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Dated : 5th February, 2018

To,

M/s. Landmarks Orchid Homes Infraventures,

401, Royal Orchid Apartments,

Behind School of Scholar, Near New University Campus,

Amravati Road, Nagpur - 440033 Tahsil & District: Nagpur

Kind Attention : Shri Vinod Nalamwar & Smt. Manujsha Nalamwar,

Subject: Title Verification/Search report of Plot No. 1 (One) being a portion of the entire land bearing Khasra No. 87/3/1 of Mouza - Somalwada, Patwari Halka No. 44, City Survey No. 582, Sheet No. 712, Nagpur Municipal Corporation House No. 3530/B/1 Situated at Somalwada, Nagpur, Tahsil & District Nagpur within the limits of Nagpur Municipal Corporation Ward No. 15 and Nagpur Improvement Trust.

Sir,

1. We have been asked to furnish a title verification & search report of the property consisting of Plot No. 1 (One) admeasuring about 1355.659 Sq.Mtrs. (14,592.31 Sq. Ft.) being a portion of the entire land bearing Khasra No. 87/3/1 of Mouza - Somalwada, Patwari Halka No. 44, City Survey No. 582, Sheet No. 712, Nagpur Municipal Corporation House No. 3530/B/1 Situated at Somalwada, Nagpur, Tahsil & District Nagpur within the limits of Nagpur Municipal Corporation Ward No. 15 and Nagpur Improvement Trust (Hereinafter called to and referred as said 'Plot' or 'Property' and more particularly described in the Schedule hereunder written). Accordingly, we have examined the matter, based on the information given to us, photocopies of the documents placed before us, and Search taken in the office of Joint Sub Registrar subject to confines and limits.

2. As per the documents supplied to us, it is observed that:



- a) That, the Agricultural land admeasuring about 0.34 Hectors bearing Khasra No. 87/3/1 of Mouza – Somalwada, Patwari Halka No. 44, Rental Rs. 0.44 held in Bhogwatdar Class-1 Rights, Situated at Somalwada, Nagpur in Tahsil and District – Nagpur (Hereinafter called to and referred as the said 'Agriculture Land') was originally belonged to Shri. Haribhau S/o Dadu Mahajan, Shri Madhukar S/o Dadu Mahajan, Shri Prabhakar S/o Dadu Mahajan, Shri Bhaiyya S/o Dadu Mahajan, Miss Shobha D/o Dadu Mahajan, Mrs. Leelabai W/o Shankarrao Fating, Mrs. Kamlabai W/o Keshavrar Gandhare, Mrs. Vatsalabai W/o Vasanttrao Gandhare and Mrs. Ashabai W/o Devrao Gabhane, being their separate property.
- b) That, the aforesaid Shri. Haribhau S/o Dadu Mahajan, Shri Madhukar S/o Dadu Mahajan, Shri Prabhakar S/o Dadu Mahajan, Shri Bhaiyya S/o Dadu Mahajan, Miss Shobha D/o Dadu Mahajan, Mrs. Leelabai W/o Shankarrao Fating, Mrs. Kamlabai W/o Keshavrar Gandhare, Mrs. Vatsalabai W/o Vasanttrao Gandhare and Mrs. Ashabai W/o Devrao Gabhane lateron jointly transferred the Southern Portion of the aforesaid Agricultural land having an area of 0.17 Hectors by way of Sale to Mrs. Asha W/o Sundarlal Arora, by a Sale Deed dated 30-05-1994, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 884 on Pages 144 to 149 at Sr. No. 4436 (P) on even date.
- c) That, in the like manner the aforesaid Shri. Haribhau S/o Dadu Mahajan, Shri Madhukar S/o Dadu Mahajan, Shri Prabhakar S/o Dadu Mahajan, Shri Bhaiyya S/o Dadu Mahajan, Miss Shobha D/o Dadu Mahajan, Mrs. Leelabai W/o Shankarrao Fating, Mrs. Kamlabai W/o Keshavrar Gandhare, Mrs. Vatsalabai W/o Vasanttrao Gandhare and Mrs. Ashabai W/o Devrao Gabhane further transferred the remaining portion i.e. Northern Portion of the said land having an area of 0.17 Hectors by way of Sale to Mrs. Karishma W/o Maheshkumar Arora, by a Sale Deed dated 30-05-1994, which is duly Registered in the office of the Sub- Registrar, Nagpur-11 in Addl.



