

Pranod V. Kulkarni,

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Dated : 02/11/2016.

TITLE VERIFICATION REPORT

In the Matter of : Mrs. Prasanna Nanduri w/o Nandaharish Maringanti and

Shri Nandaharish Maringanti s/o Appala Charyulu M.,

Re : Undivided Share in Plot No.4 and Apartment No.504 on 5th Floor in

"SAI-VAS KOASTAL APARTMENTS" being constructed on

Malik Makbuja (Free-Ownership) Plot No.4.

Mouza - KHAMLA, P.H.K. 9,

bearing Corporation House Nos.3650, 3650-A to 3650-K.

City Survey No.2098/3, Sheet No.40, situate at Pande Layout, Khamla, Nagpur.

To, Whomsoever It May Concern.

Under instructions from Mrs. Prasanna Nanduri w/o Nandaharish Maringanti and Shri Nandaharish Maringanti s/o Appala Charyulu M., I submit my search & Title Verification Report as under:

(1) Details of the property proposed to be mortgaged

a. Names of the Present owners :

1. SMT.ASHA PANDURANG PATHRABE;
2. SHRI ABHIMANYU s/o MAROTRAO.DHAGE
3. SHRI RAMESH s/o KRISHNARAO MUNDE
4. SHRI RAKESH s/o MURLIDHAR JAISWAL
5. (i) SHRI DEEPAK s/o DURGAPRASAD MAHULE AND
(ii) SHRI DURGAPRASAD s/o MANGALPRASAD MAHULE
6. (i) MRS.SHEELA wd/o ELOI FERNANDEZ, AND
(ii) MR. ELVIS S/O ELOI FERNANDEZ.

Both : Legal Representatives of :

MR. ELOI s/o XAVIER FERNANDEZ who expired on 18 Sept.2014

7. (i) SHRI RAMDAS s/o SHAMRAO KUMBHARE

(ii) SMT.ASHA w/o RAMDAS KUMBHARE

8. a) SMT. SASMITA wd/o BABURAO NIKHAR,

8. b) SHRI SWAPNIL s/o BABURAO NIKHAR,

8. c) SAU.ASHLESHA w/o MANISH KHODWE,

(Pre-Marital Name : Ku. Ashlesha d/o Baburao Nikhar).

Nos.8(a) to 8(c) are the Legal Representatives of the Late

SHRI BABURAO s/o SOMAJI NIKHAR who expired on 20/11/2015

Contd....1

9. SMT.LAKSHMI w/o PURUSHOTTAM PATHRABE
10. SHRI CHANDRAKANT s/o MANOHAR BURDE
11. SHRI SANGRAM S/o DATTAKUMAR CHORE
12. SAU.VIDYA w/o RAVINDRA KADU

All at "KOASTAL APARTMENTS" Plot No.4, Pande Layout,
Khamla, Nagpur, Tah. & Distt. : Nagpur;

b. Description of the property - _____ (viz. Extent of property, Survey No./Plot No.,
Municipal No., Village, Taluka / Tahsil / District and boundary etc.)

ALL THAT Piece and Parcel of land bearing Malik Makbuja Plot No.4, in the sanctioned layout of the KHAMLA PLOT HOLDERS' CO-OPERATIVE HOUSING SOCIETY LIMITED, NAGPUR. containing by admeasurement 882.57 Sq. M. being a portion of the entire land bearing Kh.Nos.71, 72 & 73 of Mouza - KHAMLA, P.H.K. No.9. bearing Corporation House Nos.3650, 3650-A to 3650-K. City Survey No.2098/3. Sheet No.40, situate at Pande Layout, Khamla, Nagpur. within the limits of the Nagpur Municipal Corporation Ward No. 75, Circle No. 20, Division No. 8 in Tahsil & District Nagpur & bounded as follows:

THE NORTH : By Plot No.5
THE SOUTH : By Plot No.20 & thereafter road
THE EAST : By Plot No.19
THE WEST : By 30 ft. wide road.

DESCRIPTION OF THE RESIDENTIAL APARTMENT

agreed to be sold:

ALL THAT R.C.C. Superstructure, comprising of
Residential Apartment No.504, (Five Zero Four),
having a Super-Built-up Area of 124.754 Sq.M.

