AJAY N. AKHAND
ADVOCATE

Plot No.153, Gokul - Ganga Apartment,
Jaihind Nagar, Mankapur, Nagpur-440030.
Mobile No. 9923030959,
Email:ajayakhand@gmail.com

Date :- 05/10/2022.

TITLE VERIFICATION REPORT

Having been engaged by **1. SAU. SHOBHA W/O. HEMANTRAO RAVEKAR 2. SHRI. HEMANT S/O. BHAURAOJI RAVEKAR,** and having their office at Plot No.105 and 106, Taj Krupa Hospital, Narmada Colony, Katol Road, Nagpur – 440013. I the undersigned have verified and inspected the available record of the office of the Joint Sub-Registrar, Nagpur – 1 in respect of All that piece and parcel of land bearing **Plot No. 90 B** containing by admeasurement **185.8060 Square Meter** (As per regularization by Nagpur Improvement Trust under 1900 Layout) and **Plot No. 91 B** containing by admeasurement **185.8060 Square Meter** (As per regularization by Nagpur Improvement Trust under 1900 Layout) totally admeasuring **371.612 Sq.Mtrs,** in the lay out of Sai Sevasharam Sahakari Gruahnirman Sanstha Ltd, Nagpur, being a portion of the entire land bearing **Khasra No. 267/1 of Mouja — Zingabi Takli, P.H.No. 11, City Survey No. 1019,** within the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, in Tahsil and District - Nagpur more particularly described in the schedule written hereunder, paid by Chalan No. MH008766717202223E dated 04/10/2022 for the period of 2010 to 2022. I have also verified various deed and documents produced before me and on the basis of the Title Verification and the records placed before me, I submit this Title verification report as under –

1. **PRESENT OWNERSHIP :-**

1. SAU. SHOBHA W/O. HEMANTRAO RAVEKAR 2. HEMANT BHAURAOJI RAVEKAR,

2. **HISTORY AND CHAIN OF TRANSFERS :-**

(i) That, Sau. Shobha Hemantrao Ravekar has purchased the All that piece and parcel of land bearing **Plot No. 90 B** containing by admeasurement **185.8060 Square Meter** (As per regularization by Nagpur Improvement Trust under 1900 Layout), in the lay out of Sai Sevasharam Sahakari Gruahnirman Sanstha Ltd, Nagpur, being a portion of the entire land bearing **Khasra No. 267/1 of Mouja — Zingabi Takli, P.H.No. 11, City Survey No. 1019,** within the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, in Tahsil and District – Nagpur from Smt. Pyaribegum @Shaba Kaji Vahabiddin by sale deed dated 26/06/1987, vide a registered document No.3191 (P), which has been registered before Sub-Registrar Office Nagpur No. 1.

NOTARY
GOVT. OF INDIA

(ii) That, plot No. 90 B, purchased by Smt. Pyaribegum @ Shaba Kaji Vahabiddin from Sai Sevasharam Sahakari Gruahnirman Sanstha Ltd, Nagpur, through vice president Shri. Narayanrao Laxmanroa Wanjale by sale deed dated 29/012/1983, vide a registered document No.6038 (P), which has been registered before Sub-Registrar Office Nagpur.

(iii) That, Shri. Hemant S/o. Bhauraoji Ravekar, has purchased the All that piece and parcel of land bearing **Plot No. 91 B** containing by admeasurement **185.8060 Square Meter** (As per regularization by Nagpur Improvement Trust under 1900 Layout), in the lay out of Sai Sevasharam Sahakari Gruahnirman Sanstha Ltd, Nagpur, being a portion of the entire land bearing **Khasra No. 267/1 of Mouja — Zingabi Takli, P.H.No. 11, City Survey No. 1019,** within the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, in Tahsil and District – Nagpur from Sai Sevasharam Sahakari Gruahnirman Sanstha Ltd, Nagpur, through vice president Shri. Narayanrao Laxmanroa Wanjale by sale deed dated 04/07/1987, vide a registered document No.2712 (P), which has been registered before Sub-Registrar Office Nagpur No. 2.

(iv) The said plot No. 90 B and 91 B, amlgated by Nagpur Improvement Trust, Nagpur vide its Letter E.A (U)/450 dated 24/03/2022.

