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To,
MahaRERA,
Nagpur.

TITLE SEARCH/VERIFICATION REPORT

SUBJECT: Title Clearance Certificate with respect to **Plot no. 7** admeasuring 237.36 Sq. Mtrs, bearing Survey no. **58/1/7** and **Plot 8** admeasuring 272.3748 Sq. Mtrs, bearing Survey no. **58/1/8**, out of Kh.No.58/1 total admeasuring 1.81 Hectors held as Occupant Class I, situated at Mouza Besa P.C.No.38, Tahsil and District Nagpur, (hereinafter referred to as: **"THE SAID PLOTS"** for the sake of brevity and convenience)..



1. My Client **M/s. Raj Buildcon**, a Partnership firm, having its office at **Besa, Nagpur**, through its Partners **Smt. Malan W/o Premraj Badole**, **Shri Sanjay S/o Gulabrao Banait** and **Shri Suraj S/o Manohar Kapartiwar**, has requested me to cause

Harshad Puranik

inspection of the registration records and revenue record of rights for the past 30 years i.e. from 1992 to 2021 in the offices of Sub-Registrar, Nagpur (Gramin) - 7 and 10 and scrutinize/examine the marketable title in respect of the property described in Para 2 herein below.

2. **DESCRIPTION OF PROPERTY:-**

ALL THAT PIECE AND PARCEL OF Non - Agricultural landed property bearing **Plot no. 7** admeasuring 237.36 Sq. Mtrs, bearing Survey no. **58/1/7**, out of Kh.No.58/1 total admeasuring 1.81 Hectors held as Occupant Class I, situated at Mouza Besa P.C.No.38, Tahsil and District Nagpur and the same is bounded as under:

ON THE EAST - Khasra Boundary

ON THE WEST - Road

ON THE NORTH - Plot no. 6

ON THE SOUTH - Plot no. 8

AND

ALL THAT PIECE AND PARCEL OF Non - Agricultural landed property bearing **Plot 8** admeasuring 272.3748 Sq. Mtrs, bearing Survey no. **58/1/7**, out of Kh.No.58/1 total admeasuring 1.81 Hectors held as Occupant Class I, situated at

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Mouza Besa P.C.No.38, Tahsil and District Nagpur and the same is bounded as under:

ON THE EAST - Khasra Boundary

ON THE WEST - Road

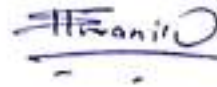
ON THE NORTH - Plot no. 7

ON THE SOUTH - Road

(Hereinafter jointly referred to as: **"THE SAID PLOTS OR THE SAID PROPERTIES"** for the sake of brevity and convenience)

3. **DESCRIPTION OF THE DOCUMENTS SCRUTINISED:**

- 
- a. Certified copy of 7/12 Extract of S.no. 58/1 in the name of Munvar Sultana Begum dated 28/06/21.
 - b. Certified copy of Ferfar Patrak bearing Ferfar no. 112 in the name of Dobi Nagar Co – Op. Soc. Ltd, Nagpur.
 - c. Certified copy of Ferfar Patrak bearing Ferfar no. 302 dated 20/01/2003 in the name of Javahar Gruh Nirman Sahakari Sanstha Ltd. Nagpur.
 - d. Certified copy of Ferfar Patrak bearing Ferfar no. 449 dated 29/03/2005 in the name of Kundan Nagar Co – Op. Hsg. Soc. Ltd, Nagpur.



- e. Digitally signed 7/12 Extracts of the said Plots bearing S. no. 58/1/7 and 58/1/8 dated 28/06/21 together with its relevant mutation entry no. 4105 and 4106 respectively.
- f. Copies of Gram Punchayet Tax receipts bearing Receipt no. 8025 dated 19/03/2021 for the year 2020-21 in respect of plot no. 7.
- g. Copies of Gram Punchayet Tax receipts bearing Receipt no. 8026 dated 19/03/2021 for the year 2020-21 in respect of plot no. 8.
- h. Copy of Release Letter issued by NMRDA, Nagpur in respect of Plot no. 7 dated 05/04/2017 bearing no. AE (m-1) 1292 (7).
- i. Copy of Release Letter issued by NMRDA, Nagpur in respect of Plot no. 8 dated 05/04/2017 bearing no. AE (m-1) 1292 (8).
- j. Copy of Sale deed bearing Reg. no. 7348 dated 19/12/2007.
- k. Copy of Sale deed bearing Reg. no. 1235 dated 02/02/2015.
- l. Copy of Sale deed bearing Reg. no. 4377 dated 11/08/2016.
- m. Copies of Sale deeds bearing Reg. nos. 9275 and 9276 dated 17/12/2020.



