

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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19-2122-001

FORMAT - A **(Circular No: -28 / 2021)**

To

MaharERA

6 & 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

Sub : Title clearance certificate with respect to plotted development to be known as "VRINDAVAN PHASE -3", to be erected on ALL THOSE Pieces and Parcels of lands bearing Survey / Khasra No. 44/1/1 & 44/3 (Consolidated by Amalgamating Kh. Nos:42/1, 42/3, 43/1, 43/2, 44/1, 44/2), Mouza - WAGDHARA, P.H. No. 48, Tahsil - HINGNA and District - NAGPUR, having an area of 5.6 Hectors, 4.28 Hectares respectively, Rental Rs. 12.04, Rs. 9.20 respectively, all held in Occupancy Class - 1 Rights, situated at Village - WAGDHARA, in Tahsil - Hingna and District - NAGPUR (hereinafter referred as the said Project "VRINDAVAN PHASE -3").

- 1) I have investigated the title of the said property on the request of **M/S. RADHAMADHAV DEVELOPERS**, A Partnership Firm, having its Registered Office at 125, Abhyankar Road, Sitabuldi, Nagpur - 440 012 and acting through its Partners (1) **SHRI. RAJESH NAVRANGLAL AGRAWAL;** AND (2) **SHRI. SANJAY GAURISHANKAR AGRAWAL** and following documents i.e.:-



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- i) Description of the property.
ALL THOSE ALL THOSE Pieces and Parcels of lands bearing Survey / Khasra No. 44/1/1 & 44/3 (Consolidated by Amalgamating Kh. Nos. 42/1, 42/3, 43/1, 43/2, 44/1, 44/2), Mouza - WAGDHARA, P.H. No. 48, Tahsil - HINGNA and District - NAGPUR, having an area of 5.6 Hectors, 4.28 Hectares respectively, Rental Rs. 12.04, Rs. 9.20 respectively, all held in Occupancy Class - I Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - WAGDHARA, in Tahsil - Hingna and District - NAGPUR.
- ii) The Document of Ownership of Khasra/Survey Nos. No. 44/1/1 & 44/3 (Consolidated by Amalgamating Kh. Nos. 42/1, 42/3, 43/1, 43/2, 44/1, 44/2)
- (a) 7/12 Extract, Namuna 8-A, Patwari Nakasha.
 - (b) Adhikar Abhilekh Panji.
 - (c) Ferfar Entry for Ferfar No. 1758.
 - (d) Sale Deed Dated 14-09-2007 Registration No. 5431 executed by Shri. Vitthal Govinda Sawarkar in favor of M/s.Radha Madhav Developers.
 - (e) Sale Deed Dated 30-07-2007 Registration No. 4525 executed by Shri. Madhukar Govind Sawarkar in favor of M/s.Radha Madhav Developers.
 - (f) Sale Deed Dated 21-05-2012 Registration No. 2302 executed by Smt. Sangita Gopal Sarda, Mrs. Rashmi Deepak Chaddha, Shri. Surendra Charubhuj Jain and Shri. Rajendra Premchand Jain in favor of M/s.Radha Madhav Developers.
 - (g) Sale Deed Dated 04-05-2007 Registration No. 2535 executed by Shri. Umesh Vijayarao Mukewar and others in favor of M/s.Radha Madhav Developers.
 - (h) Sale Deed Dated 04-05-2007 Registration No. 2534 executed by Shri. Sham Mahadeo Gundawar in favor of M/s.Radha Madhav Developers.
 - (i) Order dated 23-10-2013 passed by Collector, Nagpur in Revenue Case No. 116/NAP-34/2013-14 for diversion of Land for Non Agricultural (Residential) use.
 - (j) Copy of Mortgage Deed Dated 03-10-2017
 - (k) Amalgamation Letter Dated 04-06-2021



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- 2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the said properties belong to M/s. Radhamadhav Developers.

