

MH007905411202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
05 Dec 2020	Receipt	Receipt no.: 1111896629
Name of the Applicant : SANDEEP ANANT SHASTRI		
Details of property of which document has to be searched :		Dist : Nagpur Village : Hingana Ta. sa kra. 49 S.No/CTS No/G.No. : 136
Period of search :		From : 2008 To : 2020
Received Fee :		325
The above mentioned Search fee has been credited to government vide GRN no : MH007905411202021E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/verify/frmSearchChallanWithoutReg.php'		





SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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TITLE VERIFICATION REPORT

Under instructions and authority from our client **M/s DND INFRASTRUCTURE**, a Partnership Firm, having its Office at Shivaji Chowk, Hingna-441110, Tahsil and District - NAGPUR, Income Tax PAN **AAPFD7847M** and acting through its Partners (1) SHRI. DARWIN S/o RAMDAS GAUTAM, Resident of Flat No. 104, Uttara Residency, Ward No. 17, Jageshwar Puri, Hingna-441110, Tahsil - Hingna and District - NAGPUR, (2) SHRI. NAVIN alias NAVINKUMAR S/o SHYAMSUNDER MINIYAR, Resident of 1225, Ward No. 6, Suraj Nagar, Hingna-441110, Tahsil - Hingna and District - NAGPUR AND (3) SHRI. DEEPAK S/o PANDHARINATH KHADE, Resident of 42, North Ambazari Road, Gandhi Nagar, Nagpur-440010, Tahsil and District - NAGPUR, we have investigated the title relating to the property comprising ALL THAT Piece and Parcel of Land bearing Amalgamated **Plot No. 7 & 24** out of the layout of Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari, containing by admeasurements **808.724 Sq. Mtrs.** (i.e. 8705.10 Sq. Fts.) being a part/portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 136 of **MOUZA - HINGNA, P.S.K. 49**, Rental Rs. 166 Yearly, Khate No. 3196 and including all other easementary rights appurtenant and belonging thereto, bearing Nagar Panchayat Property No. 2923/7 (old 7824), situated at Shanti Niketan Ekata Society Layout, Hingna, within the limits of Nagar Panchayat Hingna, Ward No. 18 in Tahsil - Hingna and District - NAGPUR and our findings are as under :-

(1) THAT the property comprising ALL THAT Piece and Parcel of Land bearing Plot No. 7 out of the layout of Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari, containing by admeasurements 464.51 Sq. Mtrs. (i.e. 5000 Sq. Fts.) being a part/portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 136 of MOUZA - HINGNA, P.S.K. 49 and including all other easementary rights appurtenant and belonging thereto, situated at Shanti Niketan Ekata Society Layout, Hingna, within the limits of Gram Panchayat Hingna, in Tahsil - Hingna and District - NAGPUR, originally belonged to Shri. Navinkumar Shyamsunder Miniyar, having purchased the same by him from Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari, by a Sale Deed Dated 28-06-2006, which is registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Serial No. HGN/3870/2006 on 30-06-2006 and the same is accordingly recorded in the Revenue Records.

Limited, Wanadongari, containing by admeasurements 369.28 Sq. Mtrs. (i.e. 3975 Sq. Fts.) being a part/portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 136 of MOUZA – HINGNA, P.S.K. 49 and including all other easementary rights appurtenant and belonging thereto, situated at Shanti Niketan Ekata Society Layout, Hingna, within the limits of Gram Panchayat Hingna, in Tahsil – Hingna and District – NAGPUR, originally belonged to Mrs. Sonal Navinkumar Miniyaar, having purchased the same by her from Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari, by a Sale Deed Dated 30-11-2011, which is registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Serial No. HGN/6212/2012 on 02-12-2012 and the same is accordingly recorded in the Revenue Records. It is pertinent to note that by an Agreement to Sell dated 12-06-2007, the said Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari has agreed to sell the aforesaid plot of land infavour of Mrs. Sonal Navinkumar Miniyaar, the said Agreement is registered registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Serial No. HGN/62123542/2012 on even date.

(3) THAT the aforesaid land bearing Survey / Khasra / Gut No. 136 of MOUZA – HINGNA, P.S.K. 49, alongwith Survey No. 138 & 139 of the said Mouza having total area of 3.28 Hectares are converted for Non-Agricultural (Residential) Use by the Collector, Nagpur vide its Order No. Prastut/Collector/Kavi-766/2004 Dated 27-02-2004 passed in Revenue Case No. 140/NAP-34/2003-2004

(4) THAT in pursuance of section 52 (K) of Maharashtra Regional and Town Planning Act, 1966, the Planning Officer and Chief Executive Officer, Nagar Panchayat, Hingna vide its Order No. NPA/1206/2018 Dated 07-09-2018 has regularized the said Plot No. 7 upon the several terms and condition contained therein. In the like manner the said Planning Officer and Chief Executive Officer, Nagar Panchayat, Hingna vide its Order No. NPA/1207/2018 Dated 07-09-2018 has regularized the said Plot No. 24 upon the several terms and condition contained therein.

