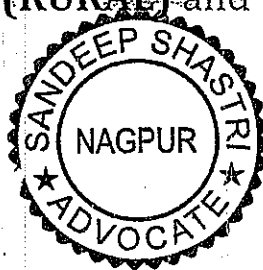


TITLE REPORT

**Reservation for Amenity Space admeasuring
4829.96 Sq. Mtrs. and D.P. Road widening admeasuring
439.95 Sq. Mtrs. in the layout on Land bearing Kh. No. 91 of
MOUZA - PANJARI (Farm), P.H. No. 42,
Tahsil NAGPUR (RURAL) and District - NAGPUR.**



SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II
265-A, South Ambazari Road,
Bajaj Nagar,
Nagpur - 440 010
Phone : +91 712 2248268, 2226778
Email : shastriassociates@gmail.com

TITLE SEARCH REPORT

Search Report No. 007/2020

Dated : 29/10/2020

Reference : NMRDA Letter No. कार्य. अभि. (ता.म.प्र.वि.प्रा.)/४५७२ दिनांक १६/१०/२०२०

Mouza : PANJRI(FARM) Tahsil : Nagpur (Rural) District : Nagpur

Name of the entity seeking
opinion

NAGPUR METROPOLITAN REGION DEVELOPMENT
AUTHORITY, Station Road, Nagpur - 440 001

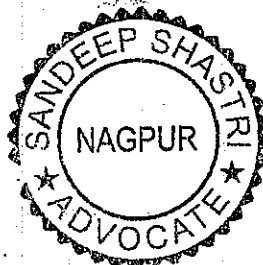
Name of the Land Owner

SHRI. PANKAJ CHANDRAKANT WAGHMARE,
Resident of Apartment No. 201, Plot No. 7, Parijat
Hights Apartments, Gandhi Nagar, Hill Road, Nagpur-
440010

Legal Scrutiny Report in respect of : Amenity Space admeasuring 4829.96 Sq. Mtrs.
and D.P. Road widening admeasuring 439.95 Sq. Mtrs. in the layout on Land bearing
Kh. No. 91 of MOUZA - PANJARI (Farm), P.H. No. 42, Tahsil NAGPUR (RURAL) and
District - NAGPUR.

(1) DESCRIPTION OF THE PROPERTY:

ALL THAT Piece and parcel of Land being the AMENITY SPACE PLOT, containing by
admeasurement 4829.96 Sq. Mtrs. out of the layout prepared on Khasra/Survey/Gut
No. 91 of Mouza - Panjri (Bu)/Farm, P.H. No. 42, including all other easementary
rights appurtenant and belonging thereto, situated at Village - Panjri (Bu)/ Farm, and
Nagpur Metropolitan Region Development Authority in Tahsil - Nagpur (Rural) and
District - NAGPUR.



BOUNDARIES: (Entire Land of Kh. No. 91)

ON THE EAST	-	BY OPEN LAND,
ON THE WEST	-	BY 24.00 MTRS. D.P. ROAD,
ON THE NORTH	-	BY SURVEY/KHASRA/GUT NO. 90,
ON THE SOUTH	-	BY SURVEY/KHASRA/GUT NO. 91.

(2) LIST OF DOCUMENTS PERUSED /SCRUTINISED :

That, for the purpose of verification of title the following documents relating to the said property are provided to us :-

- (i) 7/12 Extract, Namuna 8-A, Patwari Nakasha.
- (ii) Adhikar Abhilekh Panji.
- (iii) Ferfar Entry for Ferfar No. 87, 1886, 2060, 2081, 3166, 3197,
- (iv) Sale Deed dated 12-06-2006 Registration No. 2155 executed by Shri. Narayan Bajirao Amle & 3 Others in favour of Shri. Prashant Wasade.
- (v) Deed of Correction dated 11-10-2006 Registration No. 5010 executed by Shri. Narayan Bajirao Amle & 3 Others in favour of Vendant Realtors through its Partner Shri. Prashant Wasade.
- (vi) Sale Deed dated 21-07-2020 Registration No. 4885 executed by Shri. Narayan Bajirao Amle & 3 Others alongwith Vendant Realtors in favour of Shri. Pankaj Chandrakant Waghmare.
- (vii) Order dated 31-08-2020 passed by Tahsildar Nagpur Rural in Revenue Case No. 01/59-13/2019-2020 for deletion of Name of Occupant Tenant (Kul).
- (viii) Layout Map sanctioned by E.E.(NMRDA)/4131 dated 08-06-2020.
- (ix) Measurement Sheet "K" Prat
- (x) Certificate from Patwari -Change of Survey due to re-survey

(3) HISTORY OF TITLE:

ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 91 (Old Survey No. 50/5K) of MOUZA - PANJRI (FARM), having an area of 1.62 Hectares , Rental Rs. 6.69 Yearly, held in Occupancy Class - 1 Rights, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Panjri (Farm) in Tahsil - Nagpur (Rural) and District - NAGPUR, Originally belonged to Shri. Bajirao Ganpatrao Amale, as a recorded owner thereof being his separate property.