Situated on the 5th (Fifth) Floor;
including share of Staircases & Balconies for upper floor apartments
of the Building known and styled as "KOASTAL APARTMENTS,"
being constructed on the aforesaid Plots, ALONGWITH
4.42 % (Proportionate) Undivided Share & Interest in
the aforesaid Plot No.4.

If the property is a flat or gala please furnish details of -

- i) Building in which mortgagor owns flat/ gala :
Koastal Apartments.
- ii) the description of land on which building is situated, including nearby landmark, if any :
As detailed above. It is near Road.

- c. Area of the property
(as per details in Title Deed)
As detailed above.
- d. Exact address/ location of the property.
Mouza :Khamla, Plot No.4, in the sanctioned layout of the Khamla Plot Holders' Co-Operative Housing Society Limited, Nagpur.
- (2) Nature of tenure of land whether agricultural or non agricultural, lease hold or free hold
It is a Non-Agricultural Land held in Free-hold Rights.
- (3) (a) Name of the present owner / lessee:
12 persons as named above.
(b) Name of the present Occupier
None. Since the old structure of "Koastal Apartments" is dismantled and is being "re-constructed."
- (5) Mode and date of acquisition of the property by the present owner/lessee.
By virtue of Sale-Deeds / Apartment Deeds.
- (6) History of devolution of title on the present owner giving chain in title for a period of at least 13 (thirteen) years or from the date of acquisition of the property by the owner-proposed mortgagor, whichever is earlier OR for a shorter period if good root of title is found in such short period for the properties.
- i) That the Khamla Plot Holders' Co-Operative Housing Society Limited, Nagpur acquired lands in Mouza : Khamla, Tahsil Hingna, District : Nagpur and developed and got sanctioned layout, to be sold to prospective Purchasers.
- ii) That One of such plots of land, viz. Malik Makbuza Plot No.4, (more particularly described in the Schedule above and herein called "the said Plot of Land") was allotted and sold by the said Society to the present 12 Owners jointly.
- iii) That the present 12 Owners then constructed an Apartment Scheme consisting of 12 Apartments on the said Plot of Land and the same was submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970, by virtue of a Deed of Declaration. The present 12 Owners thus became the respective Owners of the respective Apartments by virtue of 12 separate duly registered Deeds of Apartment.
- iv) That due to passage of time, the said Apartment Scheme became old and dilapidated and hence the present 12 Owners decided to demolish the structure of the said Apartment Scheme and to construct a new Apartment Scheme on the said Plot of Land through the Developer viz. M/s Sai-Vas

Buildcon, a Partnership Firm, acting through its Partner Shri Shreeram Manohar Kekre, under an Agreement of Development, dated 31/12/2014, registered on 09/01/2015, at Sr.No.171/2015, in The Office of Sub-Registrar-4, Nagpur and Deed of Correction to Agreement of Development; is registered on 05/07/2016, at Sr.No.3676/2016 duly registered in The Office of Sub-Registrar-4, Nagpur. The present 12 Owners also executed and registered Power of Attornies in favour of the said Shri Shreeram Manohar Kekre.

v) That the said M/s Sai-Vas Buildcon, on behalf of the present 12 Owners, got the Building Plan duly sanctioned from the Nagpur Municipal Corporation vide Building Permit No.CS/668/15968 dated 13/02/1986.

vi) That under the said Agreement of Development, the structure of the said old Apartment Scheme was demolished and construction of the new Apartment Scheme "KOAstal APARTMENTS" is being undertaken by M/s Sai-Vas Buildcon.

vii) That as per the abovesaid sanctioned Building Plan, the said Apartment Scheme consists of 22 Apartments, out of which, under the provisions of the said Agreement of Development, it has been agreed that the present 12 Owners shall retain one Apartment each in the new constructed Apartment Scheme as per the said Agreement of Development and the said M/s Sai-Vas Buildcon shall be entitled to sell the remaining Apartments to its Prospective Purchasers.

viii) That one of such Apartments, viz. Apartment No.504 on Fifth Floor of the said Apartment Scheme has been allotted and agreed to be sold to the captioned Mrs. Prasanna Nanduri w/o Nandaharish Maringanti and Shri Nandaharish Maringanti s/o Appala Charyulu M., which is duly registered in The Office of Sub-Registrar-4 on 14/09/2016, at Sr.No.4896/2016.