(5) THAT the aforesaid Shri. Navinkumar Shyamsunder Miniyaar and Mrs. Sonal Navinkumar Miniyaar jointly later on transferred/sold their respective property comprising ALL THOSE Pieces and Parcels of land bearing Plot Nos. 7 and 24 out of the layout of Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari, containing by admeasurements 464.51 Sq. Mtrs. (as per Release Letter area of 447.158 Sq. Mtrs.) and 369.28 Sq. Mtrs. (as per Release Letter area of 361.566 Sq. Mtrs.) respectively thus total admeasurements 808.724 being a part or portion of the entire land bearing Survey / Khasra / Gut No. 136 of MOUZA – HINGNA, P.S.K. 29, and all other easementary rights appurtenant and belonging thereto, bearing Nagar Panchayat Property No. 2923/7 and 2922/24, situated at Shanti Niketan Eikata Society Layout, Hingna, within the limits of Nagar Panchayat Hingna, in Tahsil – Hingna and District – NAGPUR, by way of Sale to M/s DND Infrastructure, by a Sale Deed dated 28-03-2019, which is registered at the office of the Joint Sub- Registrar, Hingna in Book No. 1, at Serial No. HGN/2030/2019 on even date. As a result therefore the

exclusive, absolute and full Owner with heritable and transferable rights therein and the same is accordingly recorded in the Revenue Record vide Ferfar Entry No. 6007.

(6) THAT, the aforesaid M/s DND Infrastructure has applied for amalgamation of the said Plot Nos. 7 and 24 in single unit to the Chief Executive Officer, Nagar Panchayat, Hingna and considering its request, the Chief Executive Officer, Nagar Panchayat, Hingna has amalgamated the aforesaid Plot No. 7 and 24 in single unit vide Letter No. NPH/636/2019 Dated 30-04-2019 upon the several terms and conditions contained therein and declared the area of the said Amalgamated Plot No. 7 & 24 is 808.724 Sq. Mtrs.

(7) THAT, the aforesaid M/s DND Infrastructure later on decided to develop the said Amalgamated Plot No. 7 & 24 into a COMMERCIAL cum RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various Shops/Offices/Commercial spaces and self contained separate Apartments therein. And accordingly the Grantor has prepared the Plan of a Multistoried Building proposed to be constructed on the said Amalgamated Plot No. 7 & 24 and to be known and styled as "DND HEIGHTS" and the same is sanctioned and approved by the Chief Executive Officer, Nagar Panchayat, Hingna, vide its Building Permit No. NPH/ 611/2020 Dated 06-03-2020.

(8) THAT, the aforesaid entire property comprising Amalgamated Plot No. 7 & 24 Togethewith the Multistoried Buildings proposed to be constructed thereon and to be known and styled as "DND HEIGHTS" is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration on 19-11-2020 and the same is also registered at the Office of the Sub Registrar, Hingna in Book No. 1 at Serial No. HGN-6347/2020 on even date.

(9) THAT, for the purpose of verification of title, the following documents relating to the property comprising ALL THAT Piece and Parcel of land bearing Plot No. 6 (SIX), out of the sanctioned layout, containing by admeasurements 3026.266 Square Meters, being a portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 334/1 of MOUZA – WANADONGARI, P.S.K. 46, TOGETHERWITH the Multistoried Buildings proposed to be constructed thereon and to be known and styled as "CASA LOTUS", situated at Village - Wanadongari, within the limits of the Grampanchayat - Wanadongari in Tahsil – Hingna and District – NAGPUR are provided to us :-

- (i) Copy of Sale Deed Dated 28-06-2006 bearing Registration No. HGN-3870/2006.
- (ii) Copy of Deed Dated 30-11-2011, bearing Registration No. HGN-6212/2012
- (iii) Copy of N.A. Order for Survey / Khasra / Gut No. 136 of MOUZA – HINGNA dated 27-02-2004 of the Collector, Nagpur.
- (iv) Copy of Release Letters of Plot Nos. 7 and 24 of Planning Authority and Chief Executive Officer, Nagar Panchayat, Hingna both dated 07-09-2018.
- (v) Copy of Building Permit and Sanctioned Map of "DND HEIGHTS" dated 06-03-2020.
- (vi) Copy of Deed of Declaration Dated 19-11-2020 bearing Registration No. HGN-

(10) THAT, all these aforesaid documents are produced before us are photocopies. It is necessary to verify Original copies in the custody of aforesaid present land Owners. In the Like manner it is further necessary to obtain an Affidavit from the aforesaid Owners that they have not executed any unregistered Deed or document whereby their ownership rights are affected, diluted or a third party interest is created.

