CHALLAN

MTR Form Number-6

GRN	MH007653427201617M	BARCODE		Date 16/01/2017-10:38:57	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee	TAX ID (If Any)	
	Other Items	PAN No. (If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	Dipali Thorat
Location	NAGPUR		
Year	2016-2017 Specific From 01/01/2005 To 16/01/2017	Flat/Block No.	

Account Head Details	Amount In Rs.		
00300/2201 SEARCH FEE	325.00	Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	Cs no 82 kh no 16/1 ward no 113/2 m z parsodi tahsil District Nagpur
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	00040572017011658564	CP69969940
Cheque/DD No		Date		16/01/2017-10:38:15	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

DIPALI WAKHARKAR
ADVOCATE

Adv. Dipali Wakharkar
16, Gulmohar Villa, Near Sai Mandir,
Mankapur , Nagpur.
Mob: 9860343941

TITLE VERIFICATION AND SEARCH REPORT

To.
The ICICI Bank Ltd.
Nagpur.
Date: 16/01/2017
Sir,

Subject: Title, Verification And Search Report in Respect Of File Submitted By Shri. Rashid

1. **Name of the Title Holder: "Shewalkar Lake View"** M/s Shewalkar Developers Ltd.
2. **Name of the Borrower: : "Shewalkar Lake View"** M/s Shewalkar Developers Ltd.
3. **Product of Loan:** APF
4. **Nature of Land:** Residential
5. **Land Ownership:** Freehold
6. **Constitution of the Owner:** The Property is in the name of the Company.
7. **Description of the property:**

a. **Property Address: (As per Sale Deed)**
All that piece and parcel of land adm. About 1700 sqmtrs (18299 sqft) being a part or portion of the entire land bearing Kh. No. 16/1, cs. no. 82, sheet no 113 together with 325.15 sqmtrs existing 40 yrs old structure standing thereon, ward no. 112 , of Mz Parsodi ,Tahsil and District Nagpur.

Property Address: (As per Deed of Declaration)
All that piece and parcel of the land adm. About 1490.51 sqmtrs (16043.84 sqft) being part or portion of the entire land bearing kh.no. 16/1, cs.no. 82, Sheet no.113/2 Mz Parsodi , Tahsil and District Nagpur.

b. **Plot Boundaries:**

East	House of Mr. Nitin and Niranjan Fulsunge and Mr. Khusal Wasnik
West	Hingna Road and Jaitala Road
North	House of Shri. Siria and Road
South	House of shri. Vikas Thakare and Nagose

8. **List of Documents Produced for Scrutiny:**

Sr. no.	Date and no. of Document	Document type	From	To	Property Address
1.	13/02/1957 Bombay State	Sale Deed on the stamp Duty of Rs. 17 Rs. 8 Anna	1. Shri. Khemraj S/o jaisinghdasji jain 2. Shri. Bhojraj S/o Khemraj Jain	Smt. Hirabai w/o Shri. Dashrath Fulsunge	Mz. no. 239, Mz Parsodi(Shamti) , Higna Road, Tahsil and District Nagpur.
2.	20/04/2007	K Prat	City Survey	Smt. Hirabai w/o late Shri. Dashrath Fulsunge	Mz Parsodi, Tahsil and District Nagpur
3.	31/03/2008	Tax receipt Tax Paid till 2008	NMC	Smt. Hirabai w/o late Shri. Dashrath Fulsunge	House no. 1598 ward no. 74
4.	25/04/2008	Judgement of civil suit no. 76/2008(Execute sale Deed in favour of M/s Shewalkar	R,B. Chorghe Civil Judge Sr. Division Nagpur Plaintiff: M/s Shewalkar	Smt. Hirabai w/o Shri. Dashrath Fulsunge and 6 others (Decreed exparte for Specific	Cs.no. 82, sheet no. 2, Kh. No. 16/1, Mz. Parsodi, NMC ward no. 74, Higna Road, Nagpur.

		Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar respect of suit property)	Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar	performance)	
5.	01/09/2008 Sr. no. 4794 Sub. Reg. Nagpur 4	Sale Deed on the stamp duty of Rs. 968000	Smt. Hirabai w/o late Shri. Dashrath Fulsunge Consentors: 1. Shri. Sadanial s/o Late Shri. Dashrath Fulsunge 2. Shri. Harish s/o Late Shri. Dashrath Fulsunge 3. Shri. Nitin s/o Late Shri. Dashrath Fulsunge 4. Shri. Niranjan s/o Late Shri. Dashrath Fulsunge	M/s Shewalkar Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar	All that piece and parcel of land adm. About 1700 sqmtrs (18299 sqft) being a part or portion of the entire land bearing Kh. No. 16/1, cs. no. 82, sheet no 113 together with 325.15 sqmtrs existing 40 yrs old structure standing thereon, ward no. 112 , of Mz Parsodi ,Tahsil and District Nagpur.
6.	29/08/2011 Sr.no. 4779 sub. Reg. no. 3	Deed of Declaration on the stamp duty of Rs. 100/-	M/s Shewalkar Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar		All that piece and parcel of the land adm. About 1490.51 sqmtrs (16043.84 sqft) being part or portion of the entire land bearing kh.no. 16/1, cs.no. 82, Sheet no.113/2 Mz Parsodi , Tahsil and District Nagpur.
7.	08/12/2016	Property Card		M/s Shewalkar Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar Encumbrance Entry of the Dharampeth Mahila Urban Credit Society Dharampeth By way of Mortgage Deed Dt. 3/11/2008 sr. no. 5888	
8.	11/11/2016	Tax receipt Tax paid till 2017	NMC	M/s Shewalkar Developers Ltd	House no. 1598/2 ward no. 74, Shradhanand Peth Block 2
9.	30/04/2011	Building Permit	NIT	M/s Shewalkar	Cs.no. 82, (South Part)

				Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar	kh.no. 16/1, Mz. Parsodi
10.	30/04/2011	Building Plan	NIT	M/s Shewalkar Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar	Cs.no. 82, (South Part) , Sheet no. 113, kh.no. 16/1-2, Mz. Parsodi malik makbuja ward no. 112, Subhash Nagar , Hingna Road, Nagpur
11.	16/05/1990	Consent Letter	Shri. Madan S/o Dashrathlal Fulsunge	1. Shri. Sadanlal s/o Late Shri. Dashrath Fulsunge 2. Shri. Harish s/o Late Shri. Dashrath Fulsunge 3. Shri. Nitin s/o Late Shri. Dashrath Fulsunge 4. Shri. Niranjan s/o Late Shri. Dashrath Fulsunge	House no. 1598/0+1, ph.no.44, ward no. 74, Mz. Parsodi, Tahsil and District Nagpur
12.	16/05/1990	Consent Letter	Smt. Suman w/o jagannath Gauli	1. Shri. Sadanlal s/o Late Shri. Dashrath Fulsunge 2. Shri. Harish s/o Late Shri. Dashrath Fulsunge 3. Shri. Nitin s/o Late Shri. Dashrath Fulsunge 4. Shri. Niranjan s/o Late Shri. Dashrath Fulsunge	House no. 1598/0+1, ph.no.44, ward no. 74, Mz. Parsodi, Tahsil and District Nagpur

9. History:

- Whereas originally the said plot belonged to Shri. Khemraj S/o jaisinghdasji jain and Shri. Bhojraj S/o Khemraj Jain.
- Whereas Shri. Khemraj S/o jaisinghdasji jain and Shri. Bhojraj S/o Khemraj Jain sold the said land , kh.no. 16/1, Mz. no. 239, Mz Parsodi(Bhamti) , Higna Road, Tahsil and District Nagpur to Smt. Hirabai w/o Late shri. Dashrath Fulsunge vide sale Deed dt. 13/02/1957, Bombay State.
- Whereas Smt. Hirabai w/o Late shri. Dashrath Fulsunge have five sons and one daughter named 1.Shri. Sadanlal s/o Late Shri. Dashrath Fulsunge, 2. Shri. Harish s/o Late Shri. Dashrath Fulsunge, 3. Shri. Nitin s/o Late Shri. Dashrath Fulsunge 4. Shri. Niranjan s/o Late Shri. Dashrath Fulsunge , 5. Shri. Madan S/o Dashrathlal Fulsunge 6. Smt. Suman w/o jagannath Gauli.

