

MH011106213202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
03 Jan 2022	Receipt	Receipt no.: 1112260254
	Name of the Applicant :	pushpa rajeev ranjan
	Details of property of which document has to be searched :	Dist :Nagpur Village :Borgaon S.No/CTS No/G.No. : 652
	Period of search :	From :2009 To :2021
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH011106213202122E		
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 '.		



Pushpalata Ranjan
Advocate

Office – 201 Sai Apartment,
6-Kasturba Housing Society,
Jaitala Road, Nagpur -440022
Phone: 9372668757
pushpa.ranjan@rediffmail.com

TITLE VERIFICATION AND SEARCH REPORT

Having being engaged for the purpose of verifying the title of M/S Rachana Developers, A partnership firm through its partners, in respect of the property described below, I have got verified and inspected the records at the Office of the Sub Registrar Nagpur for the last 2009 to 2021 with respect of Plot No. 2, being portion of Kh. No. 22/1-2,3/3, P.S.K.No. 8A of Mouza- Boregaon, City Survey No. 652, Sheet No. 1/30. On the basis of search taken at Sub Registrar office Nagpur and inspection of Documents placed before me I undersigned submit my report as under.

DESCRIPTION / SCHEDULE OF PROPERTY

All that Piece and Parcel of land bearing Plot No. 2, admeasuring about 2984.16 Sq. Mtrs.(NIT Regularised area),out of entire sanctioned layout, being portion of Kh. No. 22/1-2,3/3, P.S.K.No. 8A of Mouza- Boregaon, City Survey No. 652, Sheet No. 1/30, Plot bearing Corp. House No. 437/A/2, Ward No.62, situated at Boregaon, Tahsil & Dist.Nagpur and bounded as follows:

East : Plot No.1

West : Open Space A

North: 12 Mtr. Wide Road and Open Space B

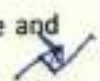
South: Land Area For future Development

TITLE REPORT

1. That, M/s Rachana Developers, A partnership firm having its office on 4th floor Lotus,WHC Road, Dharampeth, Nagpur -440010 have obtained title over the aforesaid described property of Plot No. 2, admeasuring about 2984.16 Sq. Mtrs.(NIT Regularised area),out of entire sanctioned layout, being portion of Kh. No. 22/1-2,3/3, P.S.K.No. 8A of Mouza- Boregaon, City Survey No. 652, Sheet No. 1/30, Plot bearing Corp. House No. 437/A/2, Ward No.62, situated at Boregaon, Tahsil & Dist. Nagpur by virtue of Sale Deed dated 18/2/2017 registered at Sr. No.899/2017 at the office of Sub registrar Nagpur 1 having purchased the same from Shri. Panchamurti Shikashan Santha ,Itwari Nagpur , the vendor Trust.


