

Ref. No.: _____

Date: 20-01-2025

- 1 -

TITLE VERIFICATION AND NON – ENCUMBRANCE REPORT

I, **R.H. AGRAWAL (Advocate)**, Plot No. 127, Baji Prabhu Nagar, Ramnagar, Nagpur – 440033 on having authority, instructions and requirement of **1) Shri Satpalsingh Harmitsingh Sethi**, Resident of Plot No. 58, Jeevan Chhaya Nagar, Near Padole Hospital Square, Behind Haldiram, Ranapratap Nagar, Nagpur – 440022, **2) Smt. Narendrakaur Harmitsingh Sethi**, Resident of 65, P.M.G. Society, Opp. Ganesh Mandir, Ravindra Nagar, Nagpur - 440022 and **3) Shri Manmeetsingh Harmeetsingh Sethi**, Resident of 65, P.M.G. Society, Opp. Ganesh Mandir, Ravindra Nagar, Nagpur – 440022, hereby prepare and submit **Title Verification and Non – Encumbrance Report** of under mentioned property, based upon search conducted in Sub – Registrar Offices, Revenue Authorities, Government Offices and Courts at Nagpur and relying upon original, certified and xerox copies provided by owners of the said property.

DESCRIPTION OF PROPERTY REGARDING WHICH SEARCH / VERIFICATION AND DUE DILIGENCE WAS CONDUCTED

All That piece and parcel of Plot No. 4 admeasuring **2922.46 Sq. Mtrs.** forming part and parcel of **Non – Agricultural land** total containing by admeasurement **23300.00 Sq. Mtrs.** bearing Khasra Nos. **9/2 and 10/1**, P.S.K. 46 of Mouza - **Isasani**, situated within the limits of **Grampanchayat Village - Isasani** in Tahsil - **Hingna** and District - **Nagpur** and bounded as under:-



ON THE EAST BY	-----	CRPF WALL
ON THE WEST BY	-----	PLOT NO. 6
ON THE NORTH BY	-----	GOVERNMENT LAND
ON THE SOUTH BY	-----	15.00 MTRS. WIDE ROAD

(Herein afterwards referred to as the said "Plot" for sake of brevity and convenience).

The title history of above referred property reveals the following chain of transactions: -

WHEREAS originally, All That piece and parcel of **Agricultural land** admeasuring **21.38 Acres** bearing Khasra Nos. **9/2 and 10/1**, P.S.K. 46 of Mouza - **Isasani**, held in Bhumidhari Rights, having Revenue Assessment Rate Rs. 16.25 paise, situated within limits of **Grampanchayat**

Village - Isasani in Tahsil - Hingna and District - Nagpur jointly belonged to 1) Shri Urkuda Nago Ganvir, 2) Shri Kachru Nago Ganvir, 3) Shri Bhagvan Nago Ganvir, 4) Shri Gangaram Nago Ganvir, 5) Shri Raghunath Urkuda Ganvir and 6) Shri Madhavrao Kachru Ganvir.

WHEREAS lateron, Shri Urkuda Nago Ganvir and 5 Others jointly sold / transferred a portion of Agricultural land admeasuring 1.125 Hectares (2.78 Acres) comprising North - Eastern Portion out of the said Agricultural land admeasuring 21.38 Acres bearing Khasra Nos. 9/2 and 10/1 to Shri Ajabrao Rajaram Nasre by virtue of Sale Deed which is registered at Serial No. 4713 (P) on 15-11-1972 in the office of the Sub - Registrar No. 1, Nagpur.

WHEREAS subsequently, a portion of Land admeasuring 1600.00 Sq. Fts. from and out of the said 2.78 Acres of Agricultural land was converted for permanent Non - Agricultural (Residential) use for Farm House in accordance with the Order dated 16- 04-1979 passed by the Sub - Divisional Officer, Nagpur in Revenue Case No. 26/NAP-34/78-79.

WHEREAS thereafter, Shri Ajabrao Rajaram Nasre constructed a Farm House having Built Up Area of 150.00 Sq. Fts. on the said Land admeasuring 1600.00 Sq. Fts. bearing House No. 1 in Ward No. 2 of Grampanchayat Village - Isasani.



WHEREAS lateron, Shri Ajabrao Rajaram Nasre effected partition of his immovable properties including his aforesaid Farm House property in between himself and his family members by virtue of a Partition Deed dated 18-06-1983 and in terms of the said Partition Deed dated 18-06-1983, Shri Ajabrao Rajaram Nasre did not took / retain any portion of his lands or properties. That in terms of the said Partition Deed dated 18-06-1983, a Non - Agricultural Plot of land out of Khasra Nos. 9/2 and 10/1 together with the House standing thereon came in exclusive share of his wife namely, Smt. Nalininbai Ajabrao Nasre. In like manner, a portion of Agricultural land admeasuring 0.97 Hectares out of Khasra Nos. 9/2, 10/1, 9/6 & 10/6 having total Area of 2.76 Hectares came in exclusive share of his son, Shri Shekhar Ajabrao Nasre. In like manner, a portion of Agricultural land admeasuring 1.24 Hectares bearing Khasra Nos. 105 & 110/1 having total Area of 1.68 Hectares and 1.32 Hectares, respectively came in exclusive share of his son, Shri Ravindra Ajabrao Nasre. Similarly, a portion of Agricultural land admeasuring 2.03 Hectares bearing Khasra No. 110/3 came in exclusive share of his another son, Shri Prashant Ajabrao Nasre and accordingly their names were mutated in 7/12 extract vide Mutation Entry No. 54 dated 23-08-1984.