- Whereas Smt. Hirabai w/o Late shri. Dashrath Fulsunge divide her property among her 5 sons and a daughter vide a family settlement dt. 15/5/1990 as per which Cs.no. 82, (South Part) , Sheet no. 113, kh.no. 16/1-2, Mz. Parsodi now belonged to Smt. Hirabai w/o Late shri. Dashrath Fulsunge and her 4 sons 1.Shri. Sadanlal s/o Late Shri. Dashrath Fulsunge, 2. Shri. Harish s/o Late Shri. Dashrath Fulsunge, 3. Shri. Nitin s/o Late Shri. Dashrath Fulsunge 4. Shri. Niranjan s/o Late Shri. Dashrath Fulsunge.
- Whereas Shri. Madan S/o Dashrathlal Fulsunge execute a consent letter on dt. 16/05/1990 and state that now onwards he has no right on Cs.no. 82, (South Part) , Sheet no. 113, kh.no. 16/1-2, Mz. Parsodi and that Smt. Hirabai w/o Late shri. Dashrath Fulsunge and 1.Shri. Sadanlal s/o Late Shri. Dashrath Fulsunge, 2. Shri. Harish s/o Late Shri. Dashrath Fulsunge, 3. Shri. Nitin s/o Late Shri. Dashrath Fulsunge 4. Shri. Niranjan s/o Late Shri. Dashrath Fulsunge are the owner of Cs.no. 82, (South Part) , Sheet no. 113, kh.no. 16/1-2, Mz. Parsodi.
- Whereas Smt. Suman w/o jagannath Gauli execute a consent letter on dt. 16/05/1990 and state that now onwards he has no right on Cs.no. 82, (South Part) , Sheet no. 113, kh.no. 16/1-2, Mz. Parsodi and that Smt. Hirabai w/o Late shri. Dashrath Fulsunge and 1.Shri. Sadanlal s/o Late Shri. Dashrath Fulsunge, 2. Shri Harish s/o Late Shri. Dashrath Fulsunge, 3. Shri. Nitin s/o Late Shri. Dashrath Fulsunge 4. Shri. Niranjan s/o Late Shri. Dashrath Fulsunge are the owner of Cs.no. 82, (South Part) , Sheet no. 113, kh.no. 16/1-2, Mz. Parsodi.
- Whereas Smt. Hirabai w/o Late shri. Dashrath Fulsunge and 1.Shri. Sadanlal s/o Late Shri. Dashrath Fulsunge, 2. Shri. Harish s/o Late Shri. Dashrath Fulsunge, 3. Shri. Nitin s/o Late Shri. Dashrath Fulsunge 4. Shri. Niranjan s/o Late Shri. Dashrath Fulsunge execute an Memorandum of understanding to sell the aforesaid property to M/s Shewalkar Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar on 02/03/2005.
- Whereas Smt. Hirabai w/o Late shri. Dashrath Fulsunge and 1.Shri. Sadanlal s/o Late Shri. Dashrath Fulsunge, 2. Shri. Harish s/o Late Shri. Dashrath Fulsunge, 3. Shri. Nitin s/o Late Shri. Dashrath Fulsunge 4. Shri. Niranjan s/o Late Shri. Dashrath Fulsunge regularized the said property under the provisions of Maharashtra Gunthewari Developments(Regulation, Up gradation and Control)Act, 2001 and NIT Board Resolution on 27/01/2001.
- Whereas NIT regularized total area adm. 1699.94 sqmtrs on 22/05/2009 in favour of Smt. Hirabai w/o Late shri. Dashrath Fulsunge.
- Whereas there was a litigation (Special Civil Suit no. 76/2008)between Smt. Hirabai w/o Late shri. Dashrath Fulsunge and 1.Shri. Sadanlal s/o Late Shri. Dashrath Fulsunge, 2. Shri. Harish s/o Late Shri. Dashrath Fulsunge, 3. Shri. Nitin s/o Late Shri. Dashrath Fulsunge 4. Shri. Niranjan s/o Late Shri. Dashrath Fulsunge and M/s Shewalkar Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar for the Specific Performance of Contract.
- Whereas the Judgement is Delivered(Civil Judge Sr. Dn., Nagpur) on. 25/04/2008 in favour the Plaintiff M/s Shewalkar Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar for the Specific Performance of Contract and the court ordered the Defendants to execute to sale Deed of the aforesaid property in favour of the plaintiff as per the Memorandum of Understanding executed earlier between the Plaintiff and the Defendants.
- Whereas Smt. Hirabai w/o Late shri. Dashrath Fulsunge and 1.Shri. Sadanlal s/o Late Shri. Dashrath Fulsunge, 2. Shri. Harish s/o Late Shri. Dashrath Fulsunge, 3. Shri. Nitin s/o Late Shri. Dashrath Fulsunge 4. Shri. Niranjan s/o Late Shri. Dashrath Fulsunge executed a sale Deed in favour of M/s Shewalkar Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar dt. 01/09/2008, Sr. no. 4794, Sub. Reg. Nagpur 4.
- Whereas M/s Shewalkar Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar sold 209.49 sqmtrs of land out of the 1700 sqmtrs of cs.no.82 vide sale Deed dt. 01/09/2008 Sr. no. 4795, sub Reg. Nagpur 4 to Shri. Harish Dashrath Fulsunge.
- Whereas M/s Shewalkar Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar decided to develop the said property and to construct a multistoried building and the Building Plan and Building Permit was Sanctioned by NIT on 30/04/2011.
- Whereas M/s Shewalkar Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar submitted it to the Provisions of the Maharashtra Apartment Ownership Act 1970 by executing and registering a Deed of Declaration on 29/08/2011 Sr.no. 4779 sub. Reg. no. 3.