PUSHPALATA RANJAN
B.Sc.,L.L.B., (Advocate)
NAGPUR

2. The above property is out of all those piece and parcels of Agricultural lands bearing Khasra no. 22/1,22/2 and 22/3 having an area of 7.14 HR ,5.99 HR and 4.04 Hr respectively, thus total area of 17.17 Hr ,rental Rs.20/- yearly, held in occupancy class-2 rights of Mouza- Boregaon, P.S.K. 8A including all other easymentry rights appurtenant and belonging thereto, situated at Boregaon, Nagpur City, within the limit of Nagpur Municipal Corporation /Nagpur Improvement trust, Nagpur city in Tahsil and District Nagpur, originally belong to Sri. Marotrao Krishanrao Dumre and he was the recorded owner of the said property as per Jamabandi Records for the year 1954-55.
3. That the above said Sri. Marotrao Krishanrao Dumre left for heavenly abode on 7/6/1977 and consequent upon his demise, his aforesaid entire property devolved upon his widow Smt. Janabai Marotrao Dumre, only son Shri. Manohar Marotrao Dumre and two married daughters namely i. Mrs. Anusayabai @Malti Manohar Bujade and ii. Mrs. Shakuntala @Rekha Gajanan Gajapure jointly by way of intestate succession, being only legal heirs of the deceased.
4. The aforesaid legal heirs Smt. Janabai Marotrao Dumre, Shri. Manohar Marotrao Dumre, Mrs. Anusayabai@Malti Manohar Bujade and Mrs. Shakuntala @Rekha Gajanan Gajapure, later on by a Deed of partition dated 31/5/1978, partitioned their immovable properties including the above property, left by late Sri. Marotrao Krishanrao Dumre, in between them and in terms of which the aforesaid property comprising Khasra no. 22/1,22/2 and 22/3 having an area of 7.14 HR ,5.99 HR and 4.04 Hr respectively, thus total area of 17.17 Hr of Mouza- Boregaon, of Tahsil and District Nagpur was allotted to the exclusive share of Shri. Manohar Marotrao Dumre and his son Ramkrishan Manohar Dumre jointly absolutely forever with heritable and transferable rights therein and the said Partition Deed is duly registered at the office of the Joint Sub Registrar -2 Nagpur in Book No.1 at Sr. No. 843 on even date. That out of the lands of Kh.No. 22/1,22/2,22/3, the land of Kh.No. 22/2 was independently admeasuring 5.99 H.R. i.e. 14.80 Acre.
5. That the said Shri. Manohar Marotrao Dumre and Sri. Ramkrishan Mahonar Dumre , lateron in their term sold out the land admeasuring 4.00 Hr i.e. 10 Acre comprising the southern portion of the entire land bearing Khasra No. 22/2 having an area of 5.92 HR by way of Sale to the Shri Panchmurti Shikshan Sanstha Nagpur, vide Sale Deed, duly registered in the Office of Sub -Registrar, Nagpur-2 at Sr. No. 611 on dt. 10/4/1981. As a result therefore the said Shri Panchmurti Shikshan Sanstha Nagpur, has become an exclusive, absolute and


PUSHPALATA RANJAN
B.Sc., L.L.B. (Advocate)
NAGPUR.

full owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records as also on 7/12 abstract(as per Khasra No. 22/1,2,3/3).

6. That the said owner Shri Panchmurti Shikshan Sanstha Nagpur through its authorised trusty i.e. President , Secretary and Joint Secretary in its term sold out the land admeasuring 2.43 Hr i.e. 6.00 Acre on Northern portion out of the entire land owned by said society out of Khasra No. 22/1, 2 ,3/3 admeasuring total Area of 4.00 or 4.05 Hr to present owner/Developer M/S Ranchana Developers, a Partnership Firm through its partner vide Sale Deed duly registered in the Office of Sub Registrar Nagpur-1 at Sr.No. 899/2017 on dated 18/2/2017.
7. That the said Shri Panchmurti Shikshan Sanstha Nagpur is a Public Trust registered under The Bombay Public Trust Act 1950, vide Public Trust Registration No. F-742(N) and therefore for selling the above trust land, permission from the Charity Commissioner office, was required and the same has been obtained from Joint Charity Commissioner, Nagpur, vide its order Dtd. 14/2/2017, passed in Application No. 98/2016, regarding the permission of Sale of the above land out of Khasra No. 22/1,2,3/3 in favour of highest bidder M/s Rachna Developers, a Partnership firm through its Partner. Similarly Trust society vide its resolution dated 15/2/2017 resolve in respect of Sale of khasra No.22/1,2,3/3 part admeasuring 2.43 Hr and authorised its particular trustee i.e. President, Secretary, Joint Secretary there for.
8. That for the aforesaid land Occupancy Class-I status has been obtained Vide Sub -Divisional Officer(Nagpur City) order under Revenue Case bearing No. 12/LND-18/2015-16 Dated 17/6/2016.
9. That the said entire land of Khasra No. 22/1-2-3/3 of Mouza Boregaon Nagpur admeasuring 4.05HR purchased by M/S Ranchana Developers, a Partnership Firm through its partner, has been converted for Non-Agricultural use for residential purpose by order dated 17/3/2017, passed in revenue case no. 228/NAP-34/2016-17 by the Collector Nagpur. As per the said order, which is passed in accordance with the Town Planning Department of NIT Nagpur's order dated 3/2/2017 covers potable area admeasuring 17192.36 Sq. Mtrs.
10. The layout on the said property has been sanctioned by Asst. Director, Town Planning, Nagpur Improvement Trust, Nagpur vide letter no. ADTP/PL/4178 dated 4/5/2017 and the terms and conditions of the sanction are duly written down in Development agreement dated 4/5/2017 executed by NIT Nagpur, for the Development of the layout on the aforesaid land of 4.05 HR out of khasra


