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M/S DWIVEDI AND KHEDKAR ADVOCATES
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Dt. 23.02.2024

FORMAT – A
(Circular No.:- 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 Extract of land bearing Kh. Survey No. 24/1, Mauza : TARODI (KH), Tahsil : KAMPTEE and District : NAGPUR issued by Patwari as on the date of application for registration.

2. Mutation Entry: The name of Shayona Co-Operant was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 742.

3. Search Report for 30 years from 1994-2024 taken from Sub-Registrar's office at Nagpur / Kamptee :

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

PROPERTY DESCRIPTION FOR WHICH SEARCH HAS BEEN CARRIED OUT:

ALL THAT piece and parcel of land bearing Kh. Survey No. 24/1, {ULPIN : 15902827894}, admeasuring about 1.53.00 He.Aar.Sq.Mtrs., Land Revenue Assessments Rs. 4.30 with Occupant Class 1 Bhumiswami Rights, situated at Mauza : TARODI (KH), P. H. No. 33, Tahsil : KAMPTEE and District : NAGPUR and the sanctioned Lay out and proposed Buildings Tenements and the said entire Khasara is bounded as under :

ON THE NORTH	:	LAND OF KH. SURVEY NO. 24/2
ON THE EAST	:	LAND OF KH. SURVEY NO. 23 18.00 MTRS. D.P. ROAD
ON THE WEST	:	LAND OF KH. NO. 25
ON THE SOUTH	:	LAND OF KH. NO. 17

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Our Findings are as under:

(i) That, originally the said land bearing old Kh. Survey No. 40/2, admeasuring about 1.51 Hectares was purchased by Shri Manohar Parasram Narad and Shri Raju Parasram Narad from Shri Gangadhar Fagoji Chakole and others by Sale Deed dt. 05.11.1981 registered with Joint Sub Registrar – 2 Nagpur at Book No. 1 at Sr. No. 1913 dt. 05.11.1981.

(ii) That, under the Resurvey, remeasurement, consolidation proceedings, the land of old Kh. Survey No. 40/2, was renumbered as New Kh. Survey No. 24/1

(iii) That, one of the co-owner Raju Parasram Narad expired intestate on 12.10.2020 and on his death his share in the said land was inherited by his widow Smt. Madhuri Raju Narad, son Shri Yash Raju Narad and daughters Ms. Snehal Raju Narad and Ms. Pallavi Raju Narad and their names were mutated in revenue records as the co-owners of the said land.

(iv) That, said (i) Shri Manohar Parasram Narad (ii) Smt. Madhuri Raju Narad, (iii) Shri Yash Raju Narad (iv) Ms. Snehal Raju Narad and (iv) Ms. Pallavi Raju Narad sold the said land of Kh. No. 24/1 to M/s Shayano Co-Operant by Sale Deed dated 18.08.2021 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 5905 dated 18.08.2021 and the name of M/s Shayano Co-Operant was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 724.

(v) That M/s Shayano Co-Operant submitted a lay out plan to Nagpur Metropolitan Region Development Authority and the Nagpur Metropolitan Region Development Authority granted sanction to the said Lay Out submitted by GRNATOR which was sanctioned vide Letter bearing No. E.E./NMRDA/DPC/Agree/988 dated 17.08.2023 and since the area comes under the jurisdiction of newly formed Bidgaon-Tarodi (Kh)-Pandhurna Municipal Council the submitted Group Housing Building Plans which are sanctioned by Bidgaon-Tarodi (Kh)-Pandhurna Municipal Council vide Letter bearing No. 185 dated 30.01.2024 and earlier Agreement dated 17.08.2023.

(vi) That, the use of the said land is converted into non agricultural use / purposes by virtue of the Order/Sanad granted u/s 42-A of the Maharashtra Land Revenue Code, 1966 by the Tahsildar Kamptee in Revenue Case No. 06/NAP-34/Mauza : Tarodi (Kh)/Kamptee/2022-23 dt. 28.11.2022 and net plotable area sanctioned is 11921.82 Sq. Mtrs. having applicable FSI.

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MADHUMOHANAN NAGAR NAGPUR

(vii) That M/s Shayano Co-Operant got the sanction of building plans of buildings/ apartment scheme to be erected on the said land from the Administrator Bidgaon-Tarodi (Kh)-Pandhurna Municipal Council vide Building Permit No. न.प.बि./बांध.पर./१८५/२०२४ दिनांक ३०/०१/२०२४.

(viii) That, said M/s Shayano Co-Operant got the Group housing residential building to be known as SHAYOONAM TOWN consisting of various Tenements / Row Houses and submitted the said proposed buildings to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration dt. 20.02.2024 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 1537 dt. 20.02.2024 and the proposed project is known as "SHAYONAM TOWN",

(ix) 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.

(x) We have taken the search in respect of the aforesaid property from the records of Patwari Registrar of Rights, from the concerned Sub Registrar Office, Nagpur online through website of IGR https://igrmaharashtra.gov.in/ for the period of 30 years from 1994-2024 vide challan GRN No. MH016147891202324E Dated 23.0`2.2024. 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 / Project known as "SHAYONAM TOWN" situated on Kh. No. 24/1 of Mauza : TARODI (KH), Tahsil : KAMPTEE District : NAGPUR is now owned by M/S SHAYNO CO-OPERANT, as stated here-in-above.

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

4. Any other relevant Title: NA

5. Litigations if any: NA

Place: Nagpur
Date: 23.02.2024

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

(S.M. KHEDKAR)
ADVOCATE