- Whereas the Developer M/s Shewalkar Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar named and Styled the Building as " Shewalkar Lake-View".
- Whereas M/s Shewalkar Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar avail the Project loan From Dharampeth Mahila Urban Credit Society Dharampeth Branch.
- Whereas a Mortgage Deed is executed and registered by M/s Shewalkar Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar in favour of Dharampeth Mahila Urban Credit Society Dharampeth Branch dt. 03/11/2008 Sr. no. 5888, dt. 26/03/2010, Sr. no. 1204.
- Whereas a Mortgage Deed is executed and registered by M/s Shewalkar Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar in favour of Dharampeth Mahila Multi State co- op- Society Dt. 07/12/2011, Sr. no. 5958.
- Whereas Apartment no. 601 and 605 is mortgage in Punjab National Bank Bharat Nagar Branch Nagpur by M/s Shewalkar Developers Ltd. Through its Managing Director Shri. Ashutosh Ram shewalkar.
- Whereas the aforesaid property is mutated in the name M/s Shewalkar Developers Ltd.

10. **Particulars of Tax / Revenue receipts studied** : On the verification of the documents it is evident that, the tax assessment is in the name of M/s Shewalkar Developers Ltd
11. **Application for Ceiling/ Land Ceiling Act:** Not Applicable.
12. **Encumbrances**: From the papers Submitted above, aforesaid property is mortgage in Dharampeth Mahila Urban Credit Society Dharampeth Branch and Dharampeth Mahila Urban Credit Society Dharampeth Branch.
13. **Whether any additional document is required to complete the report** : No
14. **Minor's Interest, if any:** No
15. **Mutation of the name of the owner in revenue records:** On the verification of the documents it is evident that, the mutation is in the name of M/s Shewalkar Developers Ltd .
16. **Possession:** As per the documents examined above , the legal possession is with the owners. The transferee should personally verify that the physical possession of the said property is with the Owners
17. **Particulars of Building permit/ plans in respect of the property** : sanctioned by NIT.
18. **Permission / NOC from Society / builder in case of premises / flat in a Co-operative Society :** Not Applicable
19. **Any other deficiency or restriction in title :** No
20. **Whether original title documents of property are scrutinized and found to be in order:** The Original title documents of the property are not produced.
21. **SEARCH IN THE OFFICE OF THE SUB REGISTRAR :**

    I have carried out the search in the office of the sub registrar Nagpur 1 (Jurisdiction) SEARCH IN THE OFFICE OF THE SUB REGISTRAR .As per the records of the website www.igrmaharashtr.gov.in. The records have not been updated completely and connectivity of the registrar offices is not available, hence affidavit from the owner is recommended.

    Records for the period 2017 have not been updated hence an affidavit is recommended.

22. **Search for the Period:** 13 yrs (2005-2017)
23. **Date of Search:16/01/2017**
24. **Original search receipt is enclosed**
25. **Search Receipt No:MH007653427201617M**
26. **Searches in the offices of Registrar of Companies**: NA
27. **Disputes :**

    As per the website of the court www.districit court Nagpur.com as on **16/01/2017** and copy of property documents examined as per Point no. 8 there is

not any dispute pending in respect of the owner of the said property. An affidavit from the owner is recommended.

Records for the period 2017 have not been updated hence an affidavit is recommended

28. **Any safeguard to be observed:** An affidavit for clear title of the said property, to be obtained from the owner as per the format enclosed.

29. **Any Observation Remarks:** Apartment no. 601 and 605 is mortgage in Punjab National Bank Bharat Nagar Branch Nagpur.

30. **Whether title of the owner of the property is clear, marketable and free of encumbrance?**

After scrutinizing the above document M/s Shewalkar Developers Ltd . is the absolute owner of the property more fully described in Schedule and is in possession of the property and further M/s Shewalkar Developers Ltd .has got clear, perfect, absolute and marketable title in respect to the property subject to the mortgage of Dharampeth Mahila Urban Credit Society Dharampeth Branch , Dharampeth Mahila Urban Credit Society Dharampeth Branch And Punjab National Bank Bharat Nagar Branch Nagpur.

CERTIFICATE

I certify that the documents of title referred to above are perfect evidence of title and that, if the said equitable mortgage is created in the manner required by law It would satisfy the requirements of creation of equitable mortgage. I further certify that M/s Shewalkar Developers Ltd .has got clear, perfect, absolute and marketable title in respect to the property subject to the mortgage of Dharampeth Mahila Urban Credit Society Dharampeth Branch , Dharampeth Mahila Urban Credit Society Dharampeth Branch And Punjab National Bank Bharat Nagar Branch Nagpur.

Advocate

DIPALI WAKHARKAR
ADVOCATE