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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 AR AND S LAND DEVELOPERS,** A Partnership Firm, having its registered Office at Flat No. F-1, Shubhangi Enclave, EA-5, Sai Nagar, Omkar Nagar Square, Nagpur, Pin Code No. 440027, Tahsil and District – NAGPUR, having Income Tax PAN ABNFA1429K and acting through its Partners **(1) SHRI. PRAFULLA S/o MAHADEORAO WANKHEDE**, Resident of Flat No. F-1, Shubhangi Enclave, EA-5, Sai Nagar, Omkar Nagar Square, Nagpur, Pin Code No. 440024, Tahsil and District – NAGPUR; **(2) SHRI. BHOJRAJ S/o WASUDEORAO KORAMKAR**, Resident of 102, Lotus Vrundavan Garden, Khamla Road, Nagpur, Pin Code No. 440025, Tahsil and District – NAGPUR & **(3) SHRI. HIFZURREHMAN S/o ABDUL REHMAN SHEIKH**, Resident of 35, Avasti Nagar, Gorley Layout, Nagpur, Pin Code No. 440013, Tahsil and District – NAGPUR\. I have investigated the title relating to ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 149** having an area of 2.30 Hectares R., Rental Rs. 6.36/-, held in Occupancy Class – 1 Rights, Khate No. 23 of Mouza – KOTEWADA, Patwari Halka No. 72 situated at Village – Kotewada in Tahsil – Hingna and District – NAGPUR and my findings are as under :

(1) THAT, **M/s AR AND S LAND DEVELOPERS** is the absolute full owner of the property comprising ALL THAT Piece and Parcel of Agricultural land bearing **Khasra No. 149** having an area of 2.30 Hectares R., Rental Rs. 6.36/-, held in Occupancy Class – 1 Rights, Khate No. 23 of Mouza – KOTEWADA, Patwari Halka No. 72 situated at Village – Kotewada in Tahsil – Hingna 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, ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 149 having an area of 2.30 Hectares R., Rental Rs. 6.36/-, held in Occupancy Class – 1 Rights, Khate No. 23 of Mouza – KOTEWADA, Patwari Halka No. 72 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Kotewada in Tahsil –

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Hingna and District – NAGPUR, belongs to (1) Smt. Kusum Govindrao Ashtankar, (2) Shri. Narendra Govindrao Ashtankar, (3) Shri. Rajendra Govindrao Ashtankar, (4) Shri. Jayanta Govindrao Ashtankar, (5) Shri. Prashant Govindrao Ashtankar, (6) Shri. Parag Govindrao Ashtankar and (7) Mrs. Prabha Avinash Chichkhede, as recorded co-owners thereof, being their ancestral property.

(5) THAT, the aforesaid (1) Smt. Kusum Govindrao Ashtankar, (2) Shri. Narendra Govindrao Ashtankar, (3) Shri. Rajendra Govindrao Ashtankar, (4) Shri. Jayanta Govindrao Ashtankar, (5) Shri. Prashant Govindrao Ashtankar, (6) Shri. Parag Govindrao Ashtankar and (7) Mrs. Prabha Avinash Chichkhede lateron jointly transferred/sold their aforesaid property comprising ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 149 having an area of 2.30 Hectares R., Rental Rs. 6.36/-, held in Occupancy Class – 1 Rights, Khate No. 23 of Mouza – KOTEWADA, Patwari Halka No. 72 TOGETHERWITH all types of Trees, Shrubs, Passage, Right of Path Ways and all other easementary rights appurtenant and belonging thereto, situated at Village – Kotewada in Tahsil – Hingna and District – NAGPUR, by way of Sale to M/s AR and S Land Developers, by a Sale Deed Dated 26.04.2019, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 2480/2019 on 29.04.2019.

(6) THAT, the aforesaid M/s AR and S Land Developers lateron decided to develop the said Piece of land bearing Khasra No. 149 into a Residential Layout by carving out various Plots of different sizes therein. And accordingly it has prepared the Layout Plan of the said Khasra No. 149 by carving out various Plots of different sizes therein and the said layout is tentatively approved and recommended by the Deputy Director, Town Planning, Nagpur Metropolitan Region Development Authority, for Demarcation purpose.

(7) THAT, the aforesaid entire land bearing Khasra No. 149 is converted for Non Agricultural (Residential) Use by the Collector, Nagpur vide his Order No. Prastut/Collector/Kavi-58/2021 Dated 15-01-2021 passed in Revenue Case No. 120/NAP-34/2020-21 of Mouza – Kotewada.

(8) 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, Hingna and found that the aforesaid entire property is absolutely free from encumbrances off all kinds whatsoever and that the present Owner M/s AR and S Land Developers thereof holds good, valid and marketable title thereto.

(9) THAT naturally therefore any prospective buyer who desires to purchase the Plots proposed layout thereon 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 AR and S Land Developers.

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(10) 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 Agricultural land bearing **Khasra No. 149** having an area of 2.30 Hectares R., Rental Rs. 6.36/-, held in Occupancy Class – 1 Rights, Khate No. 23 of Mouza – KOTEWADA, Patwari Halka No. 72 TOGETHERWITH a Layout proposed to be carved on the said land to be known and styled as **"SAI NAGRI",** situated at Village – Kotewada in Tahsil – Hingna and District – NAGPUR and the said entire layout is bounded as under :-

ON THE EAST	-	NALLAH & PANDHAN ROAD,
ON THE WEST	-	KHASRA NO. 148 AND 138 (P),
ON THE NORTH	-	KHASRA NO. 138,
ON THE SOUTH	-	KHASRA NO. 150

Nagpur.
Dated : 27-01-2021

Ashwin Patil
Advocate

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