3. <u>SALE DEED :-</u>

(i) It is seen that the Sau. Shobha w/o. Hemantrao Ravekar has purchased the All that piece and parcel of land bearing **Plot No. 90 B** containing by admeasurement **185.8060 Square Meter** (As per regularization by Nagpur Improvement Trust under 1900 Layout), in the lay out of Sai Sevasharam Sahakari Gruahnirman Sanstha Ltd, Nagpur, being a portion of the entire land bearing **Khasra No. 267/1 of Mouja — Zingabi Takli, P.H.No. 11, City Survey No. 1019,** within the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, in Tahsil and District – Nagpur from Smt. Pyaribegum @Shaba Kaji Vahabiddin by sale deed dated 26/06/1987, vide a registered document No.3191 (P), which has been registered before Sub-Registrar Office Nagpur No. 1.

(ii) It is seen that, Shri. Hemant S/o. Bhauraoji Ravekar, has purchased the All that piece and parcel of land bearing **Plot No. 91 B** containing by admeasurement **185.8060 Square Meter** (As per regularization by Nagpur Improvement Trust under 1900 Layout), in the lay out of Sai Sevasharam Sahakari Gruahnirman Sanstha Ltd, Nagpur, being a portion of the entire land bearing **Khasra No. 267/1 of Mouja — Zingabi Takli, P.H.No. 11, City Survey No. 1019,** within the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, in Tahsil and District – Nagpur from Sai Sevasharam Sahakari Gruahnirman Sanstha Ltd, Nagpur, through vice president Shri. Narayanrao Laxmanroa Wanjale by sale deed dated 04/07/1987, vide a registered document No.2712 (P), which has been registered before Sub-Registrar Office Nagpur No. 2.

NOTARY GOVT. OF INDIA

4. **SANCTION OF BUILDING PLAN :-**

(i) It appears from the record a building plan has also been sanctioned and approved by the Nagpur Improvement Trust, vide Building Plan/Permit No. B.E. (NORTH) Case No. 0022125450/Tracking No. 20220328892/847 Dated 27/09/2022.

5. **RIGHTS AND ENTITLEMENT OF PARTIES :-**

(i) In view of the said Sale deed, **1. SAU. SHOBHA W/O. HEMANTRAO RAVEKAR 2. SHRI. HEMANT S/O. BHAURAOJI RAVEKAR, are** owner and entitled to float a flat scheme and further to transfer the flats/apartments to any person or persons with rights relating to undivided variable proportionate share and interest in the said piece of land by way of sale.

(ii) **LEGAL OPINION AND FINDINGS**

(ii) On the basis of verification of relevant record and the documents produced before me & the statements of party, it is opined that the said present owner/s are of the said property and have rights to float flat scheme and to sell various apartments to individual desiring buyers subject to necessary permissions etc., of local authorities and other, if required.

(iii) There is no registration of any encumbrance over the above said plots in record of rights as such it appeared to be free from encumbrances, or any registered charge on the basis of documents produced before me.

(iv) The prospective buyer/s of the apartments will get clear, marketable and good title by execution & registration of valid and lawful conveyance deeds subject to such permissions of local authorities as may be required.

(v) The Sale Deed dated 26/07/1987 and 04/07/1983, referred above, the said **1. SAU. SHOBHA W/O. HEMANTRAO RAVEKAR 2. SHRI. HEMANT S/O. BHAURAOJI RAVEKAR,** and are owner, lawfully authorized and empowered to float the scheme and further to sell the Flats etc. with rights relating to undivided share in said land to any person or persons and further to receive consideration amount from prospective purchasers. The prospective purchasers will get good and marketable title subject to all clearances and NOC as may be required as per law.

Hence, this Report.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing **Plot No. 90 B** containing by admeasurement **185.8060 Square Meter** (As per regularization by Nagpur Improvement Trust under 1900 Layout) and **Plot No. 91 B** containing by admeasurement **185.8060 Square Meter** (As per regularization by Nagpur

NOTARY

Improvement Trust under 1900 Layout) totally admeasuring **371.612 Sq.Mtrs,** in the lay out of Sai Sevasharam Sahakari Gruahnirman Sanstha Ltd, Nagpur, being a portion of the entire land bearing **Khasra No. 267/1 of Mouja — Zingabi Takli, P.H.No. 11, City Survey No. 1019, Nagpur Municipal House No. 1190/B/90 and 1190/B/91** within the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, in Tahsil and District - Nagpur and same are jointly bounded as under :-

On the East	:	Plot No. 92 B,
On the West	:	Plot No.89 B,
On the North	:	Plot No. 85 B and 84 B,
On the South	:	Road,

NAGPUR.

DATE :- 05/10/2022.

AJAY N. AKHAND.

05/10/2022

Ajay N. Akhand
Advocate & Notary
(ADVOCATE)
Plot No. 1[illegible] Floor,
Gokul Ganga Apartm[illegible]ne Old
Kun[illegible]Hospital, Jaihi[illegible]agar,
M[illegible], Nagpur-440030 (M.S.)