WHEREAS subsequently, Shri Shekhar Ajabrao Nasre transferred a piece of Land admeasuring 232.26 Sq. Mtrs. (2500.00 Sq. Fts.) together with the temporary Construction

standing thereon having Built Up Area of 74.322 Sq. Mtrs. (800.00 Sq. Fts.) bearing Grampanchayat House No. 106 of Grampanchayat Village - Isasani in Tahsil - Hingna and District - Nagpur to Smt. Vijayalaxmi Umashankar Mishra by virtue of Sale Deed which is registered at Serial No. 4480 (P) on 18-11-1985 in the office of the Sub - Registrar No. 1, Nagpur. As a result thereof, Shri Shekhar Ajabrao Nasre was left with ownership and title of the remaining Land admeasuring 9700.00 Sq. Mtrs. less 232.255 Sq. Mtrs. = 9467.77 Sq. Mtrs. with all heritable and transferable rights therein.

WHEREAS in due course of time, re-survey of Mouza - Isasani was held and as a result thereof, the said Agricultural land was identified as Khasra No. 8.

WHEREAS the above named Shri Shekhar Ajabrao Nasre left for heavenly abode on 02-07-2011 and consequent upon his death, his aforesaid land devolved upon his widow, Smt. Asha Shekhar Nasre and one and only daughter, Miss. Snehal Shekhar Nasre by way of intestate succession, they being only heirs of the deceased and accordingly their names were mutated in 7/12 extract and other revenue records.

WHEREAS as per the 1) Order No. SV-23 / SR - 270 dated 07-06-2012 of the Sub - Divisional Officer, Nagpur and 2) Order No. Durusti / Mouza - Isasani / Kavi - 51/12 dated 26-06-2012 of the Deputy Superintendent, Land Records, Hingna and 3) Order No. Prastut - 1/532/2012 dated 11-07-2012 of the Tahsildar, Hingna, the records of Khasra Nos. 8, 9, 10/1 and 11 having an Area of 0.91 Hectares, 1.42 Hectares, 0.81 Hectares, 2.10 Hectares and 0.80 Hectares, respectively were corrected / rectified as regards to the Area and Map of the aforesaid Agricultural lands and the same was accordingly recorded in the 7/12 extract vide Mutation Entry No. 1669 dated 13-08-2012.

WHEREAS in pursuance of the said Orders, the then Owners named herein above became co-owners of the Agricultural land admeasuring 0.91 Hectares (9100.00 Sq. Mtrs.) bearing Khasra No. 8 of Mouza - Isasani and an old House bearing Grampanchayat House No. 107 of Grampanchayat Village - Isasani in Tahsil - Hingna and District - Nagpur.

WHEREAS the Government of Maharashtra (Urban Development Department) appointed the Nagpur Improvement Trust (N.I.T.) constituted under the Nagpur Improvement Trust Act, 1936 (C.P. and Berar XXXVI of 1936) as a Special Planning Authority vide Notification No. TPS-2409/2890/CR- 356/09/UD-9, dated 31-08-2010 for Nagpur Metropolitan Area under the M.R.T.P. Act, 1966 and the said entire land situated at Mouza - Isasani was within the notified area as mentioned in the said Notification. As per Land User Certificate bearing No.



Engr./Metro/691 dated 01-01-2013, the said Land bearing Khasra No. 8 is earmarked in Development Plan for Residential use.

WHEREAS thereafter, 1) Smt. Asha Shekhar Nasre and 2) Mrs. Snehal Harshad Dhande (Pre-Marital Name: Miss. Snehal Shekhar Nasre) (Acting as Vendors) and Shri Ajab Rao Rajaram Nasre (Acting as Consenter) transferred / sold the **Agricultural land** admeasuring **0.91 Hectares** (9100.00 Sq. Mtrs.) bearing **Khasra No. 8 of Mouza - Isasani** along with the **Farm House** having **Built Up Area of 150.00 Sq. Fts.** to 1) **Shri Harmitsingh Bhagwansingh Sethi**, 2) **Mrs. Narendrakaur Harmitsingh Sethi** and 3) **Shri Manmeetsingh Harmeetsingh Sethi**, all Residents of 65, P.M.G. Society, Opp. Ganesh Mandir, Ravindra Nagar, Nagpur - 440022 by virtue of **Sale Deed** which is registered at **Serial No. 2334 / 2013** on **18-05-2013** in the office of the **Joint Sub - Registrar - Hingna**.

