

Date :11.01.2023

Title Verification and Search Report

Having engaged by M/s Maharshee Builders, a partnership firm through Partner Avinash Manoharrao Tarpe for verifying the title of property as described below, I have taken online search of below mentioned property for 2009 to 2023.

Description of property-

All that piece and parcel of Non Agricultural land Adm. 4000 Sq. Mtrs., held in Class 1 right out of Khasara No. 40/2/1, Mouza Beltarodi, PH No. 38 Tah. Nagpur Rural Dist., Nagpur bounded as follows -

East - Survey No. 39, 59 & 58

North - Survey No. 40/2

West- Survey No. 41

South - Survey No. 40/1

Documents perused

1. Certified copy of Sale Deed No. 4755 dt.27.9.2006 executed by Shanti Construction Company through Managing Director Prabhakar Jagannath Pardhi in favour of R. Rana Developers & Builders through Directors Ravikumar Gangadhar Rana & Premji Narayan Patle. (Survey No. 40/2 Adm. 0.40.5 HR out of total 0.81 HR)
2. Photocopy of NA order dt.27.4.2007 issued by Collector Nagpur in Revenue Case No. 1146/NAP-34/2006-2007 in the name of R. Rana Developers & Builders.
3. Original Sale Deed No. 1121 dt.25.2.2008 executed by Ravikumar Gangadhar Rana & Premjit Narayan Patle in favour of Kesar Impex (India) Pvt. Ltd., through constituted Attorney Yash Gopal Gupta. (Mouza Beltarodi, Survey No. 40/2, Adm. 0.40.5R)
4. Original Order No. 209/NAP-34/2018-19 issued by Collector Nagpur U/s 42 of Maharashtra Land Revenue Code 1966 diverting land to NA use.
5. Original Sale Deed No. 11307 dt.22.7.2021 executed by Kesar Impex (India) Pvt. Ltd., through Sachin Gopal Gupta in favour of M/s Maharshee Builders through Partner Avinash Manoharrao Tarpe.
6. Original Development Agreement No. E.E./NMRDA/DPC/Agree/795 dt.29.11.2022 between Nagpur Metropolitan Region Development Authority and Maharshee Builders through Partner Avinash Manoharrao Tarpe.
7. Original Layout map sanctioned by Nagpur Metropolitan Region Development Authority.
8. Online copy of 7/12 Extract in the name of M/s Maharshee Builders through Partner Avinash Manoharrao Tarpe.

Mrs. A. P. Kshirsagar
Mrs. Aruna Kshirsagar
Advocate



CHALLAN
MTR Form Number-6



GRN	MH013596966202223E	BARCODE			Date	11/01/2023-16:16:46	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR			Full Name	Adv Aruna KShirsagar		
Location	NAGPUR						
Year	2022-2023 One Time			Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			375.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Mouza Beltarodi Kh No 40/2/1 PH No 38			
				Amount In	Three Hundred Seventy Five Rupees Only		
Total			375.00	Words			
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	00040572023011140758	IK0CBDKYG3
Cheque/DD No.				Bank Date	RBI Date	11/01/2023-16:24:17	Not Verified with RBI
Name of Bank				Bank-Branch	STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

Department ID :

Mobile No. : 8149473491

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Title History-

That, Shanti Construction Company through Managing Director Prabhakar Jagannath Pardhi was the owner of Agricultural land Adm. 0.81 HR out of Survey No. 40/2 of Mouza Beltarodi.

That, Shanti Construction Company through Managing Director Prabhakar Jagannath Pardhi sold southern portion of said land Adm. 0.40.5 HR to R. Rana Land Developers and builders through Ravikumar Gangadhar Rana & Premjit Narayan Patle by Sale Deed registered at Sr. No. 4755 dt.27.9.2006 in the office of Sub Registrar No. 10 Nagpur.

That, entire land Adm. 0.81 HR out of Survey No. 40/2 Mouza Beltarodi is diverted to NA use by Collector Nagpur in Revenue Case No. 1146/NAP-34/2006-2007.

That, R. Rana Land Developers and builders through Ravikumar Gangadhar Rana & Premjit Narayan Patle not interested in retaining said property, transferred the same by way of Sale to Kesar Impex (India) Pvt. Ltd., through constituted Attorney Yash Gopal Gupta by Sale Deed registered at Sr. No. 1121 dt.25.2.2008 in the office of Sub Registrar No. 7 Nagpur. Gopal Fatehchand Gupta and Sangeeta Gopal Gupta both Directors of Kesar Impex (India) Pvt. Ltd., had executed a Notarised Power of Attorney dt.23.2.2008 in favour of Yash Gopal Gupta to sign the document of purchase in the name of Kesar Impex (India) Pvt. Ltd.,

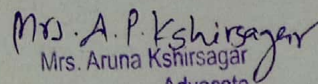
That, M/s Kesar Impex (India) Pvt. Ltd., through constituted Attorney Yash Gopal Gupta applied for conversion of Agricultural land to NA use. The Collector Nagpur, in Revenue case No. 209/NAP-34/2018-19 permitted NA use of said 0.40 HR of land.

That, it is further seen that Kesar Impex (India) Pvt. Ltd., through constituted Attorney Yash Gopal Gupta transferred said property by way of Sale to M/s Maharshee Builders through Partner Avinash Manoharrao Tarpe by Sale Deed registered at Sr. No. 11307 dt.22.7.2021 in the office of Sub Registrar No. 10 Nagpur. Thus by virtue of said document, M/s Maharshee Builders through Partner Avinash Manoharrao Tarpe became owner of NA land Adm. 0.40 R out of Khasara No. 40/2/1.

That, Maharshee Builders through Partner Avinash Manoharrao Tarpe executed a Development Agreement No. E.E./NMRDA/DPC/Agree/795 dt.29.11.2022 with Nagpur Metropolitan Region Development Authority under section 45 of MRTP Act 1966.

That, Land Adm. 4000 Sq. Mtrs., out of Khasara No. 40/2/1 of Mouza Beltarodi is duly mutated in the name of Maharshee Builders through Partner Avinash Manoharrao Tarpe on 7/12 Extract.

On perusal of abovementioned documents relating to the title of said property I am of the opinion that the title of Maharshee Builders through Partner Avinash Manoharrao Tarpe is clear and marketable.


Mrs. Aruna Kshirsagar
Advocate