نفیسة روشن Nafeesa Roshan Advocate

Dist Court:Room No. 521, 5th Floor,Navandir, Nagpur. **Office & Residence** C/o M.T. Roshan, Plot no A 32, Rathod layout, near Noori Masjid Near Nasheeman Hall Anant Nagar, Behind Police line Takli Nagpur 440 013 Mob: +9822691277+ 09370122897, Email: nafeesa.roshan@yahoo.co.uk

Date 20th Aug 2017.

TITLE VERIFICATION AND SEARCH REPORT.

TO,

THE,

MAHA RERA REGISTRATION AUTHORITY

Title Opinion on the Property Owned by (1)—Shri Nilkanth S/o Bapurao Katre (1) Mrs Mira W/o Nilkanth Katre (3) Mr. Harshal S/o NIlkanth Katre (4). Mohnish S/o Nilkanth Katre all Residing at Katre Farm House Juni Basti Badnera Dist Amravti 411701. They referred to as the owner of the said described property. Bearing Mouza Badnera Class. (1) Khasra No 159/1 159/2,160,162,164/2 total land class 1 total admeasuring land 1.94, HR (4.7198Acre) Total admeasuring land 1.94 Hr

Khasra No	HR	Class	Name As per 7/12.
159/1	0.51HR	1·	Nilkanth Katre,
159/2	0.11H.R,	1·	Mira N Katre
160	0.16H.R,	1·	Mira N Katre
162.	0.84 HR.	1	Harshal N.Katre (50%Share & Mohnish,N,Katre 50%dhare
164/2	0.32HR	1	Mira N Katre,

Which is Bounded As under.

To The East··· Badnera Amravati By pass Road.

To The West···Part of 161 and 163.

To The North··· Khasra No 157 and 158.

To The South··· Khasra NO 163.

BEING ENGAGED and paper placed before me by Raj Associates Through its partnership firm vide registered partnership vide registered no 48111 dated 20th Feb 2016. for the title verification and search report of Immovable property which is described above and blew in the schedule of the property and non encumbrance certificate specified in the schedule of the property annexed herewith for the purpose of above,I **Nafeesa Roshan Advocate** R/o Plot no A32 Rathod Layout Nr Noori Masjid Behind Nasheeman Hal Anant Nagar Behind Police Line Takli Nagpur13. AT present Office of the Raj Town Ship at Katre Farm House Juni Basti Badnera Dist Amravti 411701

On perusal of the record and documents in concern of immovable property and the other information submitted **MAHA RERA**

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REGISTRATION AUTHORITY which I do submits my legal and title verification and search report as follows/ as under.

1---(I) -Name & Address of the owners ---- 1)—Shri Nilkanth S/o Bapurao Katre (1) Mrs Mrs Mira W/o Nilkanth Katre (3) Mr, Harshal S/o Nilkanth Katre (4). Mohnish S/o Nilkanth Katre all Residing at Katre Farm House Juni Basti Badnera Dist Amravti

2--- **That for the sake of Title verification and search Report** I have seen the Original Documents which is as follows. And verified Xerox copies of the said documents are attached with this report. And I have verified originals 7/12. And others documents.

A--- Original 7/12 B—Layout Plan original

3—Description (Schedule of Immovable property being registered **MAHA RERA REGISTRATION AUTHORITY** in all that piece and parcel of the Bearing Mouza Badnera Class, 01 Khasra No 159/1 159/2,160,162,164/2 total land class 1 total admeasuring land 1.94, HR (4.7198Acre) Total admeasuring land 1.94 Hr which is Bounded As under. To The East--- Badnera Amravati By pass Road. To The West--- Part of 161 and 163. To The North--- Khasra No 157 and 158. To The South--- Khasra NO 163.

4—Search in the Sub Registrar Office. **Amravati** Vide Receipt no 5831, 5832, 5833.dated 18 Aug 2017. is also attached herewith. and the record Bearing Mouza Badnera Class, 01 Khasra No 159/1 159/2,160,162,164/2 total land class 1 total admeasuring land 1.94, HR (4.7198Acre) Total admeasuring land 1.94 Hr and all the legal department, for the period of 30years/till2015the copy of search receipt is also attached here with the search report and along with the all sets of property documents.

A—Location of the property. The afore said property is situated and located under the jurisdiction and limit Municipal Council of Badnera and its comes under the Registered office Amravati of Bearing Mouza Badnera Class, 01 Khasra No 159/1 159/2,160,162,164/2 total land class 1 total admeasuring land 1.94, HR (4.7198Acre) Total admeasuring land 1.94 Hr sub registrar office. Amravati

B—Search and Investigation. That the immovable property bearing all that piece and parcel of the Mouza Bearing Mouza Badnera Class, 01 Khasra No 159/1 159/2,160,162,164/2 total land class 1 total admeasuring land 1.94, HR (4.7198Acre) Total admeasuring land 1.94 Hr

ORIGINALLY BELONGS TO (1)—Shri Nilkanth S/o Bapurao Katre (1) Mrs Mira W/o Nilkanth Katre (3) Mr, Harshal S/o NIlkanth Katre (4). Mohnish S/o Nilkanth Katre all Residing at Katre Farm House Juni Basti Badnera Dist Amravti 411701. They referred to as the owner of the said described property. Bearing Mouza Badnera Class, 01 Khasra No 159/1 159/2,160,162,164/2 total land class 1 total admeasuring land 1.94, HR (4.7198Acre) Total admeasuring land 1.94 Hr

Nafeesa Roshan Zaveriya

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164/2	0.32HR	1	Mira N Katre.

and the copy of all the documents 7/12 sanction plan tax paid receipt mutation documents, all are attached here with while searching and I have personally visited the spot I found that the said property is situated main high way Amravti Badnera main road.

