

**TITLE VERIFICATION REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

This is to certify that we have verified the titles of the entire sanctioned lay out known as "MADHAV NAGARI" carved on ALL THAT piece and parcel of Land bearing Kh. No. 38/1, admeasuring about 1.79 Hectares i.e. about 17900.00 Sq. Mtrs. Land Revenue Rs. 1629.00, bearing Gramanchayat House No. 2700, Ward No. 4, Grampanchayat :Yerkheda, with Occupant Class-I Bhumiswami Rights, situated at Mauza : YERKHEDA, P. H. No. 16, Grampanchayat : Yerkheda, Tahsil : Kamptee, District : Nagpur owned by SHRI AVINASH S/O DEORAOJI KOLTE, prop. "M/s AVINASH DEVELOPERS", Resident of Sneh Nagar, Wardha Road, Nagpur - 440025. Our findings are as under:

01. That, said entire land was purchased by Shri Avinash Deoraoji Kolte, prop. "M/s AVINASH DEVELOPERS" from its owners Smt. Vimal Dashrath Laxane and others by Sale Deed dt. 16.10.2012 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 5423 dt. 16.10.2012.

02. That, the user of the said entire land was converted into Non agricultural Use i.e. for residential purposes by virtue of Order dt. 29.06.2015 by The Collector, Nagpur in Revenue Case No. 390/NAP-34/2014-2015 and the lay out carved on the said land was also approved by the Assistant Executive Engineer (METRO), Nagpur Improvement Trust, Nagpur vide Letter bearing No. का. अभि. (मेट्रो)/सहा. अभि.-२/६१३२ दिनांक ०२.०९.२०१६.

03. That, the owner obtained the Sanad from the Hon'ble Collector, Nagpur and Final sanction of Lay out on 19.11.2016 and has also got the final approval of the Lay Out Plan from the Nagpur Improvement Trust, Nagpur under the Agreement dt. 06.02.2017 and the said lay out is known as "Madhav Nagari".

Contd....// 02 //



(Signature)

M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR

R-101, "SHRINIWAS", 10, Central Avenue, Wardhman Nagar Square, Nagpur - 440 008. Ph.: Off. : 0712 - 2767995 Fax : 0712 - 2767409
Sadar Office : FF-10, Fourth Floor, Girish Heights, L.I.C. Square, Kamptee Road, Nagpur. Ph.: 0712 - 2556018
E mail : msdkadvocates@gmail.com



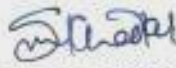
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04. That, said owner mortgaged the said property alongwith residential house at Mauza : Somalwada, Nagpur (City) with Nirmal Ujwal Credit Co. Op. Society Limited, Nagpur for credit facilities of Rs. Four Crore by Deed of Mortgage dt. 18.09.2015 registered with Sub Registrar, Nagpur - 5 at Book No. 1 at Sr. No. 2965 dt. 18.09.2015.

05. That the said Owner after obtaining the release of the said plots from the Nagpur Improvement Trust, Nagpur (Metro) and on obtaining necessary clearances/permission for sale of Lay Out Plots from Nirmal Ujwal Credit Co. Op. Society Limited, Nagpur sold various lay out plots in all 17 (Seventeen) numbers to interested buyers and registered the Sale Deeds with Sub Registrar, Kamptee from March 2017 to August 2017.

06. We have satisfied that the property is heritable and transferable and the owners have a right to transfer the same after obtaining necessary clearances from Nirmal Ujwal Credit Co. Op. Society Limited, Nagpur. All the necessary parties have been joined and the documents have been desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that documents are is duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.

07. We have taken the search in respect of the aforesaid property from the records of Registrar of Rights, from the concerned Sub Registrar Office, Nagpur. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. That Facts and events material to search made by us and the documents placed before us of the entire property known as MADHAV NAGARI, the same is now owned by SHRI AVINASH S/O DEORAOJI KOLTE, prop. "M/s AVINASH DEVELOPERS", (excluding 17 Plots sold) as stated here-in and the same is now mortgaged with Nirmal Ujwal Credit Co. Op. Society Limited, Nagpur.

 18/8/2017
(S.M. KHEDKAR)
ADVOCATE



PLOT NO.	AREA IN SQ.FT.	NAME OF THE PURCHASER	DOCUMENT NO.	DATE
10	1375.22	KUSHAL MAKHANDI MESHRAM	KMT-1519	07/03/2017
11	1361.92	SUKHDEV YASHWANT NIMONE	KMT-1724	16/03/2017
13	1361.92	VIJAY BALIRAM RATHOD	KMT-1758	17/03/2017
02	1431.77	JAYANT BALKRUSHNA NAGPURKAR	KMT- 1725	16/03/2017
16	1392.19	SHAIKH MO.AYYAS MOHAMMAD	KMT-1790	17/03/2017
50	1453.884	HUKUMCHAND VASANTRAO DHORE	KMT-1962	22/03/2017
51	1453.884	AVIN TARENDRA GAJAVE	KMT-1963	22/03/2017
14	1187.64	PRATIBHA KISHORE KAIKADE	KMT-2164	28/03/2017
12	1274.13	SANDIP AJABRAO PILLARE	KMT-2163	28/03/2017
35	1453.14	LINA AJAY TEMBHURNE	KMT-3153	26/04/2017
59	2551.06	SHOEB ALI HASAN ALI SAYYAD	KMT-3262	28/04/2017
31	1433.76	BABLU FULCHAND MEHOROLIYA	KMT-4387	24/05/2017
08	1397.12	RASHMI DIGAMBAR NALWALE	KMT-4744	14/06/2017
32	1578.50	MANIVIKAS SURYANARAYAN SHARMA	KMT -4743	14/06/2017
60	1625.79	SIRAJ MOHAMMAD TAJ MOH.SHEIKH	KMT-4777	15/06/2017
15	1135.46	PRITI PRASHANT BAGDE	KMT-5438	10/08/20147
04	1423.01	SHAILA PANDHARINATH CHIMURKAR	KMT-5081	17/07/2017





CHALLAN
MTR Form Number-6

GRN	MH004626535201718E	BARCODE			Date	18/08/2017-19:23:37	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Search Fee				
Type of Payment				Other Items				
Office Name				KMT, KAMTHI SUB REGISTRAR				
Location				NAGPUR				
Year				2017-2018 One Time				
Account Head Details				Amount in Rs.				
0030072201 SEARCH FEE				325.00				
Flat/Block No.				WARDHAMAN NAGAR				
Premises/Building				NAGPUR				
Road/Street				NAGPUR				
Area/Locality				NAGPUR				
Town/City/District				NAGPUR				
PIN				4 4 0 0 0 8				
Remarks (If Any)				SEARCH FEES KH NO 38 AREA 17900 SQ MTR MZ YERKHEDA				
				TAHSIL KAMPTEE DIST NAGPUR				
Amount In				Three Hundred Twenty Five Rupees Only				
Total				325.00				
Words								
Payment Details				STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK								
Cheque/DD Details				Bank CIN				
				Ref. No.				
				00040572017081898475				
				CKD3277601				
Cheque/DD No.				Bank Date				
				RBI Date				
				18/08/2017-19:24:08				
				Not Verified with RBI				
Name of Bank				Bank Branch				
				STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date				
				Not Verified with Scroll				

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 रसद चालन 'रेझुय ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याचा दस्तावेजादी लागू नाही.
 Mobile No. 9373103103