WHEREAS pursuant to **Sale Deed** dated **18-05-2013**, 1) **Shri Harmitsingh Bhagwansingh Sethi**, 2) **Mrs. Narendrakaur Harmitsingh Sethi** and 3) **Shri Manmeetsingh Harmeetsingh Sethi** became joint co-owners of the said **Agricultural land** admeasuring **0.91 Hectares** (9100.00 Sq. Mtrs.) bearing **Khasra No. 8 of Mouza - Isasani** along with the **Farm House** having **Built Up Area of 150.00 Sq. Fts.** and accordingly their names were mutated in the 7/12 extract vide Mutation Entry No. 1795 dated 05-06-2013.



WHEREAS the above named **Shri Harmitsingh Bhagwansingh Sethi** left for heavenly abode on **28-10-2014** and consequent upon his demise, his undivided **0.3033 Hectares** share and interest in the said **Agricultural land** admeasuring **0.91 Hectares** (9100.00 Sq. Mtrs.) bearing **Khasra No. 8 of Mouza - Isasani** devolved upon his widow, **Mrs. Narendrakaur Harmitsingh Sethi** and 2 sons, namely, 1) **Shri Satpalsingh Harmitsingh Sethi** and 2) **Shri Manmeetsingh Harmeetsingh Sethi** by way of intestate succession, they being only heirs of the deceased with each of them having undivided **1/3rd** share and interest equivalent to **0.1011 Hectares** and same was accordingly recorded in the 7/12 extract vide Mutation Entry No. 2054 dated 02-12-2014.

WHEREAS subsequently, **Shri Manmeetsingh Harmeetsingh Sethi** appointed **Shri Satpalsingh Harmitsingh Sethi** as his Power of Attorney Holder by executing a deed of **General Power of Attorney** in his favour which is registered at **Serial No. 5666 / 2014** on **05-11-2014** in the office of the **Joint Sub - Registrar No. 4, Nagpur**.

WHEREAS lateron, 1) **Mrs. Narendrakaur Harmitsingh Sethi** and 2) **Shri Manmeetsingh Harmeetsingh Sethi**, acting through his Power of Attorney Holder, **Shri Satpalsingh Harmitsingh Sethi** jointly relinquished their undivided share and interest equivalent to (0.1011 Hectares +

0.1011 Hectares) = 0.2022 Hectares in the said Agricultural land admeasuring 0.91 Hectares (9100.00 Sq. Mtrs.) bearing Khasra No. 8 of Mouza – Isasani which they inherited after the death of Shri Harmitsingh Bhagwansingh Sethi in favour of Shri Satpalsingh Harmitsingh Sethi by virtue of Release Deed which is registered at Serial No. 5211 / 2014 on 11-12-2014 in the office of the Joint Sub – Registrar – Hingna.

WHEREAS originally, All That piece and parcel of Agricultural land admeasuring 4.326 Hectares (10.69 Acres) bearing Khasra Nos. 9/3 and 10/3, P.S.K. 46 of Mouza - Isasani, held in Bhumidhari Rights, having Revenue Assessment Rate Rs. 8.92 paise, situated within limits of Grampanchayat Village - Isasani in Tahsil - Hingna and District - Nagpur jointly belonged to 1) Shri Mahadeo Jago Ganvir, 2) Shri Pandu Jago Ganvir and 3) Shri Hiranman Jago Ganvir.

WHEREAS lateron, 1) Shri Mahadeo Jago Ganvir, 2) Shri Pandu Jago Ganvir and 3) Shri Hiranman Jago Ganvir transferred / sold a portion of Agricultural land admeasuring 1.40 Hectares (As per 7/12 extract - 1.42 Hectares) being the Northern Portion of the said Agricultural land bearing Khasra Nos. 9/3 and 10/3 admeasuring 4.326 Hectares (10.69 Acres) (Subsequently re-numbered as Khasra No. 9) of Mouza – Isasani, situated within limits of Grampanchayat Village - Isasani in Tahsil - Hingna and District – Nagpur to Sardar Jamiyatsingh Harisingh Bagga by virtue of Sale Deed which is registered at Serial No. 677 (P) on 07-02-1970 in the office of the Sub – Registrar, Nagpur.



WHEREAS the above named Sardar Jamiyatsingh Harisingh Bagga left for heavenly abode on 29-09-1976 and consequent upon of his death, the said Agricultural land bearing Khasra No. 9 devolved upon his widow, Smt. Swarn Kaur and 2 married daughters, namely, 1) Smt. Kawaljit Kaur Surinder Singh Bagga and 2) Smt. Bakshish Kaur Iqbal Singh Chhabda and 4 sons, namely, 1) Sardar Charnjit Singh, 2) Sardar Harjit Singh, 3) Sardar Harvinder Singh and 4) Sardar Manjit Singh by virtue of intestate succession, they being the only heirs of the deceased.

WHEREAS the above named Smt. Swarn Kaur Jamiyatsingh Bagga left for heavenly abode on 03-12-1988 and consequent upon of her demise, her undivided share and interest in the said Agricultural land bearing Khasra No. 9 devolved upon her 2 married daughters, namely, 1) Smt. Kawaljit Kaur Surinder Singh Bagga and 2) Smt. Bakshish Kaur Iqbal Singh Chhabda and 4 sons, namely, 1) Sardar Charnjit Singh, 2) Sardar Harjit Singh, 3) Sardar Harvinder Singh and 4) Sardar Manjit Singh by virtue of intestate succession, they being the only heirs of the deceased.