Owner of the land:

ALL THOSE ALL THOSE Pieces and Parcels of lands bearing Survey / Khasra Nos. No. 44/1/1 & 44/3 (Consolidated by Amalgamating Kh. Nos. 42/1, 42/3, 43/1, 43/2, 44/1, 44/2), Mouza - WAGDHARA, P.H. No. 48, Tahsil - HINGNA and District - NAGPUR. having an area of 5.6 Hectors, 4.28 Hectares respectively, Rental Rs. 12.04, Rs. 9.20 respectively, all held in Occupancy Class - I Rights, situated at Village - WAGDHARA, in Tahsil - Hingna and District - NAGPUR.	M/S. RADHAMADHAV DEVELOPERS, A Partnership Firm, having its Registered Office at 125, Abhyankar Road, Sitabuldi, Nagpur - 440 012
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Qualifying comments / remarks if any

M/S. RADHAMADHAV DEVELOPERS, A Partnership Firm, having its Registered Office at 125, Abhyankar Road, Sitabuldi, Nagpur - 440 012 is Owner of the said lands and the said property is presently mortgaged with Punjab and Sind Bank, Central Avenue, Nagpur.

- 3) The report reflecting the flow of the title of the said The Title of **M/S. RADHAMADHAV DEVELOPERS,** A Partnership Firm, having its Registered Office at 125, Abhyankar Road, Sitabuldi, Nagpur - 440 012 on the said land is good, valid, marketable, clear and salable on the said lands, subject to redemption of the said loan, are enclosed herewith as annexure.

Encl : Annexure

Date: 14-02-2022



(SANDEEP SHASTRI)
Advocate

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FLOW OF THE TITLE OF THE SAID LAND.

- 1) Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural as on date of application for registration -

The names **M/S. RADHA MADHAV DEVELOPERS** is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising of Land bearing ALL THOSE ALL THOSE Pieces and Parcels of lands bearing Pieces and Parcels of lands bearing Survey / Khasra Nos. No. 44/1/1 & 44/3 (Consolidated by Amalgamating Kh. Nos. 42/1, 42/3, 43/1, 43/2, 44/1, 44/2), Mouza - WAGDHARA, P.H. No. 48, Tahsil - HINGNA and District - NAGPUR, having an area of 5.6 Hectors, 4.28 Hectares respectively. Rental Rs. 12.04, Rs. 9.20 respectively, all held in Occupancy Class - I Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - WAGDHARA, in Tahsil - Hingna and District - NAGPUR.

- 2) Mutation Entry -

The property card (7/12 Extract) issued by Talathi, Nagpur-Rural of Survey / Khasra / Gut Nos. No. 44/1/1 & 44/3 (Consolidated by Amalgamating Kh. Nos. 42/1, 42/3, 43/1, 43/2, 44/1, 44/2), reveal that vide Mutation / Ferfar Entry no. 1785, dated 12-01-2022 the name of **M/S. RADHA MADHAV DEVELOPERS** is recorded as Owner of the said lands.

- 3) Search report for 30 years from 1992 to February 2022 Taken from Sub-Registrar office at Nagpur.

ALL THOSE ALL THOSE Pieces and Parcels of lands bearing Pieces and Parcels of lands bearing Survey / Khasra Nos. No. 44/1/1 & 44/3 (Consolidated by Amalgamating Kh. Nos. 42/1, 42/3, 43/1, 43/2, 44/1, 44/2), Mouza - WAGDHARA, P.H. No. 48, Tahsil - HINGNA and District - NAGPUR, having an area of 5.6 Hectors, 4.28 Hectares respectively. Rental Rs. 12.04, Rs. 9.20 respectively, all held in Occupancy Class - I Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - WAGDHARA, in Tahsil - Hingna and District - NAGPUR.

KH. NO. 42/1



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ALL THAT Piece and parcel of Agricultural land bearing Khasra/Survey/Gut No. 29/1 having an area of 7.20 Hectares, held in Bhogwatdar Class-1 Rights of Mouza - WAGDHARA, P.S.K. 48, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Wagdhara in Tahsil - Hingna and District - NAGPUR, Originally belonged to Shri. Ramchandra Vithoba, being the recorded Owner thereof;

The aforesaid Shri. Ramchandra Vithoba lateron transferred All That Piece and parcel of land having an area of 3.60 Hectares out of Khasra/Survey/Gut No. 29/1 by way of Sale to Shri. Govinda Chintaman Sawarkar, by a Sale Deed Dated 15-04-1959;