C--- Whereas according to title holder the afore said immoveable property is possession and by the verification of the record and by the documents provided is in the name of title holder and is in possession of the title holder.

D--- Whereas and for the sake of Title Holder and search report I have taken the search of record of INDEX—II of all that piece and parcel of the . Bearing Mouza Badnera Class, 01 Khasra No 159/1 159/2,160,162,164/2 total land class 1 total admeasuring land 1.94, HR (4.7198Acre) Total admeasuring land 1.94 Hr which is Bounded As under. To The East··· Badnera Amravati By pass Road. To The West··· Part of 161 and 163. To The North··· Khasra No 157 and 158. To The South··· Khasra NO 163. and all the legal department, for the period of 30 years /till 2017 and the copy of search receipt is also attached here with the search report and along with the all sets of property documents. Along with the all sets of property documents. So also some were in mutilated & unreadable condition. I have taken the search of that record only which are made an available to me & on that basis present report is submitted. Therefore affidavit from B from the present title holder as annexed herewith is required.

E--- Whereas on the basis of the documents place before me. I have tallied the documents of title deeds & other documents referred herein above in the office of the Sub-registrar were the documents listed above were executed and the same are correct and true and have clear title. Following scrutiny of land records/revenue records and relative title deeds. I hereby certify the genuineness of the title deeds suspicious/ doubt, if any has been clarified by making necessary enquiries. And I have verified all the sets of the documents from the Original deed which has been placed before me while searching the documents.

EA. There are no prior Mortgage/ charges/ encumbrances whatsoever as could be seen from the encumbrance certificate pertaining to the immovable property (ies) covered by above said title deeds. The property is free from all encumbrances.

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EB. Minor/(s) and his/their interest in the property (ies) is to be extent of (specify the share of the minor with name (strike out if not applicable).

EC. I certify (1)—Shri Nilkanth S/o Bapurao Katre (1) Mrs Mira W/o Nilkanth Katre (3) Mr, Harshal S/o NIlkanth Katre (4). Mohnish S/o Nilkanth Katre all Residing at Katre Farm House Juni Basti Badnera Dist Amravati has/ have an absolute, clear and Marketable title over the schedule property (ies) I further certify that the above title deeds are genuine and a valid It to be noted Official of the MAHA RERA REGISTRATION AUTHORITY That all that piece and parcel of the Bearing Mouza Badnera Class, 01 Khasra No 159/1 159/2,160,162,164/2 total land class 1 total admeasuring land 1.94. HR (4.7198Acre) Total admeasuring land 1.94 Hr

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I Found that there is no such Mortgaged No Gifts has been found and property is having clear title.

i	Whether the Original of the title deed submitted are the original registered before the registrar of assurance?	Yes.
ii	Whether the property/ies in question(s) is ancestral and/or under any joint ownership what are the respective share(s) held by them in individual capacity?.	No property is self acquired Owned by Shri Nilkanth S/o Bapurao Katre (1) Mrs Mira W/o Nilkanth Katre (3) Mr, Harshal S/o NIlkanth Katre (4). Mohnish S/o Nilkanth Katre all Residing at Katre Farm House Juni Basti Badnera Dist Amravti 411701and he is only exclusive legal owner of the immovable property here by described.
iii	Whether any Minor's interest is involved in the property/ies in question Whether the permission of Competent Court is	No Not required.

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	necessary?	
iv	Whether the Urban land (Ceiling and Regulation) Act 1976 is applicable & the Permission under the said Act is necessary or not in respect of the property in question?.	No Not applicable.
v	Whether the property is Acquired under Land Acquisition Act, 1984 & applicability of other state Legislations?	NO
vi	What is the nature of the property in question i.e. whether it is freehold or leasehold. Whether any permission/MOC from the lessor(s)/competent authority is required for creating mortgage of such leasehold property? What precautions need to be taken while mortgaging such property?	The afore said property is free hold and self acquired property.
vii	Whether the Corporation Tax/Nazul Tax/ Ground Rent Tax/N>A Tax/ Other revenue taxes have been paid up to date?	Clear all dues up to 2017/2018. .
viii	Investigation in regard to Agricultural land	NA
ix	Whether the revenue records obtained to confirm that no dues are outstanding in respect of the property in question?	Yes and tax paid receipt is also attached on the record.
x	Any other enactment which is applicable to the property in question which affects the title.	NA.
xi	Whether the property is owned by a Company? If Yes what the additional safeguards to be obtained.	NO.

CERTIFICATE.

I hereby certify that I have verified & compared all the aforesaid copies/original documents placed before me with the copy of given to me in the office of sub-registrar in which the document is registered & has found tallying with each other. The Statements and other information given in the report are correct and true. I hereby on the basis of the aforesaid documents only

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certify that Shri Nilkanth S/o Bapurao Katre (1) Mrs Mira W/o Nilkanth Katre (3) Mr, Harshal S/o NIlkanth Katre (4). Mohnish S/o Nilkanth Katre all Residing at Katre Farm House Juni Basti Badnera Dist Amravti 411701.has got a valid clear absolute and marketable title. And this original documents of said property are true and genuine and correct and original is not bogus hence this title report.

Schedule of the property.

all that piece and parcel of the . Bearing Mouza Badnera Class, 01 Khasra No 159/1 159/2,160,162,164/2 total land class 1 total admeasuring land 1.94, HR (4.7198Acre) Total admeasuring land 1.94 Hr

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Hence This Title and Search Report.

Date 20th Aug2017

نفيسة روشن

Nafeesa Roshan Advocate