

Chandrashekhar V. Anwane

ADVOCATE

RESE./OFF.

Ramwadi, newshukrawari Road,

Near Model Mill Square, Nagpur

Ph. No. 2726198, Moblie : 9503248105

Ref.No.:-

Date : 16/06/2020

To Whome So Ever it may Concern

TITLE VERIFICATION REPORT

That having been engaged by SAI PARTH GROUP through its Partner 1) Chandrashekhar Krushanaji Rewatkar R/o Raghuji Nagar, 165/1, Budhawar Bajar, Gajanan Mandir, Somwari Quarter, Nagpur 2) Ramesh Deoraoji Ghode R/o 18,19, Kharbi Chowk, Ring Road, Mitra Vihar Nagar, Nagpur 3) Ritesh Sheshraoji Fuke, R/o Plot No. 5, Panchadip Layout, Khamla Road, Nagpur, for the Purpose of Search and Verification of title in respect of the property mention below. I, the undersigned Advocate do hereby submit of verification report and option about the title in respect of the same as under.

That I have taken the search in respect of the below mentioned property (Mouza- Sindhi (Railway) Tahsil -Selu, District- Wardha, by inspecting the record of concerned Sub-Registrar by paying prescribed fees vide receipt no. MH00127-5378202021 at Sub Registrar, Selu, Dist-Wardha for the period of 13 years from 2007 to 2020 (13 Years) as per the requirement and direction of the Bank.

SCHEDULE OF PROPERTY (I)

ALL THAT Piece and parcel of Plot No. 1 to 38 of **Non Agriulture Layout Land admeasuring about 6705.12 Sq. Mtrs** having **Khasara No. 48 (As per Talathi Record Kh. No. 48/1 to 48/38) of Mouza- Mouza- Sindhi (Railway) Tahsil -Selu, District- Wardha, bearing Patwari Halka No. 23, Mouza-No. 161 out of Total Land admeasuring about 11000 Sq. Mtrs, Occupancy Class-I, Situated at Mouza- Sindhi (Railway) Tahsil -Selu, District- Wardha, within the limits of Mouza- Sindhi (Railway) Tahsil -Selu, District- Wardha, and is bounded as Layout Plan sanctioned on 14/04/2017 bearing No. NPSIN. T.P./1236/2016 DT. 06/12/2016.**

That the chain of transaction over the said schedule of property as under :-

That as per records, the property in question being ALL THAT Piece and parcel of Plot No. 1 to 38 of **Non Agriulture Layout Land admeasuring**

about 6705.12 Sq. Mtrs having Khasara No. 48 (As per Talathi Record Kh. No. 48/1 to 48/38) of Mouza- Mouza- Sindhi (Railway) Tahsil -Selu, District- Wardha, bearing Patwari Halka No. 23, Mouza-No. 161 out of Total Land admeasuring about 11000 Sq. Mtrs, Occupancy Class-I, Situated at Mouza- Sindhi (Railway) Tahsil -Selu, District- Wardha, within the limits of Mouza- Sindhi (Railway) Tahsil -Selu, District- Wardha, and is bounded as Layout Plan sanctioned on 14/04/2017 bearing No. NPSIN. T.P./1236/2016 DT. 06/12/2016, was originally belonged to Smt. Gangabai Hariramji Kalode & Sou. Rekha Yeshwantrao Kalode, being their Ancestral Joint Property and the same is also accordingly mutated in their name in all relevant records.

That thereafter the said entire Piece and parcel of ALL THAT Piece and parcel of Plot No. 1 to 38 of **Non Agriculture Layout Land** admeasuring about 6705.12 Sq. Mtrs having Khasara No. 48 (As per Talathi Record Kh. No. 48/1 to 48/38) of Mouza- Mouza- Sindhi (Railway) Tahsil -Selu, District- Wardha, bearing Patwari Halka No. 23, Mouza-No. 161 out of Total Land admeasuring about 11000 Sq. Mtrs, Occupancy Class-I, Situated at Mouza- Sindhi (Railway) Tahsil -Selu, District- Wardha, within the limits of Mouza- Sindhi (Railway) Tahsil -Selu, District- Wardha, was converted for Non Agricultural (Residential) use by Order dated 14/04/2017 passed by the Tahsildar, Selu, Dist-Wardha and also Sanctioned T.P. Plan on 14/04/2017 bearing No. NPSIN. T.P./1236/2016 DT. 06/12/2016.