WHEREAS in due course of time, Shri Manjit Jamiyatsingh Bagga left for heavenly

abode on 31-05-2006 and consequent upon of his demise, his undivided share and interest in the said Agricultural land bearing Khasra No. 9 devolved upon his widow, Smt. Amarjit Kaur and 1 married daughter, namely, Smt. Rachna Rameet Kapoor (Nee Miss. Indraprit Kaur) and 1 son, Sardar Baljit Singh by virtue of intestate succession, they being the only heirs of the deceased.

WHEREAS subsequently, Smt. Rachna Rameet Kapoor (Nee Miss. Indraprit Kaur) relinquished all her rights, title and interest in the said Agricultural land bearing Khasra No. 9 in favour of the remaining co-owners, namely 1) Shri Baljit Singh Manjit Singh Bagga and 2) Smt. Amarjit Kaur Manjit Singh Bagga by virtue of a Deed of Release / Relinquishment which is registered at Serial No. 3257 / 2011 on 06-06-2011 in the office of the Sub – Registrar – Hingna.

WHEREAS in like manner, 1) Smt. Kawaljit Kaur Surinder Singh Bagga and 2) Smt. Bakshish Kaur Iqbal Singh Chhabda relinquished all their rights, title and interest in the said Agricultural land bearing Khasra No. 9 in favour of the remaining co-owners namely, 1) Sardar Charnjit Singh Bagga, 2) Sardar Harvinder Singh Bagga, 3) Sardar Harjit Singh Bagga, 4) Sardar Baljit Singh Manjit Singh Bagga and 5) Smt. Amarjit Kaur Manjit Singh Bagga by virtue of a Deed of Release / Relinquishment which is registered at Serial No. 4105 / 2011 on 27-07-2011 in the office of the Sub – Registrar – Hingna.



WHEREAS thereafter, 1) Sardar Charnjit Singh Bagga, 2) Sardar Harvinder Singh Bagga, 3) Sardar Harjit Singh Bagga, 4) Sardar Baljit Singh Manjit Singh Bagga and 5) Smt. Amarjit Kaur Manjit Singh Bagga jointly agreed to sell the said Agricultural land bearing Khasra No. 9 to Shri Satpal Singh Harmit Singh Sethi by virtue of an Agreement to Sell which is registered at Serial No. 4644 / 2011 on 06-09-2011 in the office of the Sub – Registrar – Hingna.

WHEREAS concurrent to the said Agreement to Sell dated 06-09-2011, 1) Sardar Charnjit Singh Bagga, 2) Sardar Harvinder Singh Bagga, 3) Sardar Harjit Singh Bagga, 4) Sardar Baljit Singh Manjit Singh Bagga and 5) Smt. Amarjit Kaur Manjit Singh Bagga also appointed Shri Satpal Singh Harmit Singh Sethi as their Power of Attorney Holder by executing a deed of Power of Attorney in his favour which is registered at Serial No. 4645 / 2011 on 06-09-2011 in the office of the Sub – Registrar – Hingna.

WHEREAS lateron, 1) Sardar Charnjit Singh Bagga, 2) Sardar Harvinder Singh Bagga, 3) Sardar Harjit Singh Bagga, 4) Sardar Baljit Singh Manjit Singh Bagga and 5) Smt. Amarjit Kaur Manjit Singh Bagga and Shri Satpal Singh Harmit Singh Sethi cancelled and rescinded the above referred Agreement to Sell registered at Serial No. 4644 / 2011 on 06-09-2011 in the office of

the Sub – Registrar – Hingna by executing a Deed of Rescission / Cancellation of Agreement which is registered on 26-04-2012 in the office of the Sub – Registrar – Hingna.

WHEREAS subsequently, 1) Sardar Charnjit Singh Bagga, 2) Sardar Harvinder Singh Bagga, 3) Sardar Harjit Singh Bagga, 4) Sardar Baljit Singh Manjit Singh Bagga and 5) Smt. Amarjit Kaur Manjit Singh Bagga sold / transferred the said Agricultural land bearing Khasra No. 9 to 1) Shri Harmitsingh Bhagwansingh Sethi, 2) Mrs. Narendrakaur Harmitsingh Sethi and 3) Shri Manmeetsingh Harmeetsingh Sethi, all Residents of 65, P.M.G. Society, Opp. Ganesh Mandir, Ravindra Nagar, Nagpur - 440022 by virtue of Sale Deed which is registered at Serial No. 1874 / 2013 on 26-04-2012 in the office of the Joint Sub – Registrar – Hingna.

WHEREAS pursuant to Sale Deed dated 26-04-2012, 1) Shri Harmitsingh Bhagwansingh Sethi, 2) Mrs. Narendrakaur Harmitsingh Sethi and 3) Shri Manmeetsingh Harmeetsingh Sethi became joint co-owners of the said Agricultural land bearing Khasra No. 9 and accordingly their names were mutated in the 7/12 extract vide Mutation Entry No. 1671 dated 21-06-2012.