The aforesaid Shri. Govinda Chintaman Sawarkar left for heavenly abode in the Year 1974 leaving behind him, his Widow Smt. Godabai Govinda Sawarkar, 2 sons namely Shri. Vitthal Govinda Sawarkar and Shri. Madhukar Govinda Sawarkar and only daughter namely Miss. Nalu Govinda Sawarkar, as his only legal heirs of the deceased;

The aforesaid Smt. Godabai Govinda Sawarkar, Shri. Vitthal Govinda Sawarkar, Shri. Madhukar Govinda Sawarkar and Miss. Nalu Govinda Sawarkar executed a Family Partition and in terms of which the aforesaid property comprising Eastern Portion having an area of 1.80 Hectares came to the share of Shri. Vitthal Govinda Sawarkar and Western Portion having an area of 1.80 Hectares out of Khasra/Survey/Gut No. 29/1 his bother Shri. Madhukar Govinda Sawarkar with heritable and transferable rights therein. The said land having an area of 0.90 Hectares Eastern Portion of Khasra/Survey/Gut No. 29/1 renumbered as Khasra/Survey/Gut No. 42/1 owned and possessed by the said Shri. Vitthal Govinda Sawarkar;

The aforesaid Shri. Vitthal Govinda Sawarkar lateron transferred ALL THAT Piece and parcel of land bearing Khasra/Survey/Gut No. 42/1 of Mouza - WAGDHARA, P.S.K. 48, having an area of 0.90 Hectares, Rental Rs. 0.77 Yearly, held in Class-1 Rights, situated at Village - Wagdhara in Tahsil - Hingna and District - NAGPUR by way of Sale to M/s. Radha Madhav Developers, by a Sale Deed Dated 14-09-2007, which is duly Registered at the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 5431 on 18-09-2007.

KH. NO. 42/3

ALL THAT Piece and parcel of Agricultural land bearing Khasra/Survey/Gut No. 29/1 having an area of 7.20 Hectares, Rental Rs. 114 yearly, held in Bhogwatdar Class-1 Rights of Mouza - WAGDHARA, P.S.K. 48, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Wagdhara in Tahsil -



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Hingna and District - NAGPUR, Originally belonged to Shri. Ramchandra Vithoba, being the recorded Owner thereof;

The aforesaid Shri. Ramchandra Vithoba lateron transferred All That Piece and parcel of land having an area of 3.60 Hectares out of Khasra/Survey/Gut No. 29/1 by way of Sale to Shri. Govinda Chintaman Sawarkar, by a Sale Deed Dated 15-04-1959;

The aforesaid Shri. Govinda Chintaman Sawarkar left for heavenly abode in the Year 1974 leaving behind him, his Widow Smt. Godabai Govinda Sawarkar, 2 sons namely Shri. Vitthal Govinda Sawarkar and Shri. Madhukar Govinda Sawarkar and only daughter namely Miss. Nalu Govinda Sawarkar, as his only legal heirs of the deceased;

The aforesaid Smt. Godabai Govinda Sawarkar, Shri. Vitthal Govinda Sawarkar, Shri. Madhukar Govinda Sawarkar and Miss. Nalu Govinda Sawarkar executed a Family Partition and in terms of which the aforesaid property comprising Eastern Portion having an area of 1.80 Hectares came to the share of Shri. Vitthal Govinda Sawarkar and remaining Western Portion having an area of 1.80 Hectares out of Khasra/Survey/Gut No. 29/1 his bother Shri. Madhukar Govinda Sawarkar with heritable and transferable rights therein. The said land having an area of 0.90 Hectares Western Portion of Khasra/Survey/Gut No. 29/1 renumbered as Khasra/Survey/Gut No. 42/3 owned and possessed by the said Shri. Madhukar Govinda Sawarkar;

The aforesaid Shri. Madhukar Govinda Sawarkar lateron transferred ALL THAT Piece and parcel of land bearing Khasra/Survey/Gut No. 42/3 of Mouza - WAGDHARA, P.S.K. 48, having an area of 0.90 Hectares, held in Class-1 Rights, situated at Village - Wagdhara in Tahsil - Hingna and District - NAGPUR by way of Sale to Shri. Umaji Upasrao Likhar, by a registered Sale Deed;

