Nagpur
Date:- 28/08/2017

TITLE VERIFICATION AND SEARCH REPORT

1. FULL DESCRIPTION OF THE PROPERTY:-

ALL THAT piece and parcel N.M.C. House Nos. 2112 and 2114, admeasuring about 948.31 Sq. Mts., i.e. about 10207.608 Sq. Ft. and 413.19 Sq. Mts., i.e. about 4447.577 Sq. Ft., respectively both totally admeasuring about 1361.50 Sq. Mts., i.e. about 14655.186 together with Malik Makbooza rights, situated within the limits of Ward No. 21, Mouza: - Bhandewadi, Tahsil & District: - Nagpur. The said entire property taken as together is bounded as under:-

ON THE EAST: - HOUSE OF SMT. TARABAI FARKADE AND KASHIRAM BHOYAR
ON THE WEST: - HOUSE OF SHRI SHRAVAN BHIVANKAR, DAYARAM KUKDE AND VASUDEO KHAPEKAR,
ON THE NORTH: - HOUSE OF KAWDU NEWARE AND NAZUL'S LAND,
ON THE SOUTH: - ROAD

3. Date of Visit to Registrar of Assurances Office and Name of Office/Authorities in whose office search taken:-

I have personally visited to the office of Sub-Registrar Nagpur 1, 2, 3, 4, 5, 6 and 8 situated at Civil lines and Reshimbagh, Mahal, Khamla and Mahalginagar, Nagpur on various dates from 14/08/2017 and till 23/08/2017 for taking search in the matter related with the said property under consideration.

4. Receipt No. and Amount:- Receipt No. 6089 worth Rs. 650/-
(Receipt Serial No. 4961015/2017)

Original Receipt No. 6089 worth Rs. 650/- dated 14/08/2017 for N.M.C. House Nos. 2112 and 2114 in respect of amount deposited for search for a period from 2005 to 2017 with the office of the Sub-Registrar- Nagpur-1 is annexed with this search report.

5. Period for which record searched:- 2005 to 2017. (For 13 years)

6. Whether upto date cess charges and other statutory dues charges are paid?
Municipal Taxes are paid upto 31/03/2016.

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7. SOURCE AND HISTORY OF TITLE:-

That, the careful scrutiny of the record available with me reflects light on the fact that initially the said property belonged to Mr. Baburao Farkade being his ancestral property which on his death was acquired by his legal heirs i.e. his wife Mrs. Manabai Wd/o Baburao Farkade, his son Mr. Ghanshyam S/o Baburao Farkade along with his married daughters namely Mrs. Rukmabai W/o Zibal Sambare, Mrs. Rahibai W/o Mahadev Zade, Mrs. Kaushalyabai W/o Maruti Chandankhede, Mrs. Anjanabai W/o Rambhau Kawale and Mrs. Manjulabai W/o Pundalik Tiakaar. AND;

WHEREAS, out of the above mentioned owners, married daughters of Mr. Baburao Farkade and sisters of Mr. Ghanshyam S/O Baburao Farkade relinquished their rights in said property in favour of their brother Mr. Ghanshyam S/O Baburao Farkade in the year 1999. As per the said relinquishment, the Mr. Ghanshyam S/O Baburao Farkade became the absolute owner of the said property and thereby got his name mutated in the relevant govt. records as his mother also expired in the past. Since then, Mr. Ghanshyam S/o Baburao Farkade became the sole and absolute owner of the said property with heritable and transferable rights.

WHEREAS, the owner of the said property namely Mr. Ghanshyam S/o Baburao Farkade with the consent of his lineal decedents/heirs/children namely 1.Mr. Raju S/o Ghanshyam Farkade, 2. Mr. Uttam S/o Ghanshyam Farkade, 3. Mr. Madan S/o Ghanshyam Farkade, 4. Mr. Dilip S/o Ghanshyam Farkade, 5. Meenakshi D/o Ghanshyam Farkade, 6. Mr. Moreshwar S/o Ghanshyam Farkade, 7. Pramila D/o Ghanshyam Farkade sold the same to M/s Pethe Builders & Developers Pvt. Ltd., Acting Through Its Director Mr. Chinteshwar S/o Suryabhan Pethe vide sale deed duly registered in the office of the Sub-Registrar Nagpur-8 on 05/05/2011 at registration serial no. 2515 of 2011. As such M/s Pethe Builders & Developers Pvt. Ltd., became the owner of the said property.