WHEREAS the above named Shri Harmitsingh Bhagwansingh Sethi left for heavenly abode on 28-10-2014 and consequent upon his demise, his undivided 0.4733 Hectares share and interest in the said Agricultural land bearing Khasra No. 9 of Mouza – Isasani devolved upon his widow, Mrs. Narendrakaur Harmitsingh Sethi and 2 sons, namely, 1) Shri Satpalsingh Harmitsingh Sethi and 2) Shri Manmeetsingh Harmeetsingh Sethi by way of intestate succession, they being only heirs of the deceased with each of them having undivided 1/3rd share and interest equivalent to 0.1578 Hectares and same was accordingly recorded in the 7/12 extract vide Mutation Entry No. 2054 dated 02-12-2014.

WHEREAS lateron, 1) Mrs. Narendrakaur Harmitsingh Sethi and 2) Shri Manmeetsingh Harmeetsingh Sethi, acting through his Power of Attorney Holder, Shri Satpalsingh Harmitsingh Sethi jointly relinquished their undivided share and interest equivalent to (0.1578 Hectares + 0.1578 Hectares) = 0.3156 Hectares in the said Agricultural land admeasuring 1.42 Hectares bearing Khasra No. 9 of Mouza – Isasani which they inherited after the death of Shri Harmitsingh Bhagwansingh Sethi in favour of Shri Satpalsingh Harmitsingh Sethi by virtue of Release Deed which is registered at Serial No. 5210 / 2014 on 11-12-2014 in the office of the Joint Sub – Registrar – Hingna.

WHEREAS lateron, 1) Shri Satpalsingh Harmitsingh Sethi, 2) Mrs. Narendrakaur Harmitsingh Sethi and 3) Shri Manmeetsingh Harmeetsingh Sethi jointly decided to develop the said Agricultural land admeasuring 2.33 Hectares (23300.00 Sq. Mtrs.) bearing Khasra Nos.



8 & 9 of Mouza – Isasani into a Residential Layout by laying several Plots of different dimensions therein.

WHEREAS accordingly, the Agricultural land admeasuring 23300.00 Sq. Mtrs. bearing Khasra Nos. 8 & 9 of Mouza – Isasani, Tahsil – Hingna and District – Nagpur was converted for permanent Non - Agricultural (Residential Use) by Order dated 02-07-2021 passed by the Collector - Nagpur in Revenue Case No. 213 / N.A.P. – 34 / Mouza – Isasani / 2020 – 21.

WHEREAS the Layout Plan of the Residential Layout laid over Non - Agricultural land admeasuring 23300.00 Sq. Mtrs. bearing Khasra Nos. 8 & 9 of Mouza – Isasani, Tahsil – Hingna and District – Nagpur is sanctioned by the Executive Engineer of the Nagpur Metropolitan Regional Development Authority vide Letter No. का. अभि./ नामप्रविप्रा / 4774 dated 25-11-2020 and the Layout Plan is finally approved by the Metropolitan Commissioner of the Nagpur Metropolitan Regional Development Authority on 19-01-2021.

WHEREAS the present Owners i.e. 1) Shri Satpalsingh Harmitsingh Sethi, 2) Mrs. Narendrakaur Harmitsingh Sethi and 3) Shri Manmeetsingh Harmitsingh have entered into a Development Agreement on 30-12-2021 with the Nagpur Metropolitan Regional Development Authority (N.M.R.D.A.) upon certain terms and conditions contained therein for development of the Residential Layout over the Non - Agricultural land admeasuring 23300.00 Sq. Mtrs. bearing Khasra Nos. 8 & 9 of Mouza – Isasani, Tahsil – Hingna and District – Nagpur.

WHEREAS as per the approved Layout Plan of the Nagpur Metropolitan Regional Development Authority (N.M.R.D.A.), the Residential Layout laid over Non - Agricultural land admeasuring 23300.00 Sq. Mtrs. bearing Khasra Nos. 8 & 9 of Mouza – Isasani, Tahsil – Hingna and District – Nagpur, the Area calculation is as under:-

A	AREA STATEMENT			
1.	AREA OF LAND	23300.00	Sq. Mtrs.	%
a)	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	23300.00	Sq. Mtrs.	
b)	AS PER MEASUREMENT SHEET	10139.306	Sq. Mtrs.	
c)	AS PER SITE	23300.00	Sq. Mtrs.	
2.	DEDUCTIONS FOR			
a)	PROPOSED D.P. / D.P. ROAD WIDENING AREA	0.000	Sq. Mtrs.	
b)	ANY D.P. RESERVATION AREA	0.000	Sq. Mtrs.	
c)	AREA UNDER BUFFER ZONE OF WATER TANK	0.000	Sq. Mtrs.	
	(TOTAL a + b + c)	23300.00	Sq. Mtrs.	
3.	GROSS AREA OF PLOT (1c-2)	23300.00	Sq. Mtrs.	100%
4.	RECREATIONAL OPEN SPACE			
a)	REQUIRED (10% of 3)	2330.00	Sq. Mtrs.	
b)	PROPOSED	2331.880	Sq. Mtrs.	10.008%