Book No. 1, Volume No. 884 on Pages 150 to 155 at Sr. No. 4437 (P) on even date.

d) That, Mrs. Asha W/o Sundarlal Arora acting through her Constituted Attorneys Shri Mangesh Ramesh Barai & Shri Amit Deorao Barai transferred the aforesaid property comprising the Southern Portion of the said land having an area 0.17 Hectors (OR 1700 Sq. Mtrs.) by way of Sale to Shri. Ashwin S/o Wardhaman Golchha by a Sale Deed dated 07-09-2006, which is duly Registered in the office of the Sub-Registrar, Nagpur No. 4 bearing Document No. 4326/2006 on even date.

e) That, Smt. Karishma W/o Maheshkumar Arora acting through her Constituted Attorneys Smt. Maya Diliprao Kolhe & Smt. Sulbha Vijayrao Kolhe transferred the said Northern Portion of the said Agriculture Land having an area of 0.17 Hectors (OR 1700 Sq. Mtrs.) by way of Sale to Shri. Ashwin S/o Wardhaman Golchha, by a Sale Deed dated 20-06-2006, which is duly Registered in the office of the Sub-Registrar, Nagpur No. 4 bearing Document No. 3358/2006 on even date; Accordingly Shri. Ashwin S/o Wardhaman Golchha become an exclusive, absolute and full Owner of the aforesaid entire property i.e land admeasuring about of 0.34 Hectors (OR 3400 Sq. Mtrs.) with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records.

f) That, Shri. Ashwin S/o Wardhaman Golchha lateron carved independent two plots out of the said Land, Plot No. 1 admeasuring about 1733.24 Sq. Mtrs. and the Plot No. 2 admeasuring about 1646.53 Sq. Mtrs..

h) That, the said Plot is regularized by the Nagpur Improvement Trust vide permit BE (W)1900(U/L)9369/20 dated 31-08-2008 in Layout No. 1900/Som/4456. As per the above mentioned Release Letter, the Plot area of 1414.3703 Sq. Mtrs. is regularized by the Nagpur Improvement Trust and Plot area of 318.87 Sq. Mtrs was required to be surrender to the Nagpur Improvement Trust.



l) That, the said Plot was converted for Non-Agricultural Use vide Order Dated 22-09-2008 passed by the Additional Tahsildar, Nagpur in Revenue Case Nos. 6/NAP-34/2004-2005 and 6/32725/NAP-34/2004/2005.

j) That, M/s. Maharshee Builders, A Partnership Firm having its office at Shivpad Apartments, 262, West High Court Road, Bajaj Nagar, Nagpur represented/acting through its Authorised Partner SHRI. Avinash Manoharrao Tarpe (Hereinafter called to and referred as the said 'Owner') has purchased the said Plot from Shri Ashwin Wardhaman Goleccha vide Sale Deed dated 09/02/2010 duly registered in the office of Joint Sub Registrar Nagpur No. 02 bearing Document No. 596/2010 on even date and accordingly the name of the Owner is duly mutated on Government Records.

k) That, aforesaid Regularation Letter was modified / corrected by Nagpur Improvment Trust vide its letter bearing No. 3029 dated 03/07/2017, whereby regularised area of plot was modified. As per the above mentioned Letter, the Plot area of 1355.659 Sq. Mtrs. is regularized by the Nagpur Improvement Trust.

l) That, the Owner has assigned complete work of development to the M/s. Landmarks Orchid Homes Infraventures, A Partnership Firm having its office at 401, Royal Orchid Apartments, Behind School of Scholar, Near New University Campus, Amravati Road, Nagpur - 440033 Tahsil & District: Nagpur Represented/Acting through its Authorised Partners 1) Smt. Manjusha Vinod Nalamwar & 2) Shri Vinod Dattatray Nalamwar (Hereinafter called to and referred as the said 'Developer') by executing an Agreement of Development dated 03/08/2017 duly registered in the office of Joint Sub Registrar Nagpur No. 3 bearing Document No. 4881/2017 on even date.

m) That, the Owner has also empowered and authroised the Developer to execute all deeds/documents relating to said Plot and proposed Scheme in pursuance of aforesaid Agreement of Development by executing General Power of Attorney dated 03/08/2017 duly registered in the office of



Joint Sub Registrar Nagpur No. 3 bearing Document No. 4882/2017 on even date.

n) That, the building plan of said Apartment Scheme is duly sanctioned by the Building Engineer (W), Nagpur Improvement Trust vide Building Permit No. B.E. (West)/Case No. AB-12017081981/Tracking No. 20170819135/1110/1230 dated 30/12/2017.

o) That, the proposed Apartment scheme to be known & style as "Orchid Crown" (Hereinafter called to and referred as the said 'Scheme' or 'Building' or 'Apartment Scheme' or 'Multi-storeyed building' or 'Project') is submitted to the provisions of the Maharashtra Apartments Ownership Act, 1970 by the Owner by executing Deed of Declaration dated 24/01/2018, duly registered in the office of the Sub-Registrar, Nagpur No. 03 bearing document No. 328/2018 on even date.

