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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. RAJ AND RAJ CONSTRUCTIONS,** A Partnership Firm having its office at Raj Commercial Complex, 2nd floor opp.Azra Restaurant, Chitnis Square, Mahal Nagpur, Pin Code No. 440032, Tahsil and District – NAGPUR, (Income Tax PAN AAOFR6096B) and acting through its Partners **(1) MRS. REHANA W/o. SAJJAD HUSAIN CHAKKIWALA,** Aged about 60 Years, Occupation - Business, (Aadhar No. **7835 8351 2249**) (Mobile No. 9970185752), Resident of Khadan, Behind Fawara Chowk, Nagpur, Pin Code No. 440002, Tahsil and District – NAGPUR and **(2) MRS. FATEMA W/o. MUFADDAL DURGWALA,** Aged about 42 Years, Occupation - Business, (Aadhar No. 5359 9688 8311) (Mobile No. 9326176070), Resident of Hasan Chember, Gandhibag, Nagpur, Pin Code No. 440002, Tahsil and District – NAGPUR. I have investigated the title relating to ALL THAT Piece and Parcel of land bearing **Plot No. 3,** out of the sanctioned layout, containing by admeasurements **4384.62 Sq. Mtrs. (i.e. 47196.05 Sq. Ft.),** being a portion of the entire land bearing **Khasra No. 44/1** of **Mouza - GOTALPANJARI**, Patwari Halka No. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village – Gotalpanjari, within the limits of the Grampanchayat Vela Harishchandra in Tahsil - Nagpur (Rural) and District - NAGPUR and my findings are as under :

(1) THAT, **M/s. RAJ AND RAJ CONSTRUCTIONS**, absolute owner of the property comprising ALL THAT Piece and Parcel of land bearing **Plot No. 3,** out of the sanctioned layout, containing by admeasurements **4384.62 Sq. Mtrs. (i.e. 47196.05 Sq. Ft.),** being a portion of the entire land bearing **Khasra No. 44/1** of **Mouza - GOTALPANJARI**, Patwari Halka No. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village – Gotalpanjari, within the limits of the Grampanchayat Vela Harishchandra 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 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.

(4) THAT the property comprising ALL THAT Piece and Parcel bearing Old Khasra No. 44/1 having an area of 4.88 Hectares, Rental Rs. 22.06 held in Bhogwatdar Class-1

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Rights of Mouza - GOTALPANJARI, Patwari Halka No. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village - Gotalpanjari, within the limits of the Grampanchayat Vela Harishchandra in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to Mr. Gulab S/o Gomaji Bhoyar as recorded Owner thereof.

(5) THAT the aforesaid Mr. Gulab Gomaji Bhoyar transferred/sold ALL THAT Piece and Parcel of land having an area of 1.018 Hectares being the Middle-East Portion of the entire land bearing Old Khasra No. 44/1 of Mouza - Gotalpanjari, Patwari Halka No. 38, having a total area of 4.88 Hectares, situated at Village - Gotalpanjari, within the limits of the Grampanchayat Vela Harishchandra in Tahsil - Nagpur (Rural) and District - NAGPUR by way of sale to (1) Mr. Vivek Ashok Pathak and (2) Mrs. Aboli Vivek Pathak, the Vendors hereinabove named jointly by a Sale Deed Dated 07-10-2005, which is duly registered in the Office of the Sub Registrar, Nagpur No. 7 in Book No. 1 at Registered Serial No. 2705 on even date. The said Sale Deed is duly signed by M/s. Abhinav Developers, a Registered Partnership Firm having its Office at Laxminagar, Nagpur in the capacity of Consentor.

(6) THAT the aforesaid Mr. Gulab Gomaji Bhoyar further in his turn sold/ transferred ALL THAT Piece and Parcel of land having an area of 2.051 Hectares being the Eastern Portion of the entire land bearing Old Khasra No. 44/1 of Mouza - Gotalpanjari, Patwari Halka No. 38, having a total area of 4.88 Hectares, situated at Village - Gotalpanjari, within the limits of the Grampanchayat Vela Harishchandra in Tahsil - Nagpur (Rural) and District - NAGPUR by way of sale to (1) Mr. Vivek Ashok Pathak and (2) Mrs. Aboli Vivek Pathak, the Vendors hereinabove named jointly by a Sale Deed Dated 07-10-2005, which is duly registered in the Office of the Sub Registrar, Nagpur No. 7 in Book No. 1 at Registered Serial No. 2704 on even date. The said Sale Deed is duly signed by M/s. Abhinav Developers, a Registered Partnership Firm having its Office at Laxminagar, Nagpur in the capacity of Consentor No.1 and one Shri Gajanan Gulab Bhoyar in the capacity of Consentor No. 2. As a result therefore the Vendors hereinabove named have now become the Joint/Co-owners of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records as also on 7/12 Extract.