The aforesaid Shri. Bajirao Ganpatrao Amale left for heavenly abode on 21-04-1985 leaving behind him, his Widow Smt. Kisnabai Bajirao Amale, 3 sons namely Shri. Narayan Bajirao Amale, Shri. Moreshwar Bajirao Amale and Shri. Vinayak Bajirao



Amale and only daughter namely Smt. Jijabai Bhaurao Nagpure, as his only legal heirs, who inherited the said entire property by way of intestate succession.

The aforesaid Smt. Kisnabai Bajirao Amale left for heavenly abode on 07-12-2010 leaving behind her 3 sons namely Shri. Narayan Bajirao Amale, Shri. Moreshwar Bajirao Amale and Shri. Vinayak Bajirao Amale and only daughter namely Smt. Jijabai Bhaurao Nagpure, as her only legal heirs, who inherited her share in the said entire property by way of intestate succession.

During the course of time on account of Amalgamation and Reconstruction of Agricultural Lands in the Village Panjari (Bu)/Farm, in the Revenue Records the area of said land came to be recorded as 1.32 Hectares.

The aforesaid Shri. Narayan Bajirao Amale, Shri. Moreshwar Bajirao Amale, Shri. Vinayak Bajirao Amale and Smt. Jijabai Bhaurao Nagpure lateron transferred the ALL THAT Piece and parcel of land having an area of 1.32 Hectares bearing Survey / Khasra / Gut No. 91 of Mouza - Panjri (Farm) by way of Sale to Shri. Prashant Wasade, Partner of Vedant Realtors, A Partnership Firm, having its Office at Nagpur, by a Sale Deed Dated 12-06-2006, which is duly registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 2155 on even date. A Deed of Correction to the said Sale Deed is also executed thereby the mistake as regards names of Purchasers being the Partners of Vedant Realtors and the said Deed of Correction is duly registered in the Office of the Joint Sub-Registrar, Nagpur- Rural in Book No. 1 at Registration Serial No. 5010 on 11-10-2006.

In order to rectify the area of said Kh. No. 91 (Old No. 50/5K), the aforesaid Vedant Realtors, applied to the Sub-Divisional Officer, Nagpur (Gramin) for re-measurement of land and correction of area in Revenue records. The Sub-Divisional Officer, Nagpur (Gramin) vide his Order No. Mouza-Panjri/SV/SR-89/2015 Dated 23-04-2015, rectified the area of said Kh. No. 91 (Old No. 50/5K) as 1.62 Hectares instead of 1.32 Hectare. Thus the land owned by Vedant Realtors as per Sale Deed is 1.32 Hectare and remaining land admeasuring 0.30 Hectare was owned by Late Shri. Bajirao Ganpatrao Amale, since deceased by legal heirs.

The aforesaid Vedant Realtors and the aforesaid Shri. Narayan Bajirao Amale, Shri. Moreshwar Bajirao Amale, Shri. Vinayak Bajirao Amale and Smt. Jijabai Bhaurao Nagpure lateron jointly transferred the aforesaid entire property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 91 of MOUZA - PANJRI (FARM), having an area of 1.62 Hectares, Rental Rs. 6.69 Yearly,



held in Occupancy Class - 1 Rights, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Panjri (Farm) in Tahsil - Nagpur (Rural) and District - NAGPUR by way of Sale to Shri. Pankaj Chandrakant Waghmare, by a Sale Deed Dated 21-07-2020, which is duly registered Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 4885 on even date. The same is also accordingly mutated in his name vide Ferfar Entry No. 3197 Dated 02-09-2020.

(4) OCCUPANCY CLASS :

The Revenue record reveals that the said property is held in Occupancy Class 1 i.e. *Bhumiswami* Rights. The same is recorded in 7/12 extract vide Ferfar Entry No. 731 dated 18-09-2006.

(5) REMARKS ON 7/12 EXTRACT:

i) Ferfar Entry No. 87 dated 22-08-1988 towards recording the names of legal heirs of Late Shri Bajirao Ganpat Amale, who expired on 29-05-1985.

