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TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by M/s. Shreenath Developers, for preparing the TITLE VERIFICATION AND SEARCH REPORT for the immovable property mentioned below, I do hereby submit my report as under:-

Description of the Property

All that piece and parcel of land within the limits of Wardha Municipal Council, bearing Council House No. 405/437 (old 392), admeasuring about 510.20 Sq. Mtr. (5491.79 Sq. Ft.), situated at Malgujari Pura, Namdev Math Road, Mauza-Wardha (Palakwadi), Ward No. New 17 (old 33), Sheet No.66, City Survey No. (Plot No.) 1673, Tal. Dist. Wardha and bounded as under :-

On East by	-	City Survey No. 1659,1660,1661
On West by	-	Nagar Parishad Road & City Survey No. 1674,1675
On North by	-	Nali and thereafter House
On South by	-	City Survey No. 1658

2. That Shri Alok Mahendra Bisani & Shri Dhiraj Subhashchandra Lahoti are the present owners and occupants of the above described property. They acquired the title of this Property from Sau. Manjusha Gunvantrao Uppalwar, Sau. Sanjivani Hemantrao Kumarle & Sau. Alka alias Anjali Mukundrao Uppalwar, by virtue of Regd. Sale Deed dtd. 9/3/2011, which is registered in the office of Sub. Reg. Wardha at serial No. 1970.

3. Accordingly the name of the present owners have been mutated in the concerned Govt. records. The above mentioned property is the self acquired property of the present owners. The present owner has paid Nagarparishad Taxes upto March 2017.

4.

History of the Property

Originally abovementioned entire property was owned and possessed by Smt. Radhabai Murlidhar Ankushwar and Shri Dinkarrao Murlidhar Ankushwar and Shri Ramesh Murlidharrao Ankushwar they inherited the property from Late Shri Murlidhar Bapurao Ankushwar.

[Signature]

Thereafter Smt. Radhabai Murlidhar Ankushwar and Shri Dinkarrao Murlidhar Ankushwar relinquished their share from the said property by virtue of registered relinquishment dtd 16/02/1983 which is registered in the office of sub registrar Wardha at sr. No. 480 and thereby Shri Ramesh Murlidharrao Ankushwar become sole and absolute owner of the said plot of land admeasuring about 510.20 sq. mtr. (5489.75 Sq. ft.).

And Thereafter said Shri Ramesh Murlidharrao Ankushwar orally partitioned the said property by north-south line into two parts out of which eastern portion of the said property was admeasuring about 1610 sq. Ft. (149.62 Sq. Mtr) and western portion is admeasuring about 360.67 Sq. Mtr.

Thereafter he sold the said eastern portion admeasuring about 149.62 Sq. Mtr. by way of three different sale deeds to his daughters i.e. First part southern portion admeasuring about 529 Sq. Ft. (49.16 Sq. mtr) sold to his daughter namely Sau Anjali Mukundrao Uppalwar by virtue of registered sale deed which is registered in the office of Sub Registrar Wardha at sr. No. 132 on dtd 08/01/1992.

Similarly Northern portion out of 149.62 Sq. Mtr, admeasuring 552 Sq. ft. (51.30 sq. mtr.) sold to another daughter Sau Manjusha Gunvantrao Uppalwar by virtue of registered sale deed which is registered in the office of Sub Registrar Wardha at sr. No. 130 on dtd. 08/01/1992.

And the Middle portion out of 149.62 Sq. Mtr. admeasuring 529 sq. ft. (49.16 sq. mtr) sold to his daughter Sau. Sanjivani Hemantrao Kumarle by virtue of registered sale deed which is registered in the office of Sub Registrar Wardha at sr. No. 131 on dtd. 08/01/1992. As such the Sau Anjali Mukundrao Uppalwar, Sau Manjusha Gunvantrao Uppalwar and Sau Sanjivani Hemantrao Kumarle became the absolute owners of their respective share in the abovesaid property.

Thereafter & during his life time Shri Ramesh Mukundrao Ankushwar executed his last will deed which is notarized at sr No. 346/2000 dtd. 28/06/2000 on the even date before notary N.V. Hood Wardha. As per the said will, the remaining western portion of the said property admeasuring about 360.67 Sq. Mtr. along with temporary house construction of 35.30 Sq. mtr. standing thereon, he devolved upon his two daughters namely Sau Anjali Alias Alka Mukundrao Uppalwar and Sau Manjusha Mukundrao Uppalwar.