PUSHPALATA RANJAN
B.Sc., L.L.B. (Advocate)
NAGPUR.

No. 22/1, 2, 3/3 of Mouza: Boregaon, with the layout owner M/S Rachana Developers, a Partnership Firm through its partner.

11. That the Plot no.2, subject of this title search which is carved out of the above sanctioned layout, 2984.16 Sq. Mtrs. And this plot has been released along with other plots by Nagpur Improvement Trust Nagpur vide Release letter Nagpur Improvement Trust Nagpur bearing No. E.E. (West) 5074 dated 27/7/2017.
12. That the said Plot No.2 owner M/s Rachana Developers, A partnership Firm, through its partner, after becoming the owner of the above plot No.2, duly mutated its name in the records of rights such as City Survey vide ferfar No. 17147 dated 5/5/2017 and on records of NMC Nagpur. Revision of NMC Tax is under process and will be paid by the land owner M/s Rachana Developers, A partnership Firm, through its partner.
13. That the said Plot owner M/s Rachana Developers, A partnership Firm, through its partner has applied to Nagpur Improvement Trust Nagpur for grant of sanction to the building plan for the scheme construction on the said plot No.2, admeasuring 2984.16 Sq. Mtrs. And the Nagpur Improvement Trust Nagpur vide its building permits and map dated 31/12/2021 bearing permit no. B.E. (West) Case No. BUL-G 058/Tracking No. 2021070941/217 granted sanction to the multi-storied building construction to be carried on said plot no.2 .
14. The necessary permission for carrying out building construction on the above land has been obtained by Plot owner M/s Rachana Developers, A partnership Firm, through its partner from the Fire Department of NMC Nagpur vide NOC dated 12/11/2021 letter no. FES/088/CFO. Similarly permission for carrying out building construction on the above land has been obtained by Plot owner M/s Rachana Developers, A partnership Firm, through its partner from Airport Authority Of India vide NOC Certificate for Height Clearance dtd. 7/6/2021.
15. That, the links in the title history chain of title have been properly established. I have verified in the records of Sub Registrar, Nagpur pertaining to the property in question by paying necessary fees. That the receipt of original challan is enclosed herewith.
16. I have also examined the Original Title Deeds of M/S Rachana Developers, A partnership Firm, through its partner and in view of verification done by me I submit that the documents of title referred to are valid evidence of Right, title. That the indenture referred above have been executed and registered as per law and proper stamp duty, registration fees has been paid thereon. The said property appears to be free from all kind of encumbrances such as mortgage,


PUSHPALATA RANJAN
B.Sc., L.L.B. (MAY 2022)
NAGPUR.

sale, gift, etc. Revision of NMC Tax is under process and will be paid by the land owner.

17. M/S Rachana Developers is absolute owner and in possession of the property have full right and authority to develop the residential apartment scheme as per sanctions and to sell the same to prospective buyers and transfer the title of the Apartment sold after completion of the project and handing over of physical possession to the buyers.

18. On the basis of Documents produced before me and search taken in the office of Registrar Nagpur I do hereby certify that I have not found recorded in Index – II any document adversely affecting the title of M/S Rachana Developers, A partnership Firm, through its partner & the title of the property in question is absolute clear & marketable.

Date : 4/1/2022

Place: Nagpur


Signature of the Advocate

PUSHPALATA R. JAIN
B.Sc.L.L.B., (Advocate)
NAGPUR