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n. Copies of Sale deed bearing Reg. nos. 4826 and 4827 dated 16/03/2021.

4. **BRIEF HISTORY AND FLOW/TRACING OF TITLE TO THE**

SAID PLOTS:

- a. As a result of the inspection of the documents produced and search conducted at the office of Sub - Registrar, It is noticed that the original Sr. no. 58 of Mouza - Besa, total admeasuring 8.07 HR. Are was owned by Munvar Sultana Begum.
- b. Further it is seen from the Mutation entry that Munvar Sultana Begum sold an area admeasuring 4.85 HR out of total 8.07 HR to Dobi Nagar Co - Op. Soc. Ltd, Nagpur through Manager vide 5 separate sale deeds whose name was recorded in the 7/12 extract vide mutation entry no. 112 dated 17/12/1992. The said field were then was renumbered as S.no. 58/1 admeasuring 3.22 HR in the name of Munvar Sultana Begum and Field S.no. 58/2 admeasuring 4.85 HR in the name of Dobi Nagar Co - Op. Soc. Ltd, Nagpur.
- c. It is further seen from the Mutation entry that Munvar Sultana Begum sold and area admeasuring 0.40 HR land out of S.no. 58/1 total admeasuring 3.22 HR to Kundan Nagar Co - Op. Hsg. Soc. Ltd, Nagpur and its name was



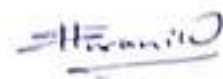
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duly mutated in 7/12 extract vide mutation entry no. 449 dated 29/03/2005.

d. It is further seen from the Mutation entry that the said Munvar Sultana Begum sold an area admeasuring 2.82 HR out of S.no. 58/1 total admeasuring 3.22 HR to Javahar Gruh Nirman Sahakari Sanstha Ltd. Nagpur through Secretary Shri Anil Shamnarayan Kosare vide 4 separate sale deeds in the following manner:

- i. Sale deed bearing no. 7230 dated 25/09/1991 for an area admeasuring 0.81 HR.
- ii. Sale deed bearing no. 7246 dated 25/09/1991 for an area admeasuring 0.81 HR.
- iii. Sale deed bearing no. 2100 dated 16/05/1994 for an area admeasuring 0.60 HR.
- iv. Sale deed bearing no. 2452 dated 09/06/1994 for an area admeasuring 0.60 HR.

e. Accordingly the said field S.no. 58/1 admeasuring 3.22 HR was duly mutated in the names of Javahar Gruh Nirman Sahakari Sanstha Ltd. Nagpur for an area admeasuring 2.82 HR vide mutation entry no. 302 dated 20/01/2003 and Kundan Nagar Co - Op. Hsg. Soc. Ltd, Nagpur for an area admeasuring 0.40 HR vide mutation entry no. 449 dated 29/03/2005.



- f. That thereafter it is seen that Javahar Gruh Nirman Sahakari Sanstha Ltd. Nagpur through Secretary Shri Anil Shamnarayan Kosare applied for and converted and area admeasuring 1.41 HR out of 2.82 HR land owned by it for Non - Agricultural (Residential) use vide order of the Collector Nagpur dated 16/02/2006 in Revenue case no. R.M.K. 352/NAP - 34/2005-06.
- g. It is further seen that Javahar Gruh Nirman Sahakari Sanstha Ltd. Nagpur through Secretary Shri Anil Shamnarayan Kosare later on carved out a residential layout having 32 Plots in the said NA land admeasuring 1.41 HR out of S. no. 58/1. The said layout was duly sanctioned by Town Planning and Valuation Department, Nagpur through Collector, Nagpur vide Case no. SSNG/1844 dated 03/04/2007. Upon sanction of Layout, the plots therein were demarcated and subdivisions were accorded in the Revenue record i.e. 7/12 extract.
- h. It is further seen that after carving out layout, the said society later on transferred the aforesaid two plots bearing no. 7 and 8 described in clause 2 hereinabove by way of sale to Shri Sunil Gayaprasad Mishra by way of Sale Deed dated 19/12/2007, which is duly registered in the office of



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the Joint Sub-Registrar, Nagpur Gramin No. 7, in Addl Book No.1, at Serial No. 7348/2007 on Same date.

