RAVINDRA R. PALIWAL

ADVOCATE

Block No. 81, Rajat Plaza- I, First Floor, Opp. Union Bank of India, Near Vijay Taklies, Ghat Road, Nagpur -440030.

Ref:- Search Report/2022-2023/101 **Dated:- 30/09/2023**

FORMAT-A

(Circular No. 28/2021)

To,

MAHARERA

6th AND 7th Floor, Housefin Bhavan

Plot No. C-21, E-Block, Bandra Kurla Complex,

Bandra (E), Mumbai-400 051.

MAHARERA

Administrative Building No.1,

Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Subject: - Title clearance certificate with respect to All piece and parcel of land having admeasuring area of 0.87 Hectares bearing Khasra No. 112, Rental Rs. 6.5, Mauza: - YERLA. Patwari Saja No. 3, Class-1 Right., together with all trees, shrubs, passage, right of way, path ways, water course and all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur.

(Hereafter referred as the said "Plot/Land/Layout Land")

Respected Sir,

I Having been engaged by **Mr. Shashank S/o Omprakash Maheshwari, And Mrs. Pushpa W/o Motilal Paliwal,** Partner's of **M/s. RADHE-GOVIND INFRA (PAN No. ABFFR1416H), A Partnership Firm** duly registered with the **Registrar of Firm having**

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Reg. No. NG000007656 dated. 30, May,2022 having its Registered Office at Shop No.-3, Laxmi Sada Apartment, Chhatrapati Square, Near Sai Mandir, Wardha Road, Nagpur-440015., to inspect the search/ title in respect of "Said Property" i.e.**"Plot/Land/Layout Land"**.

1) **Description of the Property: -**

All piece and parcel of land having admeasuring area of 0.87 Hectares bearing Khasra No. 112, Rental Rs. 6.50, Mauza: - YERLA. Patwari Saja No. 3, Class-1 Right., together with all trees, shrubs, passage, right of way, path ways, water course and all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur.. and the Said Property is bounded as under:-

On the East	: -	Kh No. 111 & 109
On the South	: -	Kh. No. 113
On the West	: -	Kh. No. 116
On the North	: -	Kh. No. 117 & Nalah

2) **The documents of Ownership of Khasra No.112, Admeasuring Area 0.87 Hectares, Rental Rs. 6.50: -**

a) **7/12** extracted issued by Talathi, Nagpur Rural.

b) 8-A Namuna extracted issued by Talathi, Nagpur Rural.

c) **That** my client submitted extracted copy of Adhikar Abhilekh Panji dt.19/05/2022.,

d) **K-Prat Dt. 20/05/2022 Mojani Reg. No. 298**

e) Zone Certificate dt. 23/05/2022

f) Vyada Tax (Patwari Office) Receipt of Rs. 189.00 dt. 19/08/2022

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g) That the Khasra No.112, Admeasuring Area 0.87 Hectares, Rental Rs. 6.50, Mauza: - Yerla, Patwari Saja No. 3, by way of partitioned deed made on 03/11/2006 between Mr. Ramchandra Narayan Pathare and Mr. Janardan Narayan Pathare Registered as on dt.09/11/2006, which is duly registered before the office of Sub- Registrar, Nagpur-07, Nagpur at Sr No. NGP-6149 dt. 09/11/2006.,

h) That the previous owner of "said Property" i.e. Mr. Janardan Narayan Pathare mutated his name in 7/12 & 8-A Namuna on dated 30/05/2007 by Fer - Far No.548.

i) That the Mr. Janardan Narayan Pathare has taken Agricultural Loan of Rs. 50,000/- form Bank of India, Fetri Branch, Kalmeshar, Nagpur., And paid by Mr. Janardan Narayan Pathare on dated 07/06/2022., and has got the Bank No Due Certificate dt. 07/06/2022

j) Sale Deed in respect of Khasra No.112, Admeasuring Area 0.87 Hectares, Rental Rs. 6.50, Mauza: - Yerla, Patwari Saja No. 3, purchased by **M/s. RADHE-GOVIND INFRA, through its partners, 1) Mr. Shashank S/o Omprakash Maheshwari,** 2) **Mrs. Pushpa W/o Motilal Paliwal, from Mr. Janardan Narayan Pathare** by Registered Sale Deed dt.07/06/2022, which is duly registered before the office of Sub- Registrar, Nagpur (Rural)-10, Nagpur at Sr No. NGP(Rural)-3224-2022 dt. 07/06/2022.

k) That the as per the current record the above "said property" i.e. agricultural land is belong to **M/s. RADHE-GOVIND INFRA, through its partners, 1) Mr. Shashank S/o Omprakash Maheshwari,** 2) **Mrs. Pushpa W/o Motilal Paliwal,** as per 7/12 and 8-A records.

