

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

Ashwin R. Patil
ADVOCATE

Mb.9822936551

TITLE VERIFICATION AND SEARCH REPORT

Under instruction from my client (1) MR. VYANKATESH S/o TRIMBAKRAO KUNAWAR, Resident of Rachna Galaxy, Sixth Floor, Plot No. 10, Shivaji Nagar, Nagpur, Pin Code No. 440010, Tahsil and District – NAGPUR and (2) MR. KAMAL S/o RAMESH MOHTA, Resident of Bungalow No. 2, Nelson Square, Chhindwada Road, Nagpur, Pin Code No. 440012, Tahsil and District – NAGPUR, I have investigated the title relating to the property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 125/3/4/5/1 of Mouza – JAMTHA, Patwari Halka No. 42, having an area of 1.92 Hectare R., Rental Rs. 3.50/-, held in Occupancy Class-1 Rights, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as "JAMTHA KLASSIC", situated at Village – Jamtha, within the limits of the Grampanchayat Jamtha, in Tahsil – Nagpur (Rural) and District – NAGPUR and my findings are as under :-

(1) THAT, (1) Mr. Vyankatesh Trimbakrao Kunawar and (2) Mr. Kamal Ramesh Mohta are the absolute and full joint owners of the property comprising ALL THAT Piece and Parcel of land bearing Khasra No. 125/3/4/5/1 of Mouza – JAMTHA, Patwari Halka No. 42, having an area of 1.92 Hectare R., Rental Rs. 3.50/-, held in Occupancy Class-1 Rights, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as "JAMTHA KLASSIC", situated at Village – Jamtha, within the limits of the Grampanchayat Jamtha, in Tahsil – Nagpur (Rural) and District – NAGPUR (The property is more specifically described in the schedule Annexed herewith)

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

(3) The 'Title History' of last 13 years from this date shows the following chain of transaction regarding the property described in schedule.

(4) THAT, ALL THAT Piece and Parcel of land bearing Khasra/Survey No. 125/3, having an area of 1.01 Hectares, Rental Rs. 2.00/- held in Bhogwatdar Class-1 Rights of Mouza - JAMTHA, P.S.K. 42 and including all other easementary rights appurtenant and belonging thereto, situated at Village – Jamtha, within the limits of the Grampanchayat Jamtha in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to M/s Orient Transport Company acting through its Partners (1) Mr. Rakesh Kundanlal Ahuja and (2) Mr. Viresh Kundanlal Ahuja, having purchased the same by it from Mr. Ananda Tarun Kumar Bose, by a Sale Deed Dated 18.01.1986, which is duly registered in the Office of Joint Sub Registrar, Nagpur-11 in Addl. Book No. 1 at Registered Sr. No. 1782(P) on 22.02.1986 and the same is mutated in its name in all relevant records.


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(5) THAT, the said M/s Orient Transport Company acting through its Partners (1) Mr. Rakesh Kundanlal Ahuja and (2) Mr. Viresh Kundanlal Ahuja lateron transferred the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey No. 125/3, having an area of 1.01 Hectares, Rental Rs. 2.00/- held in Bhogwatdar Class-1 Rights of Mouza - JAMTHA, P.S.K. 42 and including all other easementary rights appurtenant and belonging thereto, situated at Village - Jamtha, within the limits of the Grampanchayat Jamtha in Tahsil - Nagpur (Rural) and District - NAGPUR, by way of Sale to (1) Mr. Satyanarayan Chhotelal Agrawal and (2) Smt. Dolly Viresh Ahuja, by a Sale Deed Dated 14.10.2005, which is duly registered in the Office of Joint Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 2770/2005 on 14.10.2005. In this Sale Deed, the land admeasuring 0.90 Hectare comprising Southern Portion out of the entire land admeasuring 1.01 Hectares owned by Mr. Satyanarayan Chhotelal Agrawal and the land admeasuring 0.11 Hectare comprising Northern Portion out of the entire land admeasuring 1.01 Hectares owned by Smt. Dolly Viresh Ahuja and the same is accordingly mutated in their names in all relevant records.

(6) THAT, in the like manner ALL THAT Piece and Parcel of land bearing Khasra/Survey No. 125/4, having an area of 1.21 Hectares, Rental Rs. 2.40/- held in Bhogwatdar Class-1 Rights of Mouza - JAMTHA, P.S.K. 42 and including all other easementary rights appurtenant and belonging thereto, situated at Village - Jamtha, within the limits of the Grampanchayat Jamtha in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to M/s Bhilai Mining and Transport Company acting through its Partners (1) Mr. Rakesh Kundanlal Ahuja and (2) Mr. Viresh Kundanlal Ahuja, having purchased the same by it from Mr. Ananda Tarun Kumar Bose, by a Sale Deed Dated 16.01.1986, which is duly registered in the Office of Joint Sub Registrar, Nagpur-11 in Addl. Book No. 1 at Registered Sr. No. 1781(P) on 22.02.1986 and the same is mutated in its name in all relevant records.