- i. Later on it is seen that Shri Sunil Gayaprasad Mishra in turn transferred the aforesaid property by way of sale to 1) SHRI SWAPNIL RAMUJI WANKHEDE and 2) SAU. SHALINI RAMUJI WANKHEDE by way of Sale Deed dated 30/01/2015, which is duly registered in the office of the Joint Sub Registrar, Nagpur Gramin No. 7 at Serial No. 1235/2015 on dated 02/02/2015.
- j. Thereafter it is seen from the records that 1) SHRI SWAPNIL RAMUJI WANKHEDE and 2) SAU. SHALINI RAMUJI WANKHEDE lateron transferred the aforesaid two plots bearing no. 7 and 8 by way of sale to 1) SAU. REKHA ANIL KUMAR and 2) SHRI. ANIL RAMNARAYAN KUMAR by a Sale Deed which is duly registered in the office of the Joint Sub-Registrar, Nagpur Gramin No. 10 at Serial No. 4377/2016 on dated 11/08/2016.
- k. It is further seen from the documents scrutinised by be that the said purchasers namely 1) SAU. REKHA ANIL KUMAR and 2) SHRI. ANIL RAMNARAYAN KUMAR applied for and obtained release letters for both plot no. 7 and 8 from the competent authority i.e. NMRDA and the same were granted vide Release letters bearing nos. AE (m-1)



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1292 (7) and AE (m-1) 1292 (8) respectively dated 5/04/2017.

1. It further seen that after obtaining the release of the said plots 1) SAU. REKHA ANIL KUMAR 2) SHRI. ANIL RAMNARAYAN KUMAR transferred plot no. **7** admeasuring 237.36 Sq. Mtrs, bearing Survey no. **58/1/7** to 1) SHRI. YOGESHWAR ANANDRAO KOSARKAR, 2) SAU. NEETA YOGESHWAR KOSARKAR, 3) SHRI. BALVIR TULSHIDAS PATIL and 4) SAU. ASHWINI BALVIR PATIL jointly, by way of Sale Deed dated 14/12/2020, which is duly registered in the office of the Joint Sub Registrar, Nagpur Gramin No. 7, in at Serial No: 9275/2020 on 17/12/2020.

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- m. Similarly 1) SAU. REKHA ANIL KUMAR 2) SHRI. ANIL RAMNARAYAN KUMAR also transferred plot no. **8** admeasuring 272.3748 Sq. Mtrs, bearing Survey no. **58/1/8** to 1) SHRI. BALVIR TULSHIDAS PATIL and 2) SAU. ASHWINI BALVIR PATIL jointly, by way of Sale Deed dated 14/12/2020, which is duly registered in the office of the Joint Sub Registrar, Nagpur Gramin No. 7, in at Serial No: 9276/2020 on 17/12/2020.

- n. It is further noticed that 1) SHRI. YOGESHWAR ANANDRAO KOSARKAR, 2) SAU. NEETA YOGESHWAR KOSARKAR, 3) SHRI. BALVIR TULSHIDAS PATIL and 4)

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SAU. ASHWINI BALVIR PATIL jointly sold the said plot no. 7 purchased by them to **M/s. Raj Buildcon**, a Partnership firm, having its office at **Besa, Nagpur, through its Partners Smt. Malan W/o Premraj Badole, Shri Sanjay S/o Gulabrao Banait and Shri Suraj S/o Manohar Kapartiwar** by way of Registered Sale deed executed on 12/03/2021 and registered at Sr. no. 4827 on 16/03/21 before Sub - Registrar, Nagpur - 7.

- o. On the same date **M/s. Raj Buildcon**, a Partnership firm, having its office at **Besa, Nagpur, through its Partners Smt. Malan W/o Premraj Badole, Shri Sanjay S/o Gulabrao Banait and Shri Suraj S/o Manohar Kapartiwar** also purchased plot no. 8 admeasuring 272.3748 Sq. Mtrs from 1) SHRI. BALVIR TULSHIDAS PATIL and 2) SAU. ASHWINI BALVIR PATIL by way of Registered Sale deed executed on 12/03/2021 and registered at Sr. no. 4826 on 16/03/21 before Sub - Registrar, Nagpur - 7.

- p. It is seen that all the aforesaid sale transactions were duly reported and recorded with the Revenue authorities and the 7/12 extract were mutated according to the sales.



q. It is further seen from the documents produced before me that my client M/s Raj Buildcon has a valid title to the properties mentioned in clause 2 hereof.