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I) That the present owner of "said Property" mutated its name in 7/12 & 8-A Namuna on dated 16/06/2022 by Fer - Far No.1694 is recorded as owner of "Said Property".

3.**Search Report for 30 years from 1993 to 2023**

4.On perusal of the abovementioned documents and all other relevant documents relating to title of the said property in our opinion that the title of (following owners/Promotors/Developers/Firms/Vendors) is clear marketable and without any encumbrance as per the available search from the online portal.

Owner of the Land

All piece and parcel of land having admeasuring area of 0.87 Hectares bearing Khasra No. 112, Rental Rs. 6.50, Mauza: - YERLA, Patwari Saja No. 3, Class-1 Right., together with all trees, shrubs, passage, right of way, path ways, water course and all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur.	**M/s. RADHE-GOIVIND INFRA, through its partners, 1) Mr. Shashank S/o Omprakash Maheshwari,** 2) **Mrs. Pushpa W/o Motilal Paliwal,.**

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5.Qualifying Comments / Remarks if Any :-

In accordance with the available search from the online portal the title of **M/s. RADHE-GOIVIND INFRA, through its partners, 1) Mr. Shashank S/o Omprakash Maheshwari,** 2) **Mrs. Pushpa W/o Motilal Paliwal, On the said land is good, valid, marketable, clear, and saleable.**

6. The Report reflecting the flow of the title of **M/s. RADHE-GOIVIND INFRA, on the said land enclosed herewith as annexure.**

Place:- Nagpur

Dated:- 30/09/2023 RAVINDRA R. PALIWAL

Advocate

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(Circular No. 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1. **7/12 EXTRACT ISSUED BY TALATHI, NAGPUR (RURAL) AS ON DATE OF APPLICATION OF REGISTRATION.**

The name of **M/s. RADHE-GOVIND INFRA, through its partners, 1) Mr. Shashank S/o Omprakash Maheshwari,** 2) **Mrs. Pushpa W/o Motilal Paliwal, is recorded in the 7/12 Extract of Survey/Khasra No. 108-A issued by village officer, Yerla in tahsil – Nagpur (Rural) and Distt-Nagpur. In respect of the property comprising of** All piece and parcel of land having admeasuring area of 0.87 Hectares bearing Khasra No. 112, Rental Rs. 6.50, Mauza: - YERLA. Patwari Saja No. 3, Class-1 Right., together with all trees, shrubs, passage, right of way, path ways, water course and all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur.

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2. **MUTATION ENTRY: -**

The 7/12 Extract of Survey/Khasra No. 112 issued by village officer, Yerla in Tahsil – Nagpur (Rural) and Distt-Nagpur reveal that vide Mutation Entry/

Ferfar Entry No.1694 Dt. 16/06/2022 the name of **M/s RADHE-GOVIND INFRA, (Partnership Firm) is recorded as owner of the said land.**

3. **Search Report for 30 years from 1993 to 2023 taken from Sub-Registrar office at Nagpur (Rural), Nagpur.: -**

Thereafter I have applied for search in the office of Sub-Register, Nagpur (Rural), Distt- Nagpur,**On Dated.30/09/2023** and deposit the **Search Fees of Rs.750/-**bearing Challan No._____ Dt. 30/09/2023 (Enclosed Herewith) paid for a period of 30 years and obtained the search of the available records. That at the time of search I have checked the index-II of "**Said Property" the details of search are as under:-**

Year	Search
1993 TO 2003	Register of Index-II are available but no transaction.
2003 to 2013	Register of Index-II are available but no transaction.
2013 to 2023	Register of Index-II are available on transaction are available

That **M/s. RADHE-GOVIND INFRA, through its partners, 1) Mr. Shashank S/o Omprakash Maheshwari,** 2) **Mrs. Pushpa W/o Motilal Paliwal**, absolute owner of All piece and parcel of land having admeasuring area of 0.87 Hectares bearing Khasra No. 112, Rental Rs. 2.19, Mauza: - YERLA. Patwari Saja No. 3, Class-1 Right., together with all trees, shrubs, passage, right of way, path

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ways, water course and all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur.