5. AMENITY SPACE			
a) REQUIRED (10% of 3)	2330.000	Sq. Mtrs.	
b) PROPOSED	2331.832	Sq. Mtrs.	10.008%
c) SPACE FOR ELECTRIC SUB-STATION & WWTP	50.000	Sq. Mtrs.	0.215
6. SERVICE ROAD & HIGHWAY WIDENING	0.0000	Sq. Mtrs.	0.000
7. INTERNAL ROAD AREA – 717.970 + 3364.127	4082.097	Sq. Mtrs.	17.520
8. AREA UNDER LAYOUT PLOTS	1404.191	Sq. Mtrs.	62.250
9. NET AREA OF PLOTS FOR FSI CALCULATIONS = (3-5b)	20968.169	Sq. Mtrs.	
10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (9/8)	1.445	----	

WHEREAS as per the approved Layout Plan of the Nagpur Metropolitan Regional Development Authority (N.M.R.D.A.), there are altogether 4 Plots in the said Residential Layout comprising Plot No. 1 admeasuring 6660. 488 Sq. Mtrs., Plot No. 2 admeasuring 3785.957 Sq. Mtrs., Plot No. 3 admeasuring 1135.283 Sq. Mtrs. and Plot No. 4 admeasuring 2922.46 Sq. Mtrs.

WHEREAS the Assistant Engineer (West) of the Nagpur Metropolitan Regional Development Authority (N.M.R.D.A.) has released the said Plot No. 4 admeasuring 2922.46 Sq. Mtrs. vide Letter No. A.E. (West) / NMRDA / 1256, dated 14-12-2022.

WHEREAS the names of 1) Shri Satpalsingh Harmitsingh Sethi, 2) Mrs. Narendrakaur Harmitsingh Sethi and 3) Shri Manmeetsingh Harmeetsingh Sethi being joint co-owners of Plot No. 4 total containing by admeasurement 2922.46 Sq. Mtrs. is mutated in 7/12 extract and other records of the government.

WHEREAS the present Owners i.e. 1) Shri Satpalsingh Harmitsingh Sethi, 2) Mrs. Narendrakaur Harmitsingh Sethi and 3) Shri Manmeetsingh Harmeetsingh are family members and they have come together for achieving a common objective of developing the said Plot No. 4 into Commercial cum Residential Estate under the Project name and style as Harbans Park – 2 comprising Four Towers with each Tower having Commercial Shops and various self contained Residential Apartments therein. Accordingly they have entered into an Agreement of Association of Persons (A.O.P) on 24-12-2024 at Nagpur in the name and style as "Harbans Creation" (AOP) bearing PAN: AAFAH1637N, having its Office at B-1, Chatterjee Layout, Near Hingna T - Point, Nagpur – 440022.

WHEREAS the Building Plan of the First Towner named and styled as Elite Enclave – I comprising several Commercial Shops and various self contained Residential Apartments is sanctioned by the Executive Engineer of the Nagpur Metropolitan Regional Development Authority (N.M.R.D.A.) vide Building Permit / Certificate No. NMRDA / B / 2024 / APL / 01167, dated 12-06-2024 (Project Code: NMRDA-23-62846).





CHALLAN
MTR Form Number-6



GRN	MH014452044202425E	BARCODE			Date	16/01/2025-15:35:58	Form ID	
Department Inspector General Of Registration				Payer Details				
Search Fee				TAX ID / TAN (If Any)				
Type of Payment Other Items				PAN No.(If Applicable)				
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		R H AGRAWAL Advocate		
Location PUNE								
Year 2024-2025 One Time				Flat/Block No.				
Account Head Details			Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE			600.00	Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				Amount In	Six Hundred Rupees Only			
Total			600.00	Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572025011657378	IK0DBVMVW2	
Cheque/DD No.				Bank Date	RBI Date	16/01/2025-15:24:36	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 : 611405904

Mobile No. : 9822224101

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

खदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

MH014452044202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
16 Jan 2025	Receipt	Receipt no.: 1113865620
	Name of the Applicant :	R H AGRAWAL Advocate
	Details of property of which document has to be searched :	Dist :Nagpur Village :Isasani Ta.sa.kra.46 S.No/CTS No/G.No. : 8
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH014452044202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		





CHALLAN
MTR Form Number-6



GRN	MH014452964202425E	BARCODE			Date	16/01/2025-15:42:16	Form ID
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		R H AGRAWAL Advocate	
Location PUNE				Flat/Block No.			
Year 2024-2025 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street			
0030072201 SEARCH FEE			600.00	Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In Six Hundred Rupees Only			
Total			600.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572025011658164	IK0DBVNDD8
Cheque/DD No.				Bank Date	RBI Date	16/01/2025-15:24:43	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 : 549057895

Mobile No. : 9822224101

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

सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नगद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

MH014452964202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
16 Jan 2025	Receipt	Receipt no.: 1113865651
	Name of the Applicant :	R H AGRAWAL Advocate
	Details of property of which document has to be searched :	Dist :Nagpur Village :Isasani Ta.sa.kra.46 S.No/CTS No/G.No. : 9
	Period of search :	From :2002 To :2025
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH014452964202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



WHEREAS now, 1) Shri Satpalsingh Harmitsingh Sethi, 2) Smt. Narendrakaur Harmitsingh Sethi and 3) Shri Manmeetsingh Harmeetsingh Sethi have approached and requested me to provide Title Verification & Non - Encumbrance Report of the said land which they require for legitimate reasons.

