S. S. Dwivedi B.A., L.L.B.
S. M. Khedkar B.Com., L.L.B.
V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 17/12/2022

ANNEXURE TO FORMAT A

TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have verified the titles of the entire sanctioned Plotable Lay Out Project Scheme known as "GOVERDHAN NAGARI – 1" to be developed on ALL THAT piece and parcel of land bearing Kh. Survey No. 100/2/A, admeasuring about 1.43.70 He. Aar Sq. Mtrs., Land Revenue Rs. 3.17 with Occupant Class - I Bhumiswami Rights, situated at Mauza : BIDGAON, P. H. No. 33, Tahsil: KAMPTEE, District : NAGPUR owned by M/S HARODE BUILDERS AND DEVELOPERS, a proprietary concern acting its sole proprietor SHRI ARUN S/O NAMDEORAO HARODE, {PAN : ABJPH8434P} {UID : 2655 9389 9877}, Resident of Plot No. 32, Netaji Nagar, Pardi, Nagpur – 440035. Our Findings are as under:

01. That, originally the said land bearing old Kh. No. 64/2-G, admeasuring about 1.53 Hec. Aar was owned by Shri Bapurao Bajirao Jamgade as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954-55.

02. That, said Shri Bapurao Bajirao Jamgade sold the said land bearing old Kh. No. 64/2-G, admeasuring about 1.53 Hec. Aar to Shri Fulchand Deorao Chakole by Sale Deed dt. 28.07.1987 registered with Joint Sub Registrar, Nagpur, City – 1 at Book No. 1, at Sr. No. 2749 dt. 29.07.1987 and the name of Shri Fulchand Deorao Chakole was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar Nol. 40 dt. 04.10.1988.

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03. That under the consolidation proceedings the said land bearing old Kh. No. 64/2-G, admeasuring about 1.53 Hec. Aar was renumbered as New Kh. No. 100/2, admeasuring about 1.53 H. R.

04. That, said Shri Fulchand Deorao Chakole further sold transferred the said land admeasuring about 1.53 H.R. to Shri Parag Narayanrao Shivankar by Sale Deed dt. 13.09.1994 registered with Sub Registrar, Nagpur – 11 at Book No. Add.1, Volume No. 954 at pages 150 to 162 at Sr. No. 7262 dt. 08.11.1994 and the name of Shri Parag Narayanrao Shivankar was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 94 dt. 07.06.1995.

05. That the Urban Development Department in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the area aforesaid and rescinds the Government Notification, Urban Development Department No. TPS/2413/451/CR231/UD-9 dt. 23.12.2014, by which the Nagpur Improvement Trust, Nagpur has been declared as a Development Area u/s 42A of the M. R. & T. P. Act and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.

06. That, the Urban Development Department Maharashtra Government, has also sanctioned the Development Plan on 05.01.2018 for the notified area and under the said sanctioned Development Plan, the portion of land admeasuring about 0.09.30 He. Aar Sq. Mtrs. was for road widening and the same was given New Kh. No. 100/2/B and the same was acquired by Nagpur Metropolitan Region Development Authority and the SELLER remained the owner of land admeasuring about 1.43.70 He. Aar Sq. Mtrs., which was renumbered as New Kh. No. 100/2/A.

07. That, Shri Parag Narayanrao Shivankar sold the said land bearing Kh. No. 100/2/A, admeasuring about 1.43.70 He. Aar Sq. Mtrs. to M/s Harode Builders And Developers, a proprietary concern acting its sole proprietor Shri Arun Namdeorao Harode, the OWNER/ DEVELOPER/ PROMOTER here-in by Sale Deed dt. 01.08.2022 registered with Sub Registrar, Kamptee at Book No. 1, at Sr. No. 3169 dt. 01.08.2022 and the name of M/s Harode Builders And Developers, is mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 1230 dt. 20.09.2022.

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08. That Nagpur Metropolitan Region Development Authority has sanctioned the residential Lay Out carved on the said land of Kh. No. 100/2/A, admeasuring about 1.43.70 Hectares i.e. 14370.00 Sq. Mtrs. vide Letter / Agreement dt. 11.04.2022 and the owner has obtained the Sanad / Order u/s 42 B of the Maharashtra Land Revenue Code, 1966 vide Order dt. 19.08.2022 in Rev. Case No. 318//NAP-34/MAUJA : BIDGAON/KAMPTEE/2021-22 for non agricultural user i.e. Residential purposes under the sanctioned Development Plan of Nagpur Region sanctioned by the Govt. on 05.01.2018.

09. We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are duly stamped in accordance with the Maharashtra (Bombay) Stamp Act, 1958 and necessary Registration Fees is/are paid under provisions of Indian Registration Act, 1908.

10. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property / Lay Out known as "GOVERDHAN NAGARI – 1" carved on land bearing Kh. Survey No. 100/2/A, admeasuring about 1.43.70 He. Aar Sq. Mtrs., Land Revenue Rs. 3.17 with Occupant Class - I Bhumiswami Rights, situated at Mauza : BIDGAON, P. H. No. 33, Tahsil: KAMPTEE, District : NAGPUR is now owned by M/S HARODE BUILDERS AND DEVELOPERS, through its sole proprietor SHRI ARUN S/O NAMDEORAO HARODE, as stated here-in-above.

The Title is Clear, marketable and free from all encumbrances.

(S.M. KHEDKAR)
ADVOCATE

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR