VIVEK K. KOLTE

B.Com, LL.B.

ADVOCATE

55, "Gulmohar" Atrey
Layout Pratap Nagar
Nagpur-22
9822200828,
9823900828

TITLE VERIFICATION REPORT

It is observed that ALL THAT Piece and Parcel of land bearing Plot No. 129 in Dharampeth Expansion Scheme containing by admeasurement 7400 Sq. Ft. (OR 687.46 Sq. Mtrs.) (As per City Survey Records the area is 742.9 Sq. Mtrs.), Together with the existing Residential House standing thereon, bearing Corporation House No. 156, City Survey No. 394 and Sheet No. 33 of Mouza - AMBAZARI, situate at Pandit Taranekar Lane, Near Zenith Hospital, Shivaji Nagar, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 73 in Tahsil and District - NAGPUR, Originally belonged to Shri. Manindra Nath Mitra S/o Jatindra Nath Mitra, having been acquired the same by him from the Erstwhile Government for a term ending on 31-3-1975;

It is further observed that the said Shri. Manindra Nath Mitra S/o Jatindra Nath Mitra lateron constructed a Residential House on the said Plot No. 129, bearing Corporation House No. 156, City Survey No. 394 and Sheet No. 33 of Mouza – AMBAZARI in accordance with the Plan duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide his Building Permit No. CS/5609/744 Dated 26-5-1965; AND

It is further observed that on expiration of Original term of Lease the Governor of Maharashtra later on extended the term of Lease for a period commencing from 1-4-1975 and ending on 31-3-2005 by executing a Renewed Indenture of Lease regarding the said Plot of land in favour of Shri. Manindra Nath Mitra S/o Jatindra Nath Mitra;

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ADVOCATE & NOTARY
NAGPUR

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CHALLAN
MTR Form Number-6

GRN MH008925508202021E	BARCODE	Date 24/12/2020-08:52:00	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	NGP2_JT NAGPUR SUB REGISTRAR	Full Name	VIVEK KRISHNARAO KOLTE
Location	NAGPUR	Flat/Block No.	
Year	2020-2021 From 01/01/2008 To 24/12/2020	Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	4 4 0 0 2 2
		Remarks (If Any)	PLOT NO 129 CITY SURVEY NO. 394 SHEET 33MOUZA AMBAJHARI
		Amount In Words	Three Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	00040572020122495045 IK0AWLYCA0
Cheque/DD No.		Bank Date	RBI Date	24/12/2020-08:24:52 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. : 9823900828

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

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Print Date 24-12-2020 08:52:44

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It is further observed that the said Shri. Manindra Nath Mitra S/o Jatindra Nath Mitra breathed his last on 15-4-1986 and consequent upon his death/demise the aforesaid entire property devolved upon his 3 sons namely Shri. Sudhindra Nath Mitra, Shri. Dwijendra Nath Mitra and Shri. Samrendra Nath Mitra, by way of intestate succession, being the only legal heirs of the deceased;

It is further observed that the said Shri. Samrendra Nath Mitra S/o Late Shri. Manindra Nath Mitra lateron relinquished his Undivided 1/3rd share and interest in the said property in favour of his brother namely Shri. Sudhindra Nath Mitra S/o Late Shri. Manindra Nath Mitra, the Owner hereinabovenamed, by a Deed of Release Dated 28-1-2016, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1257 on 29-2-2016;

It is further observed that in the like manner the said Shri. Dwijendra Nath Mitra S/o Late Shri. Manindra Nath Mitra also relinquished his Undivided 1/3rd share and interest in the said property in favour of his brother namely Shri. Sudhindra Nath Mitra S/o Late Shri. Manindra Nath Mitra, the Owner hereinabovenamed, by a Deed of Release Dated 28-1-2016, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 1258 on 29-2-2016. As a result therefore the Shri. Sudhindra Nath Mitra S/o Late Shri. Manindra Nath Mitra, the Owner hereinabovenamed became an exclusive, absolute and full Owner of the said Plot No. 129 with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records; AND

It is observed that on expiration of Second term of Lease the Governor of Maharashtra lateron extended the same for a period commencing from 1-4-2005 and ending on 31-3-2035 by executing a Renewed Indenture of Lease regarding the said Plot of land in favour of the Owner on 30-6-2017, which is duly Registered in the Office of the Sub-Registrar, Nagpur-1 in Book No. 1 at Sr. No. 4099 on even date vide Revenue Case No. 11/NAA-48/2016-2017 of Mouza – AMBAZARI;

It is observed that the said Shri. Sudhindra Nath Mitra S/o Late Shri. Manindra Nath Mitra, the Owner has now decided to develop the aforesaid Plot No. 129 into a RESIDENTIAL ESTATE by constructing a Multistoreyed

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Building thereon consisting of various self-contained separate Apartments therein;

It is observed that, accordingly an Agreement for Development Dated 01.08.2019, the said Shri. Sudhindra Nath Mitra S/o Late Shri. Manindra Nath Mitra,owner entrusted the entire work of Development of the said Plot No. 129 to M/s Shree Home Makers through its Sole Proprietress Mrs Swati W/o Ashutosh Naik, upon the several terms and conditions contained therein and the said agreement of development is duly registered in the office of Sub-Registrar, Nagpur-4 at Sr. No. 5327 on 01.08.2019.

It is further observed that , later on Shri. Sudhindra Nath Mitra S/o Late Shri. Manindra Nath Mitra, executed the General power of attorney of on 01.08.2019 relating to the property comprising Plot No.129 in favour of MRS. SWATI W/o ASHUTOSH NAIK, sole Proprietress of M/S. SHREE HOME MAKERS, thereby giving all the development rights to the said attorney/confirming party and the same is duly registered in the Office of the Sub-Registrar Nagpur-4 at Registered Serial No. 5328 on 01.08.2019.

It is further observed that later on the said Shri. Sudhindra Nath Mitra S/o Late Shri. Manindra Nath Mitra, owner thereafter converted the aforesaid Nazul land into Malik Makbuja land thereby paying the cesses to the government of Maharashtra and accordingly the status of the aforesaid land is Malik Makbuja vide order passed by the 04/MRC-81/2019-2020 on 15.01.2020.

I therefore say and submits that the said Shri. Sudhindra Nath Mitra S/o Late Shri. Manindra Nath Mitra, is the owner in the capacity of Malik Makbuja plot and he have valid and marketable title to the aforesaid property and further had thereby entrusted the work of development of the aforesaid property to M/s Shree Home Makers.

Nagpur
Date:- 24.12.2020

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ADVOCATE

Challan receipt no. MH008925508202021E/2020

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