(7) THAT, the said M/s Bhilai Mining and Transport Company acting through its Partners (1) Mr. Rakesh Kundanlal Ahuja and (2) Mr. Viresh Kundanlal Ahuja lateron transferred the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey No. 125/4, having an area of 1.21 Hectares, Rental Rs. 2.40/- held in Bhogwatdar Class-1 Rights of Mouza - JAMTHA, P.S.K. 42 and including all other easementary rights appurtenant and belonging thereto, situated at Village - Jamtha, within the limits of the Grampanchayat Jamtha in Tahsil - Nagpur (Rural) and District - NAGPUR, by way of Sale to (1) Mr. Satyanarayan Chhotelal Agrawal and (2) Smt. Dolly Viresh Ahuja, by a Sale Deed Dated 14.10.2005, which is duly registered in the Office of Joint Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 2769/2005 on 14.10.2005. In this Sale Deed, the land admeasuring 0.36 Hectare comprising Southern Portion out of the entire land admeasuring 1.21 Hectares owned by Mr. Satyanarayan Chhotelal Agrawal and the land admeasuring 0.85 Hectare comprising Northern Portion out of the entire land admeasuring 1.21 Hectares owned by Smt. Dolly Viresh Ahuja and the same is accordingly mutated in their names in all relevant records.


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(8) THAT, in the like manner ALL THAT Piece and Parcel of land bearing Khasra/Survey No. 125/5, having an area of 1.62 Hectares, Rental Rs. 2.63/- held in Bhogwatdar Class-1 Rights of Mouza - JAMTHA, P.S.K. 42 and including all other easementary rights appurtenant and belonging thereto, situated at Village - Jamtha, within the limits of the Grampanchayat Jamtha in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to M/s Ashish Hotels Private Limited acting through its Directors (1) Mr. Rakesh Kundanlal Ahuja and (2) Mr. Viresh Kundanlal Ahuja, having purchased the same by it from Mr. Ananda Tarun Kumar Bose, by a Sale Deed Dated 16.01.1986, which is duly registered in the Office of Joint Sub Registrar, Nagpur-11 in Addl. Book No. 1 at Registered Sr. No. 1780(P) on 22.02.1986 and the same is mutated in its name in all relevant records.

(9) THAT, the said M/s Ashish Hotels Private Limited acting through its Directors (1) Mr. Rakesh Kundanlal Ahuja and (2) Mr. Viresh Kundanlal Ahuja lateron transferred the aforesaid property comprising ALL THAT Piece and Parcel of land bearing Khasra/Survey No. 125/5, having an area of 1.62 Hectares, Rental Rs. 2.63/- held in Bhogwatdar Class-1 Rights of Mouza - JAMTHA, P.S.K. 42 and including all other easementary rights appurtenant and belonging thereto, situated at Village - Jamtha, within the limits of the Grampanchayat Jamtha in Tahsil - Nagpur (Rural) and District - NAGPUR, by way of Sale to (1) Mr. Satyanarayan Chhotelal Agrawal and (2) Smt. Dolly Viresh Ahuja, by a Sale Deed Dated 14.10.2005, which is duly registered in the Office of Joint Sub Registrar, Nagpur-7 in Book No. 1 at Registered Sr. No. 2771/2005 on 14.10.2005. In this Sale Deed, the land admeasuring 0.66 Hectare comprising Southern Portion out of the entire land admeasuring 1.62 Hectares owned by Mr. Satyanarayan Chhotelal Agrawal and the land admeasuring 0.96 Hectare comprising Northern Portion out of the entire land admeasuring 1.62 Hectares owned by Smt. Dolly Viresh Ahuja and the same is accordingly mutated in their names in all relevant records.

(10) THAT, the aforesaid Smt. Dolly Viresh Ahuja lateron initiated necessary revenue proceedings to obtain a separate 7/12 extract only in her name to the exclusion of others. Accordingly the Deputy Collector, Land Revenue, Mouza Jamtha in Revenue Case No. 9114 Dated 25.10.2017 and Tahsildar, Nagpur (Rural) in Revenue Case No. 66/2017 vide its Order Dated 16.11.2017 rectified the 7/12 extract in terms of the Measurement Sheet and recorded the name of Smt. Dolly Viresh Ahuja alone and allotted Khasra No. 125/3/4/5/1 in favour of Smt. Dolly Viresh Ahuja. As a consequence thereof the aforesaid Smt. Dolly Viresh Ahuja has become the absolute owner of Khasra No. 125/3/4/5/1 of Mouza - Jamtha, P.S.K. 42, having an area of 1.92 Hectares, Rental Rs. 3.50/-, held in Bhogwatdar Class-1 Rights.