WHEREAS, M/s Pethe Builders & Developers Pvt. Ltd., after acquiring the title over the said property mutated its name in the record of City Survey, Nagpur. M/s Pethe Builders & Developers Pvt. Ltd., has developed the said property into a multistoried building as per plan duly sanctioned by the Building Engineer (E) Nagpur Improvement Trust, Nagpur vide Building Permit No. BE(EAST)/Case No. 2402/Tracking No. 2011080178 dated 17/1/2012, AND;

WHEREAS, M/s Pethe Builders & Developers Pvt. Ltd., in the past executed a Deed Of Declaration Under Section 2 of The Maharashtra Apartment Ownership Act, 1970. The same has been duly registered in the office of the Sub-registrar, Nagpur-5 on 30/6/2012 at registration serial no. 3499 of 2012. Thus the said property has been submitted to the provisions of the MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970, by the present owner.

WHEREAS, M/s Pethe Builders & Developers Pvt. Ltd., Acting through Its Director Mr. Chinteshwar S/o Suryabhan Pethe in the past sold the

Apartment No. 101 to Mrs. Indumati Kishore Vasant vide sale deed duly registered in the office of sub-Registrar-2 on dated 18/10/2014 at registration serial No. 4831 of 2014,

Apartment No. 103 to Mrs. Mrs. Hemlata Kailash Joshi vide sale deed duly registered in the office of sub-Registrar-4 on dated 18/01/2014 at registration serial No. 483 of 2014.

Apartment No. 104 to Mr. Sanjay Shankarlal Rathi vide Agreement to sell duly registered in the office of Sub-Registrar Nagpur-5 on dated 12/12/212 at registration serial No. 6181 of 2012. The sale deed was duly registered in the office of sub-Registrar-2 on dated 28/08/2014 at registration serial No. 4141 of 2014.

Apartment No. 106 to Mr. Krishnakumar Shriram Khandelwal vide sale deed duly registered in the office of sub-Registrar-4 on dated 02/09/2013 at registration serial No. 5406 of 2013.

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Apartment No. 202 to Mr. Nishant Dyaneshwar Hajare vide sale deed duly registered in the office of sub-Registrar-5 on dated 30/04/2013 at registration serial No. 2443 of 2013.

Apartment No. 204 to Mr. Shailendra Prabhudas Raja & Jayshree Shailendra Raja vide sale deed duly registered in the office of sub-Registrar-4 on dated 17/10/2013 at registration serial No. 6321 of 2013.

Apartment No. 205 to Mr. Bhmrao Bishahuram Rawade vide Agreement to sell duly registered in the office of Sub-Registrar Nagpur-5 on dated 05/01/2013 at registration serial No. 0133 of 2013. The sale deed was duly registered in the office of sub-Registrar-2 on dated 17/09/2014 at registration serial No. 4450 of 2014.

Apartment No. 302 to Mr. Dineshkumar Ramchandra Sarda vide Agreement to sell duly registered in the office of Sub-Registrar Nagpur-5 on dated 28/03/2013 at registration serial No. 1862 of 2013.

Apartment No. 304 to Mr. Rasiklal Dhirajlal Kariya & Mr. Dhirajlal Vasanji Kariya vide Agreement to sell duly registered in the office of Sub-Registrar Nagpur-5 on dated 20/03/2013 at registration serial No. 1660 of 2013. The sale deed in respect of the said property was duly registered in the office of the Sub-Registrar Nagpur-2 on 3/8/2015 at registration serial no. 3556 of 2015.

Apartment No. 306 to Mr. Dineshkumar Ramchandra Sarda vide Agreement to sell duly registered in the office of Sub-Registrar Nagpur-5 on dated 28/03/2013 at registration serial No. 1863 of 2013.

Apartment No. 404 to Mr. Bhavesh Magnlal Abhani vide sale deed duly registered in the office of sub-Registrar-2 on dated 16/06/2014 at registration serial No. 2907 of 2014.