5. SEARCH REPORT FOR 30 YEARS FROM 1992 TO 2021:

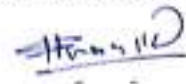
- a. On the scrutiny of the records made available to me for the search, through the registers of Index-II extracts pertaining to Kh. No. 58/1 of Mouza - Besa, Nagpur (Gramin) area at the office of Sub-Registrar, Nagpur - 10, since 1992 to till 2001, I have not come across any entry adverse showing the encumbrance over the captioned property.
- b. That the search from 2002 to 2021 is now available online and therefore I took online search and perused all entries in respect of both the plots bearing no. 7 and 8 in the Office of Sub registrar Sub-Registrar, Nagpur - 7 and 10 from 2002 to the year 2021, there also no adverse entry was found by me.

6. LITIGATIONS:

I have not come across any litigation in respect of the plot from the documents produced before me.

7. OPINION:

In view of the above observations, I am of the opinion that, the present owners of the captioned properties i.e. **M/s. Raj Buildcon**, a Partnership firm, having its office at **Besa, Nagpur**,



through its Partners Smt. Malan W/o Premraj Badole, Shri Sanjay S/o Gulabrao Banait and Shri Suraj S/o Manohar Kapartiwar is the true and lawful owner of the said Plots and its title is clear, marketable and without any encumbrance. However I suggest that an affidavit shall be obtained from the said owner to the effect that he has not subjected the said property to any kind of charge, lien, mortgage, sale agreement and have not created any kind of encumbrance over the said properties and that the same are in its physical possession and ownership till date and no one except it has any right whatsoever to the subject properties and that he holds all the original documents of title.

Hence this Title Verification Report and Title Clearance Certificate.

All documents returned herewith.

Nagpur

Dt. 08/07/2021



(Harshad S.Puranik)

Advocate

Enclosure :

1. Search Receipt bearing no.10639 dated 14/06/21 from the office of Sub Registrar, Nagpur-10.
2. Search Receipt bearing no.1112048977 dated 10/06/21.
3. Copy of GRAS Challan.

Hananil



MH002097206202122P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
10 Jun 2021	Receipt	Receipt no.: 1112048977
Name of the Applicant : harshad sanjay puranik		
Details of property of which document has to be searched :		Dist :Nagpur Village :Besa S.No/CTS No/G.No. : 58
Period of search :		From :2010 To :2021
Received Fee :		300
The above mentioned Search fee has been credited to government vide GRN no :MH002097206202122P		
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/views/frmSearchChallanWithoutReg.php '.		

slpt

274/0

Monday, 14 June 2021 7:03 PM

इतर पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 10639 दिनांक: 14/06/2021

गावाचे नाव:

दम्तऐवजाचा अनुक्रमांक: नगन(शा)-0-2021

दम्तऐवजाचा प्रकार :

मादर करणान्याचे नाव: अँड. हार्द पुराणिक

वर्णन शोध अर्ज क्र. 880/21 मौजा बेसा सर्व्हे क्र. 58/1 सन 1992 ते 2009

SEARCHFEE

रु. 450.00

एकूण:

रु. 450.00

1); देयकाचा प्रकार: eChallan रक्कम: रु.450/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002174829202122P दिनांक: 14/06/2021

बँकेचे नाव व पत्ता:


तह दुय्यम निबंधक, वग-२
नागपूर ग्रामीण क्र १० नागपूर



GRN	MH002097206202122P	BARCODE			Date	10/06/2021-21:43:02		Form ID								
Department Inspector General Of Registration					Payer Details											
Search Fee					TAX ID / TAN (If Any)											
Type of Payment Other Items					PAN No.(If Applicable)											
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		harshad sanjay puranik									
Location PUNE																
Year 2021-2022 One Time					Flat/Block No.											
Account Head Details				Amount In Rs.	Premises/Building											
0030072201 SEARCH FEE				300.00	Road/Street											
					Area/Locality											
					Town/City/District											
					PIN											
					Remarks (If Any)											
					Amount In		Three Hundred Rupees Only									
					Words											
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK											
Cheque-DD Details					Bank CIN		Ref. No.		10000502021061002792				5438017196135			
Cheque/DD No.					Bank Date		RBI Date		10/06/2021-21:43:28				Not Verified with RBI			
Name of Bank					Bank/Branch				SBIEPAY PAYMENT GATEWAY							
Name of Branch					Scroll No. , Date				Not Verified with Scroll							

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0001009957202122	10/06/2021-21:52:36	IGR002	300.00
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