3. We have perused the photo copies of the following mentioned documents:

i) Sale Deed dated 30-05-1994, which is duly Registered in the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 884 on Pages 144 to 149 at Sr. No. 4436 (P) on even date.

ii) Sale Deed dated 30-05-1994, which is duly Registered in the office of the Sub- Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 884 on Pages 150 to 155 at Sr. No. 4437 (P) on even date.

iii) Sale Deed dated 07-09-2006, which is duly Registered in the office of the Sub-Registrar, Nagpur No. 4 bearing Document No. 4326/2006 on even date.

iv) Sale Deed dated 20-06-2006, which is duly Registered in the office of the Sub-Registrar, Nagpur No. 4 bearing Document No. 3358/2006 on even date;

v) Release Letter issued by the Nagpur Improvement Trust vide permit BE(W)1900(U/L)9369/20 dated 31-08-2008 in Layout No. 1900/Som/4456.



- vi) Order Dated 22-09-2008 passed by the Additional Tahsildar, Nagpur in Revenue Case Nos. 6/NAP-34/2004-2005 and 6/32725/NAP-34/2004/2005.
- vii) Sale Deed dated 09/02/2010 duly registered in the office of Joint Sub Registrar Nagpur No. 02 bearing Document No. 596/2010 on even date.
- viii) Letter bearing No. 3029 dated 03/07/2017 issued by the Nagpur Improvement Trust.
- ix) Agreement of Development dated 03/08/2017 duly registered in the office of Joint Sub Registrar Nagpur No. 3 bearing Document No. 4881/2017 on even date.
- x) General Power of Attorney dated 03/08/2017 duly registered in the office of Joint Sub Registrar Nagpur No. 3 bearing Document No. 4882/2017 on even date.
- xi) Building Permit No. B.E. (West)/Case No. AB-12017081981/Tracking No. 20170819135/1110/1230 dated 30/12/2017.
- xii) Deed of Declaration dated 24/01/2018, duly registered in the office of the Sub-Registrar, Nagpur No. 03 bearing document No. 328/2018 on even date.
- xiii) Akhiv Partrika issued by the City Survey Department.
- xiv) Municipal Corporation Tax Receipts.

4. We have examined the photocopies of deeds/documents as mentioned above. We have also taken search of Index II registers for the last 13 (Thirteen) years (only those made available and excluding the record not made available to me) in respect of said Plot by depositing necessary charges through GRAS vide Chalan No. MH010226865201718E on 05/02/2018. The Original Receipt is attached with this search report as a part and parcel of this report.



5. Based on the aforesaid facts, events, evidence placed before us and on the basis of the inspection of the registration records & the documents provided to us for perusal, no adverse entry / circumstances / documents were noticed. We could not find any acquisition or reservation on said property. We could not found any entry of mortgage/encumbrances. As per the documents made available to us, we state that presently M/s. Maharshee Builders is owner of said Plot on record and M/s. Landmarks Orchid Homes Infraventures having all rights and interest to develop the said Plot and to sale Units of the proposed Scheme to be constructed on the said Plot as per the terms of Agreement of Development.

SCHEDULE OF THE PROPERTY

All that piece and parcel of property consisting of Land bearing Plot No. 1 (One) admeasuring about 1355.659 Sq.Mtrs. (14,592.31 Sq. Ft.) being a portion of the entire land bearing Khasra No. 87/3/1 of Mouza – Somalwada, Patwari Halka No. 44, City Survey No. 582, Sheet No. 712, Nagpur Municipal Corporation House No. 3530/B/1 Situated at Somalwada, Nagpur, Tahsil & District Nagpur within the limits of Nagpur Municipal Corporation Ward No. 15 and Nagpur Improvement Trust all other easementary rights appurtenant and belonging thereto and bounded as under:

ON THE EAST	–	OTHER LAYOUT
ON THE WEST	–	7.5 MTRS. IDE ROAD
ON THE NORTH	–	NALLHA
ON THE SOUTH	–	PLOT NO. 2


Shashikant B. Toal
ADVOCATE



Enclosure: Chalan No. MH010226865201718E on 05/02/2018



CHALLAN
MTR Form Number-6

GRN MH010226865201718E		BARCODE 		Date 05/02/2018-14:56:36		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NGP3_JT NAGPUR NO 3 SUB REGISTRAR				Full Name		Shashikant Bhalchandra Toal	
Location NAGPUR							
Year 2017-2018 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			325.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In		Three Hundred Twenty Five Rupees Only	
Total			325.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572018020506436	CKE8981069
Cheque/DD No.				Bank Date	RBI Date	05/02/2018-14:57:26	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

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 नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवयाच्या दस्त्यांसाठी लागू नाही.

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