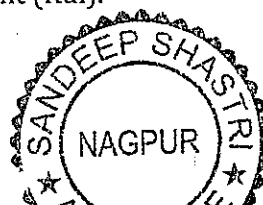
ii) Ferfar Entry No. 1886 dated 24-02-2014 towards recording said transaction by Shri. Narayan Bajirao Amale and others in favour of Vedant Realtors.

iii) Ferfar Entry No. 2060 dated 01-06-2015 towards correction of area in 7/12 extract and correction in Map as per Order of Deputy Superintend, land records, Nagpur Rural.

iv) Ferfar Entry No. 2081 dated 31-08-2015 towards recording the names of legal heirs of Late Shri Bajirao Ganpat Amale, for recording ownership in respect of 0.30 Hectares.

v) Ferfar Entry No. 3166 dated 31-07-2020 towards recording the sale transaction by Shri Narayan Bajirao Amale and others for 0.30 Hectares and Vedant Realtors for 1.32 Hectares in favour of Shri. Pankaj Chandrakant Waghmare.

vi) Ferfar Entry No. 3197 dated 02-09-2020 towards recording the order passed by Tahsildar Nagapur, Rural dated 31-08-2020 for deleting the name of Shri. Govinda Sakharam as Occupant Tenant (Kul).



(6) CHANGE IN REVENUE SURVEY NUMBER :

That, during the course of time Resurvey of the said Mouza – Panjari (Bu)/Farm was conducted and the property bearing Survey / Khasra / Gut No. 50/5K, having an area of 1.62 Hectares, Rental Rs. 6.69, held in Occupancy Class-2 Rights, Khate No. 95 held by then Owner namely Shri. Bajirao Ganpatrao Amale is now identified as Survey / Khasra / Gut No. 91, having an area of 1.62 Hectares, Rental Rs. 6.69 Yearly, held in Occupancy Class – 1 Rights, Khate No. 2211.

A Certificate in respect thereof is issued by the Patwari/Talathi on 03-09-2020.

(7) LAND USE UNDER DEVELOPMENT PLAN :

That, the State Government has in accordance with Sub-Section (1) of Section 31 of the Maharashtra Regional Town Planning Act. 1966 (Mah. XXXVII of 1966) accorded sanctioned to the draft development plan vide Notification No. TPS-2416/C.R.122 (A)/2016/SM/UD-9, Dt. 05/01/2018 and the aforesaid land bearing Survey / Khasra /Gut No. 91 of MOUZA – Panjari (Bu)/Farm fall in the South “B” Sector of the sanctioned development plan and earmarked for the use of “Residential” (R-3), High Tension Line 132 KV and 24 Mtrs Road widening.

(8) LAY-OUT APPROVAL :

The Executive Engineer-1 (Metro), Nagpur Metropolitan Region Development Authority has approved the tentative layout Plan of said land vide its Letter No. E.E./NMRDA/3033 Dated 16-12-2019.

(9) MEASUREMENT SHEET :

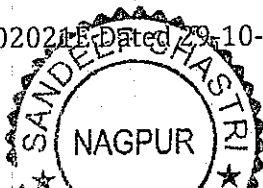
That, the measurement of aforesaid land bearing Survey / Khasra / Gut No. 91 was conducted by the Office of Deputy Superintendent, Land Records Nagpur Rural, vide its Mojani Mamla No. 1384/2020 dated 14-02-2020 and Measurement Sheet is issued by the said Authority.

(10) NON-AGRICULTURAL ORDER:

That, the aforesaid land of Khasra / Gat No. 91 of Mouza – Panjari (Bu)/Farm is NOT YET converted for Non Agricultural (Residential) Use.

(11) TITLE SEARCH :

THAT, we have taken online Search in respect of the aforesaid property for a period of 30 (Thirty) Years (i.e. from 1991 to 2020) by depositing necessary Search Fees with the Department of Registration vide GRN No. MH006305867202021E Dated 29-10-2020 and MH006307070202021E Dated 29-10-2020. The Original Challan Copy of



the same is enclosed herewith.

(12) PUBLIC NOTICE :

That, a Public Notice was issued by us in English daily Newspaper "THE HITAVADA" and Marathi daily Newspaper "TARUN BHARAT" on 10-10-2020 calling upon the public at large for raising objection, if any, in respect of the Ownership and entitlement of present Owner as well as intended transaction of transfer relating to said Property, however after issuance of said Public Notice no any Objection/claim was received from anybody within the stipulated time period.

(13) ENCUMBRANCES :

That, during our search we have not found any adverse entry recorded in respect of the said property at the office of Sub-Registrar affecting the ownership right relating to the property described in Clause (1) hereinabove.

We have verified from the records that the Revenue Authorities have taken mutation entry in the name of present Owner vide Ferfar Entry No. 4885 dated 21-07-2020 and thus the name of present Owner is duly recorded in the revenue records.

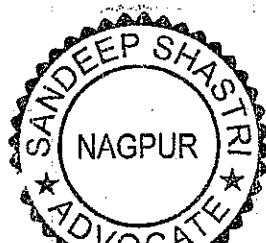
In view to get clarity as regards execution of any unregistered deed or document, Civil Litigation, whereby the ownership rights are affected, diluted or a third party interest is created in respect of the aforesaid property at any of the Sub-Registrar Offices or any other place till date, an affidavit in the prescribed format attached herewith should be obtained from the Owner.