→ 18/11/15

Thereafter Shri Ramesh Murlidharrao Ankushwar expired and consequent upon his death as per his will deed dtd. 28/06/2000, his daughters namely Sau Anjali Alias Alka Mukundrao Uppalwar and Sau Manjusha Gunvantrao Uppalwar became absolute owner of western portion of the plot admeasuring about 360.67 sq. mtr.

As such by way of different sale deeds & Will Deed Sau Anjali Alias Alka Mukundrao Uppalwar, Sau Manjusha Gunvantrao Uppalwar and Sau Sanjivani Hemantrao Kumarle become absolute owner of their respective share in the said property total admeasuring about 510.20 sq. mtr.

Thereafter all the above owner namely Sau. Manjusha Gunvantrao Uppalwar, Sau. Sanjivani Hemantrao Kumarle & Sau. Alka alias Anjali Mukundrao Uppalwar jointly sold the entire plot admeasuring about 510.20 sq. mtrs. with their respective share in the said plot of land to the present owners namely Shri Alok Mahendra Bisani & Shri Dhiraj Subhashchandra Lahoti, by virtue of Regd. Sale Deed. dtd. 9/3/2011, which is registered in the office of Sub. Reg. Wardha at serial No. 1970. As such the present owners become the absolute owners of the abovesaid property.

5. Thereafter the present owners decided to develop the said plot of land into a residential estate by constructing a multistoried building thereon comprising of various self contained separate apartments therein and accordingly by an agreement of development and sale with Shreenath Developers acting through its partners Shri Ishwar Ballabhdas Gandhi & Shri Hemant Jamnadas Bisani, dated 20/01/2016 Which is registered in the office of Sub. Registrar Wardha at Serial No. 216, they have entrusted the entire work of development of the said plot of land to the Builder/Developer hereinabove named upon several terms and conditions contained therein.

6. THAT the present owners have constituted M/s. Shreenath Developers acting through its partners Shri Ishwar Ballabhdas Gandhi & Shri Hemant Jamnadas Bisani, as their Power of Attorney Holder by virtue of registered document. which is registered in the office of Sub. registrar, Wardha at Sr. No. 217 on dtd. 20/01/2016.

7. AND thereafter the present owners prepared a plan of the building to be constructed on the said plots of land through the said builders and submitted to the Wardha Municipal Council for getting Sanctioned. And Wardha Nagar Parishad has Sanctioned the building Plan Vide Building Permit No. ८७६/न.र./बांध/न.प.व./१५, dated 19/12/2015.

Handwritten signature/initials

8. Thereafter the present owners executed a Deed of Declaration U/s 2 in the form A of Maharashtra Apartment Ownership Act, 1970 which is Registered in the office of the Sub. Reg. Wardha at Sr. No. 506, Dtd. 24/03/2017.

9. I have taken the search of records of Sub. Registrars office at Wardha For last 13 years i.e. 2005 to 2017 by paying necessary search fees on dtd. 18/05/2017 by way of Echalan vide GRN MH00147958201718E.

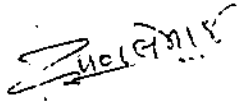
10. That from the abovesaid search and inspection and the verification of the documents placed before me by the present owner, I observed that no entry creating any charge, encumbrance, lien or mortgage came to my notice in respect of the property mentioned in para. No. 1. The relevant documents placed before me are appeared to be genuine. I have verified and tallied those documents from the records of appropriate authority.

11. I am satisfied that the property is heritable and transferable. The owner is in possession of the above mentioned property and has a legal right to transfer this property in any manner including sale & Mortgage.

12. In result, on the basis of search made by me, documents placed before me and relying upon the affidavit submitted to me, I certify that the property mentioned in Para No. 1, above is owned by **Shri Alok Mahendra Bisani & Shri Dhiraj Subhashchandra Lahoti** and the said property appears to be free from all the encumbrances of any kind whatsoever as on this date.

Hence this TITLE VERIFICATION AND SEARCH REPORT.

18/05/2017
Nagpur.


RAMAN SENAD
Advocate

