rental Rs. 13.25/-, held in Occupancy Class-1 Rights, Khate No. 1534, situated at Village – Bhansoli in Tahsil – Hingna and District – NAGPUR, by way of Sale to M/s GAAIMS DEVELOPERS, acting through its Partners (1) Mr. Gajanan Khushalrao Datir and (2) Mr. Anand Kewalramji Churad, by a Sale Deed Dated 10.02.202, which is registered in the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Sr. No. 803/2020 on 10.02.2020. As a result therefore the said M/s GAAIMS DEVELOPERS, acting through its Partners (1) Mr. Gajanan Khushalrao Datir and (2) Mr. Anand Kewalramji Churad has now become an exclusive, absolute and full owner of the said property bearing Khasra No. 67 having an area of 2.69 Hectares R. of Mozua – Takalghat with heritable and transferable rights therein and the same is also mutated in its name in all relevant records and also mutated in 7/12 Extract.

(11) THAT, the aforesaid M/s GAAIMS DEVELOPERS, acting through its Partners (1) Mr. Gajanan Khushalrao Datir and (2) Mr. Anand Kewalramji Churad lateron decided to develop the said Piece of land bearing Khasra No. 67 into a Residential Layout by carving out various Plots of different sizes therein. And accordingly it has prepared a layout of the said land by carving out various plots of different sizes therein and to be known and styled as **"AVANTI"** and the said layout is finally sanctioned and approved and recommended for Non Agriculture purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter No. E.E./NMRDA/1846 Dated 01.03.2019.

(12) THAT, in pursuance of the aforesaid finally sanctioned and approved layout, the aforesaid entire land bearing Khasra No. 67 of Mouza – TAKALGHAT, P.S.K. 72, having total area of 2.69 Hectares R. is converted for Non Agricultural (Residential) Use by the Tahsildar, Hingna, vide his Order Dated 27.08.2020 passed in Revenue Case No. 52/NAP-34/2019-20 of Mouza – Takalghat.

(13) THAT in pursuance of the aforesaid Non Agricultural Order and finally sanctioned and approved layout and also provision under Section 42A of the Maharashtra Land Revenue Code, 1966, the Tahsildar, Hingna has granted Sanad/Annexure B to the aforesaid property bearing Khasra No. 67 on 27.08.2020 under the Revenue Case No. 52/NAP-34/2019-20.

(14) 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, Hingna and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owner M/s GAAIMS DEVELOPERS, acting through its Partners

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(1) Mr. Gajanan Khushalrao Datir and (2) Mr. Anand Kewalramji Churad thereof holds good, valid and marketable title thereto.

(15) THAT naturally therefore any prospective buyer who desires to purchase the Plot of land shall also acquire equally good, valid and marketable title thereto on obtaining conversion of the said land into Non-Agriculture (Residential) Use from Competent Authority, final sanctioned map, a release letter from NMRDA and thereafter proper and duly Registered Sale Deed from the present Owner M/s GAAIMS DEVELOPERS, acting through its Partners (1) Mr. Gajanan Khushalrao Datir and (2) Mr. Anand Kewalramji Churad.

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

(17) I have taken the search from Records of Registrar's office for last 13 years by paying the necessary search fee Vide Challan GRN No. MH005191997202021E Dated 06.10.2020 in the office of Joint Sub-Registrar, Hingna.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing **Khasra No. 67** of **Mouza – TAKALGHAT**, Patwari Halka No. 78, having an **area of 2.69 Hectares R.** (i.e. 26,900 Sq. Mtrs.), Rental Rs. 13.25/-, held in Occupancy Class-1 Rights, Khate No. 1574 TOGETHERWITH a Layout proposed to be carved out on the said land to be known and styled as **"AVANTI",** situated at Village - Takalghat, within the limits of the Grampanchayat Takalghat, in Tahsil – Hingna and District – NAGPUR and bounded as under :-

ON THE EAST	-	BY KHASRA NO. 70,
ON THE WEST	-	BY PANDHAN,
ON THE NORTH	-	BY KHASRA NO. 66,
ON THE SOUTH	-	BY KHASRA NOS. 68 & 69.

Nagpur.
Dated : 06.10.2020

(Ashwin Patil)
Advocate

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

CHALLAN
MTR Form Number-6

MH005191997202021E	BARCODE	Date 06/10/2020-11:06:47	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**	Adv Ashwin Patil
Location	NAGPUR		
Year	2020-2021 From 01/04/2020 To 31/03/2021	**Flat/Block No. Premises/Building**	54
Account Head Details	**Amount In Rs.**	**Road/Street**	Sawarkar Nagar
0030072201 SEARCH FEE	325.00	**Area/Locality Town/City/District**	Nagpur
		PIN	4 4 0 0 1 5
		Remarks (If Any)	Years 2008 to 2020 Kh.No. 67 Mouza TAKALGHAT Tahsil Hingna and District NAGPUR
Total	325.00	**Amount In Words**	Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020100684348	IK0ASUZZY1
Cheque/DD No.		Bank Date	RBI Date	06/10/2020-11:24:07	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. : 9822936551

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.

Print Date 06-10-2020 11:07:50