The aforesaid Shri. Umaji Upasrao Likhar lateron transferred the aforesaid property comprising Khasra/Survey/Gut No. 42/3 of Mouza - WAGDHARA by way of Sale to Smt. Vijaya Dharampal Kamble, by a Sale Deed Dated 29-04-2002, which is duly Registered at the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 978 on even date;

The aforesaid Smt. Vijaya Dharampal Kamble has got the said land admeasuring 2840 Sq. Mtrs. out of Kh. No. 42/3 of Mouza - Wagdhara converted for Non-Agricultural (Commercial) use as per the letter of the Collector, Nagpur vide his Order Dated 16-03-2004 passed in the Revenue Case No. 220/NAP-34/2003-2004;



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The aforesaid Smt. Vijaya Dharampal Kamble lateron transferred the aforesaid property comprising ALL THAT Piece and parcel of Agricultural land bearing Khasra/Survey/Gut No. 42/3 having an area of 0.90 Hectares, Rental Rs. 114 yearly, held in Bhogwatdar Class-1 Rights of Mouza - WAGDHARA, P.S.K. 48, situated at Village - Wagdhara in Tahsil - Hingna and District - NAGPUR by way of Sale to M/s. Radha Madhav Developers, by a Sale Deed Dated 30-07-2007, which is duly Registered at the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 4525 on even date. As a result therefore the aforesaid M/s. Radha Madhav Developers has now become an exclusive, absolute and full owner of Khasra/Survey/Gut Nos. 42/1 & 42/3 with heritable and transferable rights therein.

KH.NO. 43/1 & 43/2

ALL THAT Piece and parcel of Agricultural land bearing Khasra/Survey/Gut No. 29/2 having an area of 3.60 Hectares, held in Bhogwatdar Class-1 Rights of Mouza - WAGDHARA, P.S.K. 48, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Wagdhara in Tahsil - Hingna and District - NAGPUR, Originally belonged to Shri. Baldeo Hiranman Upase having purchased the same by him from Shri. Ramchandra, by a Registered Sale Deed Dated 15-04-1959;

During the course of time Resurvey of the said MOUZA - WAGDHARA was conducted and the property held by aforesaid Shri. Baldeo Hiranman Upase bearing Survey / Khasra / Gut No. (Old) 29/2 admeasuring 3.60 Hectares, is identified as Survey / Khasra / Gut No. 43, having an area of 3.60 Hectares;

The aforesaid Shri. Baldeo Hiranman Upase lateron transferred All That Piece and Parcel of land bearing Khasra/Survey/Gut No. 43 having an area of 3.60 Hectares, held in Bhogwatdar Class-1 Rights of Mouza - WAGDHARA, P.S.K. 48, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Wagdhara in Tahsil - Hingna and District - NAGPUR by way of Sale to Shri. Arvind Sadashiv Lanjewar and Mrs. Sindhu Arvind Lanjewar, by a Sale Deed Dated 21-02-1995, which is duly Registered at the Office of the Sub-Registrar, Hingna in Addl. Book No. 1, Volume No. 22 on Pages 124 to 128 at Sr. No. 64 on even date;

The aforesaid Shri. Arvind Sadashiv Lanjewar and Mrs. Sindhu Arvind Lanjewar executed a Family Partition and in terms of which the aforesaid property comprising Southern Portion having an area of 1.80 Hectares came to the share of Shri. Arvind Sadashiv Lanjewar and Northern Portion having an area of 1.80 Hectares out of Khasra/Survey/Gut No. 43 his wife Mrs. Sindhu Arvind Lanjewar with heritable and transferable rights therein. The said land having an area of 1.80 Hectares Southern Portion of Khasra/Survey/Gut No. 43 renumbered as Khasra/Survey/Gut No. 43/1 and owned and possessed by the said Shri. Arvind Sadashiv Lanjewar and Northern



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Portion of Khasra/Survey/Gut No. 43 renumbered as Khasra/Survey/Gut No. 43/2 and owned and possessed by the said Mrs. Sindhu Arvind Lanjewar;