Apartment No. 405 to Mr. Bhavesh Magnlal Abhani vide sale deed duly registered in the office of sub-Registrar-2 on dated 16/06/2014 at registration serial No. 2908 of 2014.

Apartment No. 406 to Mr. Bhavesh Magnlal Abhani vide sale deed duly registered in the office of sub-Registrar-2 on dated 16/06/2014 at registration serial No. 2909 of 2014.

Thus, M/s Pethe Builders & Developers Pvt. Ltd., Acting Through Its Director Mr. Chinteshwar S/o Suryabhan Pethe has sold 42.06% undivided share and interest in N.M.C House No. 2112 & 2114 vide aforesaid sale deed and created agreement hold rights in respect of 7.62% undivided land share in respect of the said piece of land. Moreover 50.32% undivided share and interest in N.M.C House No. 2112 & 2114 which is available for sale at present along with residential units constructed thereon because the rest of the residential units constructed on the said piece of land remained unsold.

I have verified the original previous Sale Deed/s in respect of the property bearing N.M.C. House Nos. 2112 and 2114 from the record available. Beside same I have also verified the name of the owner of the said plot/s in the record of City Survey Nagpur. The same is valid, proper and in order.

The title documents related to the said land bearing N.M.C. House Nos. 2112 and 2114 appears to be in order. The copies of other related documents connected with the said entire land also appear to be in proper order it is, therefore, there is no doubt about the title in respect of the said entire property of the owner of the same namely M/s Pethe Builders & Developers Pvt. Ltd., Acting Through Its Director Mr. Chinteshwar S/o Suryabhan Pethe.

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In support of the documents an Affidavit by owner/s of said property to establish that the said property is free from any kind of charge or encumbrance of any financial institution is required to be taken. In the said affidavit there should be a specific mention of the contents regarding non taking of any kind of loan by the owner of the said property so also not giving the details of the said property for standing as a guarantor for any borrower who has taken any kind of loan from any financial institution. In the said affidavit there should be a specific mention of the contents regarding non pendency of any kind of litigation in respect of the said property in the Court of Law and regarding the property is not affected by road widening scheme. In the said affidavit there should be mention regarding the land in question is not affected by interest of any Minor.

8. LIST WITH DETAILS OF TITLE DEEDS SCRUTINIZED BY ADVOCATE:-

(i) Original Sale Deed in respect of ALL THAT piece and parcel N.M.C. House Nos. 2112 and 2114, admeasuring about 948.31 Sq. Mts., i.e. about 10207.608 Sq. Ft. and 413.19 Sq. Mts., i.e. about 4447.577 Sq. Ft., respectively both totally admeasuring about 1361.50 Sq. Mts., i.e. about 14655.186 together with Malik Makbooza rights, situated within the limits of Ward No. 21, Mouza: - Bhandewadi, Tahsil & District: - Nagpur, duly registered in the office of the Joint Sub-Registrar Nagpur-8 at Registration Serial No. 2525 on 05/05/2011 reflecting the name of M/s Pethe Builders & Developers, as present owner/purchaser and Mr. Ghanshyam Baburao Farkade as the seller of the said property.

(ii) Certified copy of Property Card in respect of the said property issued by the City Survey Department, Nagpur.

(iii)Original NMC Tax Receipt to confirm the municipal taxes in respect of the said plot is paid upto 31/03/2016.

(iv) Original old sale deed, Sanctioned map.

I have verified the documents related with the said property bearing N.M.C House No. 2112 & 2114 and index pertaining to the aforesaid transactions in respect of the said properties. Based on the search of public records of property in question made by me, I hereby confirm that the documents pertaining to the said transaction/s are valid and in order and there appears to be no other encumbrance on the said property so far as the said entire piece of land is concerned apart from the rights of aforesaid apartment owners and agreement holders as stated above. The unsold units in the said building are free from all kinds of encumbrances. Moreover the said entire project is not mortgaged with any financial institution/bank.

DATE:- 28/08/2017
PLACE:- NAGPUR

(Anand Purohit, Advocate)