(7) THAT the Vendors hereinabove named lateron jointly decided to develop the aforesaid Piece of land bearing New Khasra No. 44/1 having an area of 3.069 Hectares into a Residential Layout by carving out various Plots of different sizes therein.

(8) THAT accordingly they jointly prepared the Layout on the said New Khasra No. 44/1 by carving out various Plots of different sizes therein and the said layout was tentatively sanctioned and approved by the Chairman, Nagpur Improvement Trust, Nagpur, for Demarcation, vide his Order Dated 03-09-2012.

(9) THAT the Chairman, Nagpur Improvement Trust, Nagpur, Subsequently gave its Final Sanction to above mentioned Layout at Vendors' Kh,No.44/1, on Date 18-12-2012.

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(10) THAT the Collector Nagpur has permitted the Non Agricultural (Residential) Use for the aforementioned Land of Vendors at Kh. No.44/1, vide Order Dated 18-04-2013.

(11) THAT on Date 31-10-2013, The Nagpur Improvement Trust Executed A Development Agreement with the Vendors mentioned here-in-above.

(12) THAT the aforesaid Owners Lateron, on Date 01-08-2016, submitted application for Sanction of a Revised Layout Plan at their same Land at New Kh.No.44/1, Mouza – Gotalpanjari and the said Revised layout, located within 200 Mtr. from 'Gaothan' and having Residential (R-2) usage Permissible Under Proposed Nagpur Metro Region Plan, was tentatively sanctioned and approved by the Chairman, Nagpur Improvement Trust, Nagpur, for Demarcation, vide his Order Dated 16-09-2016.

(13) THAT the Nagpur Improvement Trust gave Final Sanction to the Revised Layout and as per its Letter Dated 02-02-2017, Executed with the Vendors, a Corrigendum to Earlier Mentioned Development Agreement Dated 31-10-2013.

(14) THAT, with Reference to the Application of the Vendors Dated 30-01-2018, the Plot No. 3 in the Revised Final Sanctioned Layout, is Released by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide his Letter No. A.E-I (South)/NMRDA/19, Dated 14/05/2018. As per the said Release Letter Dated 14/05/2018, the area of the said Plot No. 3 is shown and declared as 4384.62 Sq. Mtrs.

(15) THAT the aforesaid (1) Mr. Vivek Ashok Pathak and (2) Mrs. Aboli Vivek Pathak lateron jointly transferred/sold the plot of land out of their aforesaid layout comprising ALL THAT Piece and Parcel of land bearing Plot No. 3, out of the sanctioned layout, containing by admeasurements 4384.62 Sq. Mtrs. (i.e. 47196.05 Sq. Ft.), being a portion of the entire land bearing Khasra No. 44/1 of Mouza - GOTALPANJARI, Patwari Halka No. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village – Gotalpanjari, within the limits of the Grampanchayat Vela Harishchandra in Tahsil - Nagpur (Rural) and District - NAGPUR, by way of Sale to M/s. RAJ AND RAJ CONSTRUCTIONS acting through its Partners (1) Mrs. Rehana Sajjad Husain Chakkiwala and (2) Mrs. Fatema Mufaddal Durgwala, by a Sale Deed Dated 29.06.2020, which is duly registered in the Office of the Joint Sub Registrar, Nagpur-Rural-10 in Book No. 1 at Sr. No. 4067/2020 on 29.06.2020. As a result therefore M/s. Raj and Raj Constructions, has now become the exclusive, absolute and full Owner of the said Plot No. 3 admeasuring 4384.62 Sq. Mtrs with heritable and transferable rights therein.

(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 and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owner M/s Raj and Raj Constructions, thereof holds good, valid and marketable title thereto.

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(17) THAT naturally therefore any prospective buyer who desires to purchase the the said Plot No. 3 shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly Registered Sale Deed from the present owner M/s Raj and Raj Constructions.

(18) 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.

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing **Plot No. 3,** out of the sanctioned layout, containing by admeasurements **4384.62 Sq. Mtrs. (i.e. 47196.05 Sq. Ft.),** being a portion of the entire land bearing **Khasra No. 44/1** of **Mouza - GOTALPANJARI**, Patwari Halka No. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village – Gotalpanjari, within the limits of the Grampanchayat Vela Harishchandra in Tahsil - Nagpur (Rural) and District - NAGPUR and bounded as under:-

ON THE EAST	-	PLOT NO. 2 & 12.00 MTRS. WIDE ROAD
ON THE WEST	-	KHASRA NO. 44/3 & 44/4
ON THE NORTH	-	KHASRA NO. 44/2
ON THE SOUTH	-	12.00 MTRS. WIDE ROAD

Nagpur.
Dated : 08-01-2021

Ashwin Patil
Advocate

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