(7) Thus, on the basis of the above said documents & the History of the property discussed above, I, Pramod V. Kulkarni, Advocate do hereby Certify in my capacity as an Advocate, that the Title of the captioned the present 12 Owners, with M/s Sai-Vas Buildcon as Consentors, to the said Property (more particularly described in the Schedules of Property and herein called "the said Property") and subject to the Affidavit mentioned hereinafter being sworn by Mr.Shreeram Manohar Kekre is clear, marketable and unencumbered, and they can sell the same to the captioned Purchasers viz. Mrs. Prasanna Nanduri w/o Nandaharish Maringanti and Shri Nandaharish Maringanti s/o Appala Charyulu M., under a duly execute and registered Deed of Apartment and Sale.

(8) Specific comments, if any, on the previous title deeds on the basis of which the present owner's title is being examined.

Nil.

- (9) If the property belongs to Hindu Undivided family, whether there is any interest of minor(s) in it and whether necessary permissions from competent court (if required)/precautions have been taken while transferring such interest.
Not Applicable
- (10) If the property belongs to a society necessary permissions from competent court (if required) has been obtained.
Not Applicable
- (11) (a) Whether the property stands in the name of the present owner/lessee in the records of Revenue /Municipal or other local authority / City Survey and/or any other relevant authority.
Yes.
- (b) If not so, whether mutation process has been initiated. Please see the documentary evidence of such process and comment on it.
Not Applicable.
- (12) (a) Whether there is any bar or restriction on transfer of the property or creation of mortgage in favour of any Financial Institution under any of the local laws.
There is no restriction or bar for sale in favour of Mrs. Prasanna Nanduri w/o Nandaharish Maringanti and Shri Nandaharish Maringanti s/o Appala Charyulu M. and later on mortgage of the said Property In favour of any Financial Institution.
- (b) Whether any / NOC / permissions from any local authority and/ or competent court is required. If so whether the same has been obtained.
Not Applicable.
- (13) In case of lease hold rights whether it is necessary to obtain permission from the lessor for creation of mortgage in terms of lease/conveyance deed.
Not Applicable, since the said Plot of Land is a Malik Makbuza / Free-Hold Land.
- (14) Whether the property is attracted by the provisions of any special enactments such as Urban Land (Ceiling & Regulation) Act, Land Acquisition Act, Tenancy Laws, etc and if so, whether necessary permissions for transfer/mortgage under these enactments have been obtained. : Not Applicable
- (15) Whether the property's use for non-agricultural purposes is affected by any master plan, town planning or similar schemes applicable to the area. Whether the property is reserved for any public purposes such as gardens/widening of roads etc.
Not Applicable
- (16) If the property is being purchased from the Builders/Developers, comments on the following points –
- (i) Agreement between the owners of the land and the Builders/Developers,
Yes, it is duly registered.
 - (ii) Power of the Builders/Developers to sell the property
Yes, duly registered and valid today.

- (iii) Municipal and other relevant permission for construction of the building
Yes, duly obtained as mentioned above.
- (iv) If there is an existing Co-operative Society, whether the formalities relating to the mortgagor-owner getting membership therein have been completed,
Not Applicable
- (v) Whether the land has been conveyed to and in favour of the Co-operative Society already existing or if it is under formation whether agreement for sale has been executed / registered between its promoters and owners of the land.
Not Applicable
- (17) If the property being purchased is in a Co-operative Society, comments on the following points –
- (a) Nature of title or rights available to the mortgagor along with details of the documents.
Not Applicable
- (b) Whether share certificate has been issued by such society to the mortgagor-owner and owners name is duly appearing in such certificate.
Not Applicable
- (c) Whether conveyance deed in favour of society is executed, if so, give particulars and confirm that the same has been duly registered.
Not Applicable
- (18) Whether any suit or other legal proceedings are pending before any court or authority involving the property under investigation
This aspect would be covered in the affidavit of Mr. Shreeram Manohar Ketke, mentioned above.