The aforesaid said Shri. Arvind Sadashiv Lanjewar lateron transferred ALL THAT Piece and parcel of land bearing Khasra/Survey/Gut No. 43/1 by way of Sale to Smt. Sangita Gopal Sarda, Mrs. Rashmi Deepak Chaddha, Shri. Surendra Chaturbhuj Jain and Shri. Rajendra Premchand Jain by a Sale Deed Dated 28-07-2006, which is duly Registered at the office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 4293 on even date;

The aforesaid said Mrs. Sindhu Arvind Lanjewar lateron transferred ALL THAT Piece and parcel of land bearing Khasra/Survey/Gut No. 43/2 by way of Sale to Smt. Sangita Gopal Sarda, Mrs. Rashmi Deepak Chaddha, Shri. Surendra Chaturbhuj Jain and Shri. Rajendra Premchand Jain by a Sale Deed Dated 28-07-2006, which is duly Registered at the office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 4292 on even date;

The aforesaid Smt. Sangita Gopal Sarda, Mrs. Rashmi Deepak Chaddha, Shri. Surendra Chaturbhuj Jain and Shri. Rajendra Premchand Jain lateron transferred the aforesaid entire property comprising Khasra/Survey/Gut Nos. 43/1 & 43/2 by way of Sale to M/s. Radha Madhav Developers, by a Sale Deed Dated 21-05-2012, which is duly Registered at the office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 2302 on 23-05-2012. As a result therefore the said M/s. Radha Madhav Developers has now become an exclusive, absolute and full owner of the aforesaid Khasra/Survey/Gut Nos. 43/1 & 43/2 of Mouza Wagdhara with heritable and transferable rights therein.

KH. NO. 44/1

ALL THAT Piece and parcel of Agricultural land bearing Khasra/Survey/Gut No. 30/1 having an area of 4.84 Hectares, held in Bhogwatdar Class-2 Rights of Mouza - WAGDHARA, P.S.K. 48, including all kinds of Trees, Shrubs, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Wagdhara in Tahsil - Hingna and District - NAGPUR, Originally belonged to Shri. Natthu Matadin, being the recorded Owner thereof;

The aforesaid to Shri. Natthu Matadin lateron in his turn transferred/sold the said Agricultural land bearing Khasra/Survey/Gut No. 30/1 by way of sale to Shri. Ganesh Natthulal Jaiswal, by a Sale Deed Dated 11-07-1960;

The aforesaid to Shri. Ganesh Natthulal Jaiswal lateron in his turn transferred/sold the said Agricultural land bearing Khasra/Survey/Gut No. 30/1 by way of sale to Shri. Shri. Bapurao Laxman Lakade, by a Sale Deed Dated 18-09-1974;



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The aforesaid to Shri. Bapurao Laxman Lakade lateron in his turn transferred/sold the said Agricultural land bearing Khasra/Survey/Gut No. 30/1 by way of sale to Shri. Moghu Jagoba Zade, by a Sale Deed Dated 16-07-1975;

The aforesaid to Shri. Moghu Jagoba Zade lateron transferred/sold having an area of 3.24 Hectares out of Kh. No. 30/1 of Mouza - Wagdhara by way of sale to Mr. Gulam Ahmed Khan and Smt. Zainabi Gulam Ahmed Khan, by a Registered Sale Deed. The said land having an area of 3.24 Hectares renumbered as NewKh. No. 44/1;

The aforesaid to Mr. Gulam Ahmed Khan and Smt. Zainabi Gulam Ahmed Khan lateron in their turn transferred/sold the said Agricultural land bearing Khasra/Survey/Gut No. 44/1 having an area of 3.24 Hectares by way of sale to M/s. Nirmiti Builders and Developers, by a Sale Deed Dated 30-05-2005, which is duly Registered at the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3098 on even date;

The aforesaid to M/s. Nirmiti Builders and Developers lateron in its turn transferred/sold the said Agricultural land bearing Khasra/Survey/Gut No. 44/1 having an area of 3.24 Hectares by way of sale to Shri. Umesh Vijayrao Mukewar, Shri. Sham Mahadeorao Gundawar, H.U.F., acting through its Karta Shri. Sham Mahadeorao Gundawar, Shri. Rajendra Dadaji Gundawar and Mrs. Archana Ashokrao Virmalwar, by a Sale Deed Dated 20-04-2006, which is duly Registered at the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 2270 on 21-04-2006;