(15) OTHER PROVISIONS:

i) **Constitution of the present Owner:** The present Owner is an Individual.

ii) **The enactment which is applicable to the property and affecting the title:** The said land is situated within the Nagpur Urban Agglomeration defined by the Urban Land (Ceiling and Regulation) Act, 1976 ("ULCRA"). As the said property is situated within the limits of the Nagpur Urban Agglomeration and the Urban Land (Ceiling and Regulation) Act, 1976 came into force w.e.f. 17-02-1976.

It appears that said land being in Agricultural zone, the then owner/s was/were not required to file their Statements/Returns Under Section 6(i) of the said Act before the Deputy Collector and Competent Authority, U.L.C., Nagpur. In view of repeal of ULCRA, the said Act is not applicable to the said Property.



iii) **Mutation in Records** : The name of Shri. Pankaj Chandrakant Waghmare as owner of land bearing Khasra / Gat No. 91 of Mouza – Panjari (Bu)/Farm having an area of 1.61 Hectare is recorded in the Revenue Record i.e. 7/12 extract.

iv) **Minors claim in Property** : It appears that there are No claims of Minors created for and in respect of said property.

v) **List of original / Certified copies of documents to be obtained** : A portion of the said land bearing Khasra / Gat No. 91 of Mouza – Panjari (Bu)/Farm is affected by the **Reservation for Amenity Space and D.P. Road widening** and thus said particular portion will be transferred to Nagpur Metropolitan Region Development Authority. Thus, remaining land shall continue to be owned and possessed by the land owner and therefore the certified/True copies of the Title document should be obtained from the said land owner.

- (i) Copy of 7/12 Extract, Namuna 8-A, Patwari Nakasha.
- (ii) Copy of Adhikar Abhilekh Panji.
- (iii) Copy of Ferfar Entry for Ferfar No. 87, 1886, 2060, 2081, 3166, 3197,
- (iv) Copy of Sale Deed dated 12-06-2006 Registration No. 2155 executed by Shri. Narayan Bajirao Amle & 3 Others in favour of Shri. Prashant Wasade.
- (v) Copy of Deed of Correction dated 11-10-2006 Registration No. 5010 executed by Shri. Narayan Bajirao Amle & 3 Others in favour of Vendant Realtors through its Partner Shri. Prashant Wasade.
- (vi) Copy of Sale Deed dated 21-07-2020 Registration No. 4885 executed by Shri. Narayan Bajirao Amle & 3 Others alongwith Vendant Realtors in favour of Shri. Pankaj Chandrakant Waghmare.
- (vii) Copy of Order dated 31-08-2020 passed by Tahsildar Nagpur Rural in Revenue Case No. 01/59-13/2019-2020 for deletion of Name of Occupant Tenant (Kul).
- (viii) Copy of Layout Map sanctioned by E.E.(NMRDA)/4131 dated 08-06-2020.
- (ix) Copy of Measurement Sheet "K" Prat
- (x) *Certificate from Patwari –Change of Survey due to re-survey.*

(16) OPINION:

Subject to the observations made in this report, and in the circumstances and for the reasons set-forth supra I am of the opinion and hereby certify that Shri. Pankaj Chandrakant Waghmare is owner of ALL THAT Piece and parcel of Land bearing Khasra/Survey/Gut No. 91 of Mouza – Panjari (Bu)/Farm, P.H. No. 42, including all other easementary rights appurtenant and belonging thereto, situated at Village –



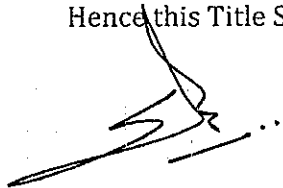
Panjari (Bu)/Farm, within the limits of the Grampanchayat – Panjari and Nagpur Metropolitan Region Development Authority in Tahsil – Nagpur (Rural) and District – NAGPUR.

The present Owner namely Shri. Pankaj Chandrakant Waghmare has a good, valid and marketable title in respect of the said property. It is needless to mention here that the said Shri. Pankaj Chandrakant Waghmare can very well transfer/convey the aforesaid property being the land Reserved for **Amenity Space** admeasuring **4829.96 Sq. Mtrs.** and **D.P. Road** widening admeasuring **439.95 Sq. Mtrs.** in favour of Nagpur Metropolitan Region Development Authority and the Transferable Development Rights (TDR) may be granted in lieu of the same.

Upon getting the said land Reserved for **Amenity Space** and **D.P. Road** widening in its favour, the Nagpur Metropolitan Region Development Authority shall become absolute Owner thereof with heritable and transferable rights therein.

The Documents provided to us are enclosed with this Report.

Hence this Title Search Report.



SANDEEP SHASTRI
Advocate