After Demarketing the said Layout the present owner has sale out the entire Piece and parcel of ALL THAT Piece and parcel of Plot No. 1 to 38 of **Non Agriculture Layout Land** admeasuring about 6705.12 Sq. Mtrs having Khasara No. 48 (As per Talathi Record Kh. No. 48/1 to 48/38) of Mouza- Mouza- Sindhi (Railway) Tahsil -Selu, District- Wardha, bearing Patwari Halka No. 23, Mouza-No. 161 out of Total Land admeasuring about 11000 Sq. Mtrs, Occupancy Class-I, Situated at Mouza- Sindhi (Railway) Tahsil -Selu, District- Wardha, within the limits of Mouza- Sindhi (Railway) Tahsil -Selu, District- Wardha, was converted for Non Agricultural (Residential) use by Order dated 14/04/2017 passed by the Tahsildar, Selu, Dist-Wardha to SAI PARTH GROUP through its Partner 1) Chandrashekhar Krushanaji Rewatkar R/o Raghuji Nagar, 165/1, Budhawar Bajar, Gajanan Mandir, Somwari Quarter, Nagpur 2) Ramesh Deoraoji Ghode R/o 18,19, Kharbi Chowk, Ring Road, Mitra Vihar Nagar, Nagpur 3) Ritesh Sheshraoji Fuke, R/o Plot No. 5, Panchadip Layout, Khamla Road, Nagpur by AGREEMENT TO SELL dated 18/09/2017 which was duly registered at Sr. No. 1394/2017 before Sub-Registrar Selu, dist-Wardha.

Thereafter the present owner has also execute and registered the Power of Attoreny in favour of SAI PARTH GROUP through its Partner 1) Chandrashekhar Krushanaji Rewatkar R/o Raghuji Nagar, 165/1,

Budhawar Bajar, Gajanan Mandir, Somwari Quarter, Nagpur 2) Ramesh Deoraoji Ghode R/o 18,19, Kharbi Chowk, Ring Road, Mitra Vihar Nagar, Nagpur 3) Ritesh Sheshraoji Fuke, R/o Plot No. 5, Panchadip Layout, Khamla Road, Nagpur which is duly registered before Sub-Registrar Selu, Dist-Wardha, on 18/09/2019 registered at Sr. No. 1395/2017.

MUTATION

That, having acquired the said property, the present owner, Smt. Gangabai Hariramji Kalode & Sou. Rekha Yeshwantrao Kalode, has mutated their name in 7/12 Extract of patwari Record Tahsil-Selu, dist-Wardha. The respective Copy of Tax receipt of Non-Agriculture Land has not shown to me for verification. The present owner has converted Agriculture land to Non Agricultural (Residential) use from Tahsildar Selu, Dist-Wardha. **The said Final NA order has been submitted for Verification.** Thereafter the present owner Smt. Gangabai Hariramji Kalode & Sou. Rekha Yeshwantrao Kalode, has Sanction the Final Layout Map From Nagar Parishad-Sindhi, Dist-Wardha on 06/12/2016 bearing No. NPSIN. T.P./1236/2016 DT. 06/12/2016 and it is approved by Tahsildar -Selu, Dist-Wardha by order dated 14/04/2017.

I hereby say that :

- A) I have inspected the records of Sub -Registrar office wherein the links of the schedule property was properly established.
-  B) That, the said property is observed mutated with the record of 7/12 Extract of patwari Record in the name of Present owner i.e. Smt. Gangabai Hariramji Kalode & Sou. Rekha Yeshwantrao Kalode, and the present owner has not paid the Grampanchayat Taxes upto 31/03/2020. The tax receipt has not shown to me for verification.

All the relevant documents of schedule property along with the Xerox copy of 7/12 Extract, Copy of Agreement to Sell, Power of Attorney has been placed before me and after perusing the same it is shown that, it is free from all types of encumbrances and title of owner is clear and marketable. I have also persued the other required documents i.e. order dated 14/04/2017 passed by Nagpur Tahsildar Selu, Dist-Wardha.

Hence I hereby say that bank/Insittution should be obtained following Documents for further execution of Legal documents.

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1. Original Copy of Sale Deed in the name of SAI PARTH GROUP through its Partner.
 2. Original Copy of Agreement to Sell dated 18/09/2017 Registered at Sr. No. 1394/2017.
 3. Original Copy of Power of Attorney dated 18/09/2017 Registered at Sr. No. 1395/2017
 4. Order of Tahasildar Selu, Dist-Wardha dated 14/04/2017,
 5. Latest Copy of 7/12 Extract in the name of Present Owner,
 6. N.A. Order from Revenue Department,
 7. Copy of Letter No. NPSIN. T.P./1236/2016 DT. 06/12/2016.
 8. Sanctioned layout Map from Town Planning Department dated 14/04/2017.
 9. Indentity proof of present Owner.

Nagpur

Dated:- 16/06/2020

(Chandrashekhar V. Anwane)



Advocate