(19) [a] Details of Searches conducted and encumbrance certificate obtained
(date of visit and name of the person visited) –

Sl. No.	Authority	Whether search is		Date of	
		required	Conducted	search	Encumbrance Certificate
i	Office of Registrar/ Sub Registrar of Assurances	Yes	Yes	29/10/16	Not Available
ii	Office of Registrar of Companies/ firms	---	---	---	---
iii	Records of Land Revenue / Municipal/ Nazul / local or development Authority	---	---	---	---
iv	Records of Town planning /city survey/Master plan	---	---	---	---
v	Records at the office of Land acquisition Authority	---	---	---	---

vi	Records at the office of lessor	---	---	---	---
vii	Records at the office of any other relevant authority	---	---	---	---

Explanation to 18 (a)(ii). If the office of Registrar of Companies is situated in other city, the advocate may assist the branch to get the searches through a local Advocate or practicing Company Secretary.
Not Applicable.

[ii] Please provide here the details of existing mortgages, charges or encumbrances, if any, on the above properties observed while taking searches in the offices of Sub-Registrars, revenue authority, municipal authority, courts and registrar of companies etc.

No mortgages, charges or encumbrances were observed to be noted against the said Property while taking search in the Office of Sub-Registrar, Nagpur, Tahsil & District Nagpur.

[iii] Please enclose original receipts of payments, if any, made by or through you for conducting searches mentioned above.

The Search of the records of The Office of Sub-Registrar Nagpur, was made physically by visiting the said Office (Search Fee receipt is enclosed) and also from the Official Web-site of Govt. of Maharashtra; (www.iermaharashtra.gov.in) in Nagpur itself; by "e-search" which is presently free of cost and as such; no payment is made for the same.

- (20) Whether any notice/notification has been issued for acquisition of property and / or part of the property by the appropriate government under Land Acquisition Act. This aspect would be covered in the affidavit to be sworn by the said Shri. S.M.Kekre.

- (21) Please ascertain during visit and confirm -

- [a] whether the property to be mortgaged is identifiable,
 - [b] whether the property to be mortgaged is in peaceful and exclusive possession of the present owner/lessee.
 - [c] whether the property has approach roads
- date of visit/ details of interaction with locals, if any) to the property by the advocate may also be written here). Please specifically comment on existence of tenancy over the property offered as security and if tenancy is noticed it should be specifically reported.

[These aspects should be got ascertained through the Architect/Valuer.

- (22) While submitting report on title of property -

(i) I have taken into account all the points applicable to the subject/case and certify that -

- (a) the title deeds convey a clear, absolute and marketable title;

- (b) the immovable property is free of encumbrances;
- (c) the persons offering the security have a clear and marketable title thereto and are legally capable of creating the charge thereon in favour of SIDBI;
- (d) no taxes / public dues are outstanding.
- (e) no adverse interests are existing in the property to be mortgaged; and
- (f) the property is not subject to any tenancy laws / urban land or other land ceiling/land acquisition legislation which would affect the rights of SIDBI as mortgagee. Any other issue, or point relevant for considering creation of mortgage in favour of any Financial Institution.

(ii) Please also furnish list of the documents to be obtained from Builder.

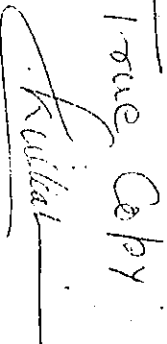
- a) Xerox Copies of Sale Deed/s, old Deed of Declaration, 12 Deeds of Apartment, whereunder present 12 Owners became the absolute respective Owners of the respective Apartment.
- b) Xerox Copy of Agreement of Development between the present 12 Owners and the Builder.
- c) Xerox Copy of new Deed of Declaration, in respect of the said Apartment Scheme.
- d) Xerox Copy of the new Building Plan sanctioned approved by N.M.C.
- e) Xerox Copies of Latest Corpn. Tax Receipts issued by N.M.C.

Hence this legal opinion and Title Verification Report has been given without any interest direct or indirect in the captioned Mrs. Prasanna Nanduri w/o Nandaharish Maringanti and Shri Nandaharish Maringanti s/o Appala Charyulu M. or any other Party and after scrutinizing the relevant documents.

NAGPUR:

DATED : 02/11/2016.

P.V. Kulkarni,
Advocate.

True Copy


P. V. KULKARNI

ADVOCATE

"ADAFSHA", KHARE TOWN,

E-Ms. Documents TVR N Maringanti Kosteel TVR BHARAMPETH, NAGPUR-440010

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