

Date : 27.11.2017

TO WHOMSOEVER IT MAY CONCERN
TITLE VERIFICATION AND SEARCH REPORT

Name of the Owners :

- 1) Shri Anand Ravindra Palandurkar
 - 2) Shri Amol Ravindra Palandurkar
- Both R/o Gadikhana, Mahal, Nagpur

Description of Property :

All that piece and parcel of Western portion of Retainable land admeasuring about 501.01 Sq. Mtrs. out of total retainable land admeasuring about 1470.36 Sq. Mtrs. (as per order passed by Competent Authority, Deputy Collector, Nagpur on 24.08.1979 in Revenue Case No. 37/79) being part of Khasra No. 214/1 (old), 13-A (new), P.H. No. 5 and having its House/Malmatta No. 256, City Survey No. 3125 in Sheet No. 16 of Mouza : WADI situated at Ward No. 5, Khadgaon Road, Wadi, Tahsil : Nagpur (gramin), District : Nagpur within the limits Nagar Parishad Wadi.

To the East : By remaining retainable land,
To the West : Khadgaon Road,
To the North : Road,
To the South : Road.

Place of Inspection :

Sub-Registrar, Nagpur Nos. 1, 7 & 10

Superintendent of Land Records

Period of which records were inspected :

At the offices of Sub-Registrar, Nagpur the records from 1988 to 2017 were inspected from Index Register and some of the records of 2017 were inspected from the day book. The affidavit sworn by the owners is also obtained. The necessary search fees was deposited in the Office of Sub-

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R.R. Vemp

Particulars of Title :

All that piece and parcel of Western portion of Retainable land admeasuring about 501.01 Sq. Mtrs. out of total retainable land admeasuring about 1470.36 Sq. Mtrs. (as per order passed by Competent Authority, Deputy Collector, Nagpur on 24.08.1979 in Revenue Case No. 37/79) being part of Khasra No. 214/1 (old), 13-A (new), P.H. No. 5 and having its House/Malmatta No. 256, City Survey No. 3125 in Sheet No. 16 of Mouza : WADI situated at Ward No. 5, Khadgaon Road, Wadi, Tahsil : Nagpur (Gramin), District : Nagpur within the limits Nagar Parishad Wadi.

The above mentioned Khasra (area 2.02 Hect. Ar.) originally belonged to and was in possession of Shri Anirudha Kisan Bagde, Smt Gayabai W/o Kisan Bagde and Smt. Prajavati Kailash Dambhare.

Thereafter the Nagpur Gruh Nirman and Area Development Board had obtained additional land area admeasuring about 5274.3067 Sq. Mtrs. out of the aforesaid Khasra and land area admeasuring about 1470.36 Sq. Mtrs. having retainable land retained by the abovesaid owners jointly.

Thereafter Shri Anirudha Kisan Bagde and other joint owners sold land area admeasuring about 1.50 Hect. Ar. being agricultural land out of the abovesaid Khasra to Tirupati Housing Society Ltd., Nagpur vide Sale Deed dated 13.11.1981, registered before Sub-Registrar, Nagpur-1 at Sr. No. 5462. During the search another Sale Deed dated 04.01.1982 registered at Sr. No. 37 executed by Shri Anirudha Kisan Bagde in favour of Tirupati Housing Society Ltd., Nagpur with respect to land area admeasuring about 1.50 Hect. Ar. had been found. It seems that by mistake two Sale Deed had been executed in between same parties with respect to the one and the same property i.e. land area admeasuring about 1.50 Hect. Ar.

Thereafter the aforesaid society had drawn a layout on the said Khasra and out of the said layout plot No. 54 admeasuring about 501.01 Sq. Mtrs. was sold to one Shri Bhartkumar D. Parikh vide Sale Deed dated 03.12.1981, registered before Jt. Sub-Registrar, Nagpur-3 in Addl Book No. 1, Volume No. 402, Page No. 157 to 158 at Sr. No. 4504 (Chh.) on 07.12.1981.

Reliance

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Thereafter owners Shri Anirudha Kisan Bagde, and Smt. Prajavati Kailash Dambhare (name before marriage Prajavati Kisan Bagde) had sold Western portion of Retainable land admeasuring about 501.01 Sq. Mtrs. out of total retainable land admeasuring about 1470.36 Sq. Mtrs. to Shri Santosh Shrikrishan Ketcche, Shri Praful Sudhakar Bhalme, Shri Durgaprasad Giranlal Patle and Shri Madhukar Santoshrao Tijare vide Sale Deed dated 30.01.2012, registered before Sub-Registrar, Nagpur-7 at Sr. No. 721.