(11) THAT, we have verified all the relevant index entries from online data made available by the Authority for the period of last 13 (THIRTEEN) Years i.e. from 2008 to 2020 by depositing necessary Search Fees in the Office of the Joint District Registrar, Pune Urban, through e-challan vide General Receipt No. 1111896629 Dated 05-12-2020, only those available out of the torn and disarrange index and found that there is no adverse entry is recorded at the Office of Sub-Registrar, Nagpur and Hingna over the said property and therefore the aforesaid present Owner namely M/s DND Infrastructure thereof hold a good, valid and marketable title relating to the said property and are fully entitled to develop the said property into a Residential-cum-Commercial Estate and also to deal in respect of the Built-up spaces with the prospective purchasers.

(12) THAT, links in the title history of last 13 (Thirteen) years of chain of title have been properly established. All the transactions which have taken place at Hingna/Nagpur have been duly verified from the relevant records of the Registrar, Revenue Department etc. at Hingna/Nagpur. We have taken search of records of Registrar's Office from inspection Book No. (I) and day books, which were kept & maintained by the office and made available to us and other relevant records.

(13) While searching the records, it was found that some record was mutilated and torn form. Some Index was not available at Hingna Office, some was incomplete and disorganized lot of jurisdictional changes have taken place during different periods in Registrar Offices. It is informed by the officials that in Sub-Registrar Nagpur/Hingna indexes are not compiled since couple of years. It is also informed that recent Indexes are not sort out and compiled mouzawise, some indexes are even yet not printed out in the Office Hingna/Nagpur.

(14) In alternative only entry of the registration of the documents can be verified from the Token register/day book. As per procedure adopted in the Office of the Sub-Registrar, Hingna/Nagpur only name of the Purchaser is noted and so also the name of Vendor and details of property is noted in the Token Register/Day book. In Nagpur District Encumbrance Certificate is not issued by the Sub-Registrar Offices. In view of abovementioned reasons, unavailable records, concurrent jurisdiction of the Sub-Registrar Office, it is necessary to obtain an affidavit sworn by the present Owner in respect to the title, non encumbrances and non execution of any type of the document/mentioning no transaction of any kind has taken place in respect of the property at any of the Sub-Registrar Offices or any other place till this date etc.

(15) THAT, during our online search we did not come across any adverse entry recorded relating to the aforesaid property and consequentially therefore the aforesaid present Owner namely M/s DND Infrastructure hold a good, valid marketable title in respect of their aforesaid property.

(16) THAT In view of getting clarity as regards non execution of any unregistered documents/mentioning no transaction of any kind has taken place in respect of the aforesaid property at any of the Sub-Registrar Offices or any other place till this date, an affidavit from the Owner/present recorded Owner be obtained.

(17) THAT, with the result we are of the opinion that the aforesaid Owner M/s DND Infrastructure can very well execute various Agreements to Sell and Sale Deeds relating to the various independent units/apartments/shops/offices out of the aforesaid entire Project known and styled as "DND HEIGHTS", in favour of the prospective Purchasers/Buyers.

(18) THAT, naturally therefore any prospective buyer/purchaser who desires to purchase a Built-up premises in the Scheme/Complex proposed to be constructed on ALL THAT Piece and Parcel of Land bearing Amalgamated Plot No. 7 & 24 out of the layout of Shanti Niketan Ekata Co-operative Housing Society Limited, Wanadongari, containing by admeasurements 808.724 Sq. Mtrs. (i.e. 8705.10 Sq. Fts.) being a part/portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 136 of MOUZA – HINGNA, P.S.K. 49; Rental Rs. 166 Yearly, Khate No. 3196 TOGETHERWITH the Multistoried Building proposed to be constructed thereon and to be known and styled as "DND HEIGHTS", bearing Nagar Panchayat Property No. 2923/7 (old 7824), situated at Shanti Niketan Ekata Society Layout, Hingna, within the limits of Nagar Panchayat Hingna, Ward No. 18 in Tahsil – Hingna and District – NAGPUR 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 DND Infrastructure.

(19) THAT, it is needless to mention here that on obtaining such Sale Deed, the prospective purchaser/buyer can very well mortgage her/his/their/its property to any Financial Institution by way of security for the repayment of housing loan, if any advanced to her/him/them/it.

Hence this report.

Dated : 16-12-2020




SANDEEP SHASTRI
ADVOCATE