The aforesaid to Shri. Moghu Jagoba Zade lateron transferred/sold remaining land having an area of 1.60 Hectares out of Kh. No. 30/1 of Mouza - Wagdhara byway of sale to Smt. Sushilabai Ganeshilal Jaiswal, by a Sale Deed Dated 11-05-1981. The said land having an area of 1.60 Hectares renumbered as NewKh. No. 44/2;

The aforesaid to Smt. Sushilabai Ganeshilal Jaiswal lateron transferred/sold the said Agricultural land bearing Khasra/Survey/Gut No. 44/2 having an area of 1.60 Hectares by way of sale to M/s. Dreamland Builders, Nagpur;

The aforesaid to M/s. Dreamland Builders, Nagpur lateron in its turn transferred/sold the said Agricultural land bearing Khasra/Survey/Gut No. 44/2 having an area of 1.60 Hectares by way of sale to Shri. Sham Mahadeorao Gundawar, H.U.F., acting through its Karta Shri. Sham Mahadeorao Gundawar and Shri. Eknath Govindrao Barai, by a Sale Deed Dated 10-02-2006, which is duly Registered at the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 869 on 10-02-2006;

The aforesaid to Shri. Umesh Vijayrao Mukewar, Shri. Sham Mahadeorao Gundawar, H.U.F., acting through its Karta Shri. Sham Mahadeorao Gundawar, Shri. Rajendra



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Dadaji Gundawar and Mrs. Archana Ashokrao Virmalwar lateron in their turn transferred/sold the said Agricultural land bearing Khasra/Survey/Gut No. 44/1 having an area of 3.24 Hectares by way of sale to M/s Radha Madhav Developers, a Partnership Firm, having its Office at Nagpur, by a Sale Deed Dated 04-05-2007, which is duly Registered at the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 2535 on even date;

The aforesaid to Shri. Sham Mahadeorao Gundawar, H.U.F., acting through its Karta Shri. Sham Mahadeorao Gundawar and Shri. Eknath Govindrao Barai, Nagpur lateron in its turn transferred/sold the said Agricultural land bearing Khasra/Survey/Gut No. 44/2 having an area of 1.60 Hectares by way of sale to M/s Radha Madhav Developers, a Partnership Firm, having its Office at Nagpur, by a Sale Deed Dated 04-05-2007, which is duly Registered at the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 2534 on even date.

M/s. Radha Madhav Developers has by a Deed of Mortgage dated 11-08-2014, which is duly Registered at the Office of the Sub-Registrar, Nagpur-10 in Book No. 1 at Sr. No. 8365 on even date and subsequent Mortgage Deed dated 03-10-2017, which is duly Registered at the Office of the Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 8164 on even date, mortgaged various properties including the aforesaid properties towards Security for the Loan availed from Punjab & Sind Bank, Central Avenue, Nagpur.

THAT the said Kh. Nos. 42/1, 42/3, 43/1, 43/2, 44/1 and 44/2 of Mouza - Wagdhara are amalgamated by the Deputy Superintendent, Land Records, Hingna vide his Letter No. ~~गुणत/सुविधिकरण/मौ-अमगा/म.म. ४२/१, ४३/१, ४३/२, ४४/१, ४४/२~~ Dated 04-06-2021. As per Order the said Kh. No. 42/1, 42/3, 43/1, 43/2, 44/1 and 44/2 amalgamated Khasra/Survey No. 44 having an area of 10.44 Hectares, Rental Rs. 2207 yearly in the name of M/s. Radha Madhav Developers.

As a result therefore the said M/s Radha Madhav Developers has now become an exclusive, absolute and full owner of the aforesaid Kh. No. 44 of Mouza - Wagdhara, P.S.K. 48 having an area of 10.44 Hectares, Rental Rs. 2207 yearly, situated at Village Wagdhara in Tahsil - Hingna and District - NAGPUR with heritable and transferable rights therein.

M/s Radha Madhav Developers has proposed to develop the said land into a Lay-out of independent plots.