That the said property acquired by Sale Deed of Khasra No.112, Admeasuring Area 0.87 Hectares, Rental Rs. 6.50, Mauza: - Yerla, Patwari Saja No. 3, by way of partitioned deed made on 03/11/2006 between Mr. Ramchandra Narayan Pathare and Mr. Janardan Narayan Pathare Registered Partitioned Deed dt.09/11/2006, which is duly registered before the office of Sub- Registrar, Nagpur-07, Nagpur at Sr No. NGP-6149 dt. 09/11/2006.,That by virtue of the said partitioned deed Mr. Janardan Narayan Pathare becomes an absolute owner of the said property.

That later on **M/s. RADHE-GOVIND INFRA, through its partners, 1) Mr. Shashank S/o Omprakash Maheshwari,** 2) **Mrs. Pushpa W/o Motilal Paliwal,**, absolute owner of All piece and parcel of land having admeasuring area of 0.87 Hectares bearing Khasra No. 112, Rental Rs. 6.50, Mauza: - YERLA. Patwari Saja No. 3, Class-1 Right., together with all trees, shrubs, passage, right of way, path ways, water course and all other easementary rights appurtenant situated at Village: - Yerla, Nagpur (Rural), Tahsil & Distt-Nagpur.by virtue of said Registered Sale Deed dt.07/06/2022, which is duly registered before the office of Sub- Registrar, Nagpur (Rural)-10, Nagpur at Sr No. NGP(Rural)-3224 dt. 07/06/2022.That by virtue of said sale deed **M/s RADHE-GOVIND INFRA,** through its partners, becomes absolute owner of said property.

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That as per Zone Certificate issued on dated 23/05/2022 bearing outward letter No.NR/NMRDA/16730, issued by N.M.R.D.A., Nagpur, the said zone of property came under Sector:- West B Sector and Reserved for "Residential Zone", with 15.00 Meter Winding Road and Adjacent to Nalaha/Water Bodies".

That the aforesaid **M/s. RADHE-GOVIND INFRA, through its partners, 1) Mr. Shashank S/o Omprakash Maheshwari,** 2) **Mrs. Pushpa W/o Motilal Paliwal,, through its partners** later on decided to develop the said of Piece of land bearing Kh. No 112, Mauza: - Yeral, into **RESIDENTIAL LAYOUT** by carving out various Plot of different size therein. And accordingly, it has prepared the layout plan of the said Khasra No. 112 by carving out various Plots of different sizes therein and the said layout finally sanctioned and approved by outward letter No. EE/NMRDA/DPC/AGRI/948 dt. 30/06/2023, by Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur.

That all the aforesaid documents produce before me by **M/s. RADHE-GOVIND INFRA, through its partners, 1) Mr. Shashank S/o Omprakash Maheshwari,** 2) **Mrs. Pushpa W/o Motilal Paliwal,**, for scrutiny and examination are photocopies. It is necessary to verify original copies are in the custody of the aforesaid present land owner in the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document whereby his ownership rights are affected, diluted or third party interest is created.

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That we have taken online search in respect of the aforesaid property from the Web-Portal **www.igrmaharashtra.gov.in** by giving inputs of Kh. No 112, Mauza: - Yeral, in Tahsil &DisttNagpur (Rural) for the period of 30 years (1993 to 2023).

That during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4. **ANY OTHER RELEVANT TITLE: -**

There is no any other relevant title in respect of the said property.

5. **LITIGATION IF ANY: -**

That as per my knowledge, there is no Litigation in respect of said property.

Hence, this Report....

Place:- Nagpur

Dated:- 30/09/2023

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