FOR ascertaining title of the said Plot, I have taken physical and online search of records from relevant Sub - Registrar Offices at Hingna and Nagpur from Inspection Book (1), Index Register and other relevant records since last 30 years i.e. from the year 1996 to 2001 physically and from the year 2002 to 2005 online by paying Search Fees of Rs. 600/- vide Challan bearing GRN No. MH014452044202425E (Receipt No. 1113865620) on 16-01-2025 and Challan bearing GRN No. MH014452964202425E (Receipt No. 1113865651) on 16-01-2025. While inspecting the records relating to the said land in Sub - Registrar Offices, Revenue Authorities, Government Offices and Courts at Hingna and Nagpur, the following information is revealed and after perusing available original, certified copies, xerox of various deeds and documents, I arrive at following conclusions and submit my report as under:-

Description of Deeds / Documents	Date of Deeds / Documents	Copy Verified From	Document Provided By	Remarks
KHASRA NO. 8				
Sale Deed	15-11-1972	Xerox	Owners	Nil
N.A. Order	16-04-1979	Xerox	Owners	Nil
Partition Deed	18-06-1983	Xerox	Owners	Nil
Sale Deed	18-11-1985	Xerox	Owners	Nil
Sale Deed	18-05-2013	Xerox	Owners	Nil
General Power of Attorney	05-11-2014	Xerox	Owners	Nil
Release Deed	11-12-2014	Xerox	Owners	Nil
KHASRA NO. 9				
Sale Deed	07-02-1970	Xerox	Owners	Nil
Release Deed	06-06-2011	Xerox	Owners	Nil
Agreement to Sell	06-09-2011	Xerox	Owners	Nil
Power of Attorney	06-09-2011			
Deed of Rescission / Cancellation of Agreement	26-04-2012	Xerox	Owners	N.A.
Sale Deed	26-04-2012	Xerox	Owners	Nil
Release Deed	11-12-2014	Xerox	Owners	Nil
Non - Agricultural Order	02-07-2021	Xerox	Owners	Nil
Layout Plan Approval Letter	25-11-2020	Xerox	Owners	Nil
Development Agreement N.M.R.D.A.	30-12-2021	Xerox	Owners	Nil
7/12 Extract	14-03-2022	Xerox	Owners	Nil
Release Letter of Plot No. 4	14-12-2022	Xerox	Owners	Nil



Agreement of Association of Persons (A.O.P) of "Harbans Creation" (AOP)	24-12-2024	Xerox	Owners	Nil
Building Permit / Certificate	12-06-2024	Xerox	Owners	Nil

OBSERVATIONS AND OPINION

1. On verification and search it is revealed that all relevant and available original documents pertaining to the said Plot relating to title of past and present Owners such as Agreement to Sell, Partition Deed, Sale Deeds, Release Deeds, General Power of Attorney, and other documents like Adhikar Abhilekh Panji, N.A. Order, Layout Plan, Development Agreement, Release Letter, Building Permit, Building Plans, 7/12 extract are verified by me from the offices of Sub - Registrar, Tahsildar, Talathi, N.M.R.D.A and other Revenue Authorities, Government Offices and Courts at Hingna and Nagpur and on verification those deeds and documents were found to be legitimate and genuine.
2. On verification and search it is revealed that the names of the present Owners i.e. 1) Shri Satpalsingh Harmitsingh Sethi, 2) Smt. Narendrakaur Harmitsingh Sethi and 3) Shri Manmeetsingh Harmeetsingh Sethi being Owners of the said Plot is mutated in the records of 7/12 extract, Grampanchayat - Isasani.
3. The records and documents reveal the chain of transactions occurred in respect of said Plot and how the present Owners acquired tile of the said Plot.
4. On verification and search it is revealed that the present Owners have not entered into any contract, deal, transaction relating to the said Plot and / or Commercial Shops Residential Apartments in the proposed Towner named and styled as Elite Enclave - I with any person at any time, herein before. That the present Owners have not signed, executed or registered deed of allotment, agreement to sell, power of attorney, sale deed, transfer deed, assignment deed, gift deed, partition deed, release deed, exchange deed, simple or equitable mortgage deed, confirmation deed, correction deed, will deed or any other registered deed or document purporting or confirming to be sale, assignment, conveyance, sale, transfer etc. of the said which confer any right, title or third party interest in any manner of the said Plot and / or Commercial Shops and Residential Apartments in the proposed Towner named and styled as Elite Enclave - I in favour of any person, hereinbefore and the title of the present Owners is clear and there is no charge, encumbrance, incumbent or defect in title of the present Owners.
5. On verification and search it is revealed that save as except the present Owners, that no



other person is legally entitled to claim ownership, title, share, interest or partition in any manner, whatsoever in the said Plot or par thereof.

6. On verification and search it is revealed that the said Plot is not impeded in any manner which legally prohibits the Owners to assign, convey, sell or transfer the said Plot and / or Commercial Shops and Residential Apartments in the proposed Towner named and styled as Elite Enclave – I to prospective buyers or which creates or may create any third party right, claim or interest or any type of encumbrance, charge or lien on the said Plot either by way of any dispute, lis-pendens, litigation or civil suit, stay order or injunction, attachment, auction or recovery proceedings, overlapping or encroachments from adjoining Plot owners or any third person.