(11) THAT, the aforesaid Smt. Dolly Viresh Ahuja lateron transferred/sold the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 125/3/4/5/1, having a total area of 1.92 Hectares, Rental Rs. 3.50/- held in Bhogwatdar Class-1 Rights of Mouza - JAMTHA, P.S.K. 42 and including all other easementary rights appurtenant and belonging thereto, situated at Village Jamtha, Nagpur, within the limits of the Grampanchayat Jamtha in Tahsil - Nagpur (Rural) and District - NAGPUR, by way of Sale to (1) Mr. Vyankatesh Trimbakrao Kunawar and (2) Mr. Kamal


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Ramesh Mohita, by a Sale Deed dated 18.12.2017, which is registered at the Office of the Joint Sub Registrar, Nagpur-7 in Book No. 1 at Serial No. 9945/2017 on 18.12.2017. As a result therefore the said (1) Mr. Vyankatesh Trimbakrao Kunawar and (2) Mr. Kamal Ramesh Mohita, jointly have now become an exclusive, absolute and full Joint Owners of the aforesaid property bearing Khasra No. 125/3/4/5/1 having an area of 1.92 Hectares with heritable and transferable rights therein and the same is accordingly mutated in their joint names in all relevant records.

(12) THAT, the (1) Mr. Vyankatesh Trimbakrao Kunawar and (2) Mr. Kamal Ramesh Mohita, jointly lateron decided to develop the said land bearing Khasra No. 125/3/4/5/1 into a Residential Layout by carving out various Plots of different sizes therein. And accordingly they have prepared a layout of the said land by carving out various plots of different sizes therein and to be known and styled as "JAMTHA KLASSIC" 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/1293 Dated 16.01.2019.

(13) THAT, the aforesaid entire land bearing Khasra No. 125/3/4/5/1 of Mouza - JAMTHA, P.S.K. 42, having total-area of 1.92 Hectare R. out of which the land admeasuring 1.92 Hectare R. (i.e. 19200.00 SQ. Mtrs.) is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide his Order No. Prastutkar/Jiilhadhikari/Kavi-217/2019 Dated 11.02.2019 passed in Revenue Case No. 214/NAP-34/Mouza-Jamtha/2018-19.

(14) 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 Hon'ble Collector, Nagpur has granted Sanad/Annexure B to the aforesaid property bearing Khasra No. 125/3/4/5/1 on 11.02.2019 under the Revenue Case No. 214/NAP-34/Mouza-Jamtha/2018-19.

(15) THAT, the revised layout is tentatively sanctioned and approved on 06.11.2020 by the Hon'ble Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur and in pursuance of the Order issued by the Hon'ble Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur Dated 06.11.2020 and the said revised layout is tentatively sanctioned and approved and recommended for Demarcation purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter No. E.E./NMRDA/4733 Dated 12.11.2020

(16) 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 Rural and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owners (1) Mr. Vyankatesh Trimbakrao Kunawar and (2) Mr. Kamal Ramesh Mohita thereof holds good, valid and marketable title thereto.


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(17) 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 Owners (1) Mr. Vyankatesh Trimbakrao Kunawar and (2) Mr. Kamal Ramesh Mohta.

(18) 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.

(19) I have taken the search from Records of Registrar's office for last 13 years by paying the necessary search fee vide GRN Challan No. MH008010969202021E Dated 08.12.2020 in the office of Sub- Registrar Nagpur-7.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Khasra No. 125/3/4/5/1 of Mouza – JAMTHA, Patwari Halka No. 42, having an area of 1.92 Hectare R., Rental Rs. 3.50/-, held in Occupancy Class-1 Rights, TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as "JAMTHA KLASSIC", situated at Village - Jamtha, within the limits of the Grampanchayat Jamtha, in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :-

ON THE EAST	-	KHASRA NO. 123,
ON THE WEST	-	ROAD,
ON THE NORTH	-	KHASRA NO. 125/1K,
ON THE SOUTH	-	KHASRA NO. 125/3/4/5/2

Date : 08.12.2020

Place: Nagpur


(Ashwin R. Patil)
Advocate

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