

MH011453408201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
07 Mar 2018	Receipt	Receipt no.: 1111317631
	Name of the Applicant :	Akash Madhukarrao Raut
	Details of property of which document has to be searched :	Dist :Nagpur Village :Vagadara Ta.sa.kra. 46 S.No/CTS No/G.No. : 87
	Period of search :	From :2002 To :2018
	Received Fee :	425
The above mentioned Search fee has been credited to government vide GRN no :MH011453408201718E		
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/frnSearchChallan/WithOutReg.php '		

<https://esearchigr.maharashtra.gov.in/portal/SearchReceipt.aspx?query=6c3f3acaf2e1f...> 3/7/2018

TITLE INVESTIGATION REPORT (TIR)

Having been engaged by M/S. L.G. DEVELOPERS & BUILDERS, situated at Babde Sabhagruha, Mahajan Wadi, Hingna Road, Nagpur-441110, Acting through its Partner SHRI DHANRAJ GANPATRAO BABDE, for preparing the Title Verification and Search Report to verify the ownership of property described in Schedule belonging to M/S. L.G. DEVELOPERS & BUILDERS, I advocate Shri Akash Madhukar Raut, do hereby submit my report as under:

That M/S. L.G. DEVELOPERS & BUILDERS, is absolute owner of ALL THAT piece and parcel of property having LAND bearing No.87/88/89A/2/89B/1/1, admeasuring about 10191.217 Sq.Mtr. The said property is situated in Layout of Khasra No.87, 88, 89A/2, 89B, admeasuring 10.75 Hector, at Mouza – Wagdara, P.H. No.46, Tahsil – Hingna, District – Nagpur and the same is bounded as under:

ON THE EAST	-	LAYOUT
ON THE WEST	-	WAGDARA SHIV
ON THE NORTH	-	12M WIDE ROAD
ON THE SOUTH	-	KHASRA NO.85

Sheet showing flow of the title of the owner and his/its predecessors in interest up to the Latest Title Deed.

1. That M/S. L.G. DEVELOPERS AND BUILDERS, have purchased the said Khasra No. 87, 88, 89A/2, 89B, admeasuring 10.75 Hector, from Shri Suresh Madanlal Bang and others, vide Deed of Sale, Dated-07/08/2007, registered at Serial No.4652-2007, before Sub-Registrar Office, Hingna.

2. That the layout Plan of the said property is prepared as per the guidelines of various statutory and local authority and the scheme have sanctioned by the Additional Collector and Competent Authority ULC Nagpur Vide order No.ATP/ULC/TD (765/1524/2006), 28-07-2006 under Talegaon Dhabhade Scheme and the Layout Plan is also sanctioned by the Assistant Director Town Planning, Nagpur on 02-11-2007, vide its Order No.5313 for residential use. The said Agricultural Land was converted to Non-Agricultural Land for residential use by the Collector Nagpur, vide Order Letter Kavi-1471/2008, having Ra.Ma. No.422/N.A.P.-34/2007-2008, dated 25-09-2008. However as per order dated 28.07.2006 by Additional Collector and Competent Authority ULC Nagpur under Talegaon Dhabhade Scheme, the land area admeasuring about 12587.615 Sq.Mtr. had to be handed over free of cost to the Government, as a Government share.

3. That the M/S. L.G. DEVELOPERS AND BUILDERS, has filed writ petition before the Hon'ble High Court bearing Writ Petition No.1853 of 2011 against the State of Maharashtra and other, in respect of aforesaid land admeasuring about 12587.615 Sq.Mtr. and accordingly Hon'ble High Court by order dated 29.04.2011 held that " the land of the petitioner(Owner) admeasuring 12587.615 Sq.Meters out of the land bearing Kh. Nos. 87, 88, 89-A, and 89-B, P.H.No.46, Mouza Wagdhara Taluq Hingna District Nagpur does not vest in the State Government and the petitioner (Owner) is legally entitled to retain the possession of the same in future as an owner thereof."

4. That after the decision of the Hon'ble High Court, the M/S. L.G. DEVELOPERS AND BUILDERS has applied for Mutation of its name in 7/12 record before the Tahsildar Hingna and by order dated 20/08/2014 in Ra.Ma.No.28/R.T.S-64/13-14, the name of the M/S. L.G. DEVELOPERS AND BUILDERS is mutated in Government record. Further the Hon'ble Collector vide order No. Kavi 523/2016 having Ra.Ma.No.297/NAP-34/2015-16 dated 20/05/2016 has permitted the use of the land for Non-Agriculture Residential use and area under Residential Plots admeasuring 10191.217 Sq.Mtr. is mutated in the name M/S. L.G. DEVELOPERS AND BUILDERS. Accordingly Final residential Layout under "Group Housing Scheme" has been sanctioned on 10/11/2016 by the Nagpur Improvement Trust.

5. That the M/S. L.G. DEVELOPERS AND BUILDERS has decided to develop the Land into a Residential Complex/Scheme. The M/S. L.G. DEVELOPERS AND BUILDERS have also submitted the Building Plan/Construction Map before Nagpur Metropolitan Region Development Authority, Nagpur. Accordingly the Building Plan is sanctioned by the Building Engineer-2 Nagpur Metropolitan Region Development Authority, Nagpur. on 02-11-2017, vide Building Permit No.B.E.(NMRDA)/West/Hingna Tahsil/Case No.PL-2250/2017052058/1072.

6. That the Owner has submitted the aforesaid property to provisions of the Maharashtra Apartment Ownership Act., 1970 and for that purpose necessary Deed of Declaration, have been executed and registered before Sub-Registrar, Hingna, at Serial No.690/2018, on 27-02-2018.

7. That the Owner is constructing on the project land Three Buildings which is named as "**WING-A, WING-B & WING-C**" on the Project land comprising of 64 Flats/Apartments in each building situated on the Ground to Eight Floor structure. Total **192 Flats/Apartments** in Wing-A, Wing-B, & Wing-C

8. On the basis of the documents placed before me, I certify that the property referred in the Schedule is owned/held by M/S. L.G. DEVELOPERS AND BUILDERS, and free from any encumbrances, charges, liens and mortgages or any other claim affecting the clear title, as on the date. I have taken the search of the records of the registrar's office from their Online records by paying necessary search fee of Rs.425/- on 07-03-2018, vide receipt No.1111317631 for the year 2002 to 2018. The search fee receipts are enclosed herewith.

9. That, all the relevant documents of title i.e. Sale Deeds, Property Card, placed before me, are Xerox copies and I have verified and tallied these documents from the records of Registrar of Documents and/or from the records of appropriate authorities.

10. That, I am satisfied & confirm that the property is heritable and transferable and the transferor has right to transfer, leased out the said property. Further the title of the property is clear and marketable.

11. That, I have perused the all the Xerox documents related to schedule property. The said document adequately safeguards the interest of the person who wants to occupy/purchase the said property, there is nothing, which is prejudicial or undesirable in the said document.

12. In result, I have to state that I have made necessary searches at the concerned Sub Registrar's Office and gone through the documents supplied by the party and as the result of such searches and verification of the document, I am satisfied that the property in question is free from all types of encumbrances except as stated above.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of property having LAND bearing No.87/88/89A/2/89B/1/1, admeasuring about **10191.217 Sq.Mtr.** The said property is situated in Layout of Khasra No.87, 88, 89A/2, 89B, admeasuring 10.75 Hectar, at Mouza - Wagdara, P.H. No.46, Tahsil - Hingna, District - Nagpur and the same is bounded as under:

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Nagpur

Dated : 07-03-2018


(AKASH RAUT)

Advocate.

(Akash Raut)
Advocate