7. On verification and search it is revealed that no injunction for selling or disposing has been granted by any court of law in connection with the said Plot and / or Commercial Shops and Residential Apartments in the proposed Towner named and styled as Elite Enclave – I or against the present Owners.

8. On verification and search it is revealed that the said Plot and / or Commercial Shops and Residential Apartments in the proposed Towner named and styled as Elite Enclave – I are not impeded in any manner which legally prohibits the present Owners to mortgage the said Plot and / or Commercial Shops Residential Apartments in the proposed Towner named and styled as Elite Enclave – I with any bank, society or financial institution or which creates or may create any third party right, claim or interest or any type of encumbrance, charge or lien on the said Plot and / or Commercial Shops and Residential Apartments in the proposed Towner named and styled as Elite Enclave – I.

9. On verification and search it is revealed that no proceedings relating to attachment or auction sale or recovery proceedings relating to the said Plot and / or Commercial Shops and Residential Apartments in the proposed Towner named and styled as Elite Enclave – I are pending before the Debts Recovery Tribunal or the Tahsildar or Collector - Nagpur any court of law or statutory or revenue authorities for realization of arrears of any loan, revenue, statutory dues, taxes, rent etc.

10. On verification and search it is revealed that no tenant, licensee or lessee is occupying the said Plot nor there is encroachment of any person over the said Plot and as on date, the said Plot is lying vacant and open.



11. On verification and search it is revealed that there is no adverse possession of any person who can claim his, her, their right, share, title, interest or possession in the said Plot and / or Commercial Shops and Residential Apartments in the proposed Towner named and styled as Elite Enclave – I.

12. On verification and search it is revealed that there is no interest of minor/s who is / are yet to attain majority and thereafter who can claim his, her, their right, share, title or interest in the said Plot and / or Commercial Shops and Residential Apartments in the proposed Towner named and styled as Elite Enclave – I.

13. On verification and search it is revealed that no money suit or suit affecting title of the said Plot and / or Commercial Shops and Residential Apartments in the proposed Towner named and styled as Elite Enclave – I is pending in any court of law.

14. On verification and search it is revealed that the said Plot is not prohibited for transfer under any law of Maharashtra, which prevents fragmentation of Plot and encourages consolidation of holdings.

15. On verification and search it is revealed that the said Plot does not belong to any Charitable or Public Trust or to a member of Schedule Caste or Schedule Tribe and as such there is no need to obtain No-Objection Certificate from the Charity Commissioner or the Collector, Nagpur permitting the present Owners to transfer or sell the said Plot and / or Commercial Shops and Residential Apartments in the proposed Towner named and styled as Elite Enclave – I.

16. On verification and search it is revealed that there is nothing prejudicial or undesirable in any document relating to the title of the present Owners and all contents of each deed and documents are explicit. Facts and events material to the title of the said Plot have been satisfactorily proved.

17. On verification and search it is revealed that all relevant documents are duly stamped whenever the Stamp duty is payable on these documents in accordance with the provisions of the Maharashtra Stamp Act, 1958 / Indian Stamp Act, 1959, as amended up to date. Similarly, the documents have been registered, wherever these documents require registration.

18. Therefore after considering all above factors and verifying the original documents and as a result of search's conducted in the Sub – Registrar Offices, Revenue Authorities, Government Offices and Courts at Hingna and Nagpur, I am satisfied that the title of present



Owners i.e. 1) Shri Satpalsingh Harmitsingh Sethi, 2) Smt. Narendrakaur Harmitsingh Sethi and 3) Shri Manmeetsingh Harmeetsingh Sethi pertaining to the said Plot No. 4 is clear, marketable and unencumbered.

NAGPUR

Date: 20-01-2025




R. H. AGRAWAL
(Advocate)

(DISCLAIMER: - This Title Verification and Non – Encumbrance Report has been issued by R. H. AGRAWAL (Advocate) after relying upon various Original / Certified / Xerox copies of deeds and documents provided by the Owners and after due and diligent search conducted by Advocate in Sub-Registrar & Government Office/s and Courts at Nagpur. However, R. H. AGRAWAL (Advocate) shall not be responsible and liable to any bank, society or financial institution, in case if any charge, lien, encumbrance, mortgage, third party interest, unregistered deeds or documents, disputes, litigations or court or revenue cases are discovered to be pending or initiated in future in respect of above land. This Title Verification and Non – Encumbrance Report shall not be treated as authentic and valid, unless it bears signature and seal of R. H. AGRAWAL (Advocate) on each and every page. The Advocate has issued this Title Verification and Non – Encumbrance Report without any corrections and overwriting, hence if any corrections and / or overwriting is reflected in this report, R. H. AGRAWAL (Advocate) shall not be liable and responsible for any deviation, miss-interpretation, miss-representation of any legal facts or information, resulting thereof, due to any corrections and overwriting, made or done after issuance of this Title Verification and Non – Encumbrance Report).

NAGPUR

Date: 20-01-2025




R. H. AGRAWAL
(Advocate)