THAT the said Land is affected by passing of 18.00 Mtrs. wide D.P. Road and thus the said **M/S. RADHA MADHAV DEVELOPERS** handed over possession of land admeasuring 0.36 Hectors out of the land bearing Kh.No.44/2 to development authority i.e.NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY.



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Station Road, Nagpur - 440001, which is duly Registered at the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8021 on 20-12-2021.

THAT, for the purpose of verification of title, the following documents relating to said property are provided to us:

- (a) 7/12 Extract, Namuna 8-A, Patwari Nakasha.
- (b) Adhikar Abhilekh Panji.
- (c) Ferfar Entry for Ferfar No. 1758.
- (d) Sale Deed Dated 14-09-2007 Registration No. 5431 executed by Shri. Vitthal Govinda Sawarkar in favor of M/s.Radha Madhav Developers.
- (e) Sale Deed Dated 30-07-2007 Registration No. 4525 executed by Shri. Madhukar Govind Sawarkar in favor of M/s.Radha Madhav Developers.
- (f) Sale Deed Dated 21-05-2012 Registration No. 2302 executed by Smt. Sangita Gopal Sarda, Mrs. Rashmi Deepak Chaddha, Shri. Surendra Chaturbhuj Jain and Shri. Rajendra Premchand Jain in favor of M/s.Radha Madhav Developers.
- (g) Sale Deed Dated 04-05-2007 Registration No. 2535 executed by Shri. Umesh Vijayarao Mukewar and others in favor of M/s.Radha Madhav Developers.
- (h) Sale Deed Dated 04-05-2007 Registration No. 2534 executed by Shri. Sham Mahadeo Gundawar in favor of M/s. Radha Madhav Developers.
- (i) Order dated 23-10-2013 passed by Collector, Nagpur in Revenue Case No. 116/NAP-34/2013-14 for diversion of Land for Non Agricultural (Residential) use.
- (j) Copy of Mortgage Deed Dated 03-10-2017
- (k) Amalgamation Letter Dated 04-06-2021

THAT, all the aforesaid documents produced before by **M/S. RADHA MADHAV DEVELOPERS** to me for security and examination are photocopies, as the original documents are deposited with Punjab and Sind Bank.

THAT, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra /Survey /Gut Nos. ALL THOSE Pieces and Parcels of Agricultural lands bearing Survey / Khasra No. 44/1/1 & 44/3 (Consolidated by Amalgamating Kh. Nos. 42/1, 42/3, 43/1, 43/2, 44/1, 44/2), Mouza - WAGDHARA, P.H. No. 48, Tahsil - HINGNA and District - NAGPUR for the period 31 (Thirty) Years (i.e. from 1992 to February 2022) by depositing necessary Search Fees with the Department of Registration vide, we have taken online Search in respect



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of the aforesaid property for a period of 30 (Thirteen) Years (i.e. from 1992 to 2021) by depositing necessary Search Fees with the Department of Registration vide :GRN No. MH008643261202122E Dated 11-11-2021 & Receipt No. 8855 Dated 12-11-2021; GRN No. MH008636180202122E Dated 11-11-2021 & Receipt No. 1112192219 Dated 11-11-2021; GRN No. MH009028644202122E Dated 22-11-2021 & Receipt No. 1112203434 Dated 22-11-2021; GRN No. MH009030414202122E Dated 22-11-2021 & Receipt No. 9055 Dated 22-11-2021; GRN No. MH009025207202122E Dated 22-11-2021 & Receipt No. 1112203380 Dated 22-11-2021; GRN No. MH009028059202122E Dated 22-11-2021 & Receipt No. 9056 Dated 22-11-2021; GRN No. MH0113080270202122E Dated 14-02-2022 and Receipt No. 1112309747 Dated 14-02-2022;

The receipt of the same is enclosed herewith.

THAT, during our online search, save and except the entries of charge of Punjab and Sind Bank, we did not come across any other adverse entry recorded relating to the aforesaid property.

4) Any other relevant Title.

N.A.

5) Litigations if any.

N.A.



(SANDEEP SHASTRI)
ADVOCATE

Date: 14-02-2022