That as per order passed by Competent Authority, Deputy Collector, Nagpur on 24.08.1979 in Revenue Case No. 37/79) Retainable land admeasuring about 501.01 Sq. Mtrs. and Plot No. 54 mentioned aforesaid are situated at one and the same place.

That it was observed by the owners i.e. Shri Santosh Shrikrishan Ketcche, Shri Praful Sudhakar Bhalme, Shri Durgaprasad Giranlal Patle, Shri Madhukar Santoshrao Tijare and Shri Bharatkumar D. Parikh that retainable land admeasuring about 501.01 Sq. Mtrs. and owner of plot No. 54 mentioned aforesaid are situated at one and the same place and both are one and same property.

That thereafter Shri Bharatkumar D. Parikh executed two Power of Attorney namely General Power of Attorney and Power of Attorney (For Admission) dated 06.01.2016 in favour of Shri Anand Ravindra Palandurkar and Shri Amol Ravindra Palandurkar to enable them to register the documents before Sub-Registrar and enable them to do such other things as may be necessary and the same were registered before Sub-Registrar, Nagpur-10 at Sr. No. 78/2016 and 79/2016 on 08.01.2016.

That thereafter as per mutual understanding and mutual settlement between the owners Shri Santosh Shrikrishan Ketcche, Shri Praful Sudhakar Bhalme, Shri Durgaprasad Giranlal Patle, Shri Madhukar Santoshrao Tijare and Shri Bharatkumar D. Parikh, the previous owners of the aforesaid property had sold the said property to the present owners Shri Anand Ravindra Palandurkar and Shri Amol Ravindra Palandurkar Both R/o Nagpur for a valuable consideration vide Sale Deed executed on 20.04.2016 in favour of them, registered before Sub-registrar, Nagpur-10 at Sr. No. 1741/2016 on 21.04.2016.

R. Alamy

That thereafter the present owners had applied to the Nagar Parishad, Wadi, Tahsil and District Nagpur for regularization of the said property. The Nagar Parishad, Wadi, regularized the area admeasuring about 471.541 Sq. Mtrs. of land deregularised the tangent area admeasuring about 17.357 Sq. Mtrs. on condition that to deposit an amount of Rs. 34,583/- within 30 days of issuing letter dated 06.04.2017 alongwith demand and alongwith other condition. The present owners had deposited an amount of Rs. 34,583/- towards regularization charges vide receipt bearing No. 180 dated 06.04.2017 issued by The Nagar Parishad, Wadi.

That the present owners had applied on 26.09.2016 to the Office of Nagar Parishad, Wadi, Tahsil and District Nagpur for sanctioning of the proposed Shop cum Residential Building over the said property. The Chief Officer, Municipal Counsel, Wadi and Junior Engineer, P.W.D. (J.B.S.), M.C., Wadi sanctioned the proposed the plan for Shop cum Residential Building vide its order/letter bearing No. 2352 dated 27.07.2017. The present owners had deposited requisite amount of Rs. 7,71,268/- towards sanctioning of Building plan vide receipt bearing No. 1822 dated 28.06.2017 issued by The Nagar Parishad, Wadi.

That on the basis of inspection of Index Registers, documents placed before me and Affidavit sworn by the present owners, I can say that there is no mortgage, charge, lien or any encumbrances on the property described in para 2 hereinabove and it is free from the same. I further say that during the course of inspection of 30 years of Index Registers, I did not come across with any adverse entry creating any right, title or interest adverse to that of the present owners. Thus the title of the present owners appears to be clear and marketable and can be validly mortgaged.

I hereby certify that title of the present owners Shri Anand Ravindra Palandurkar and Shri Amol Ravindra Palandurkar Both R/o Nagpur are clear and marketable and can be validly mortgaged with any Bank or Financial Institution.

That naturally therefore any prospective buyer who desire to purchase the undivided share and interest in the said plot of land togetherwith built up area in a Multistoried Building proposed to be constructed thereon shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed from the present owners Shri Anand Ravindra Palandurkar and Shri Amol Ravindra Palandurkar.

R.R. Bhatnagar

That it is needless to mention here that on obtaining such Sale Deed such buyer can very well mortgage his/her property to any Bank or Financial Institution by way of security for the repayment of Loan if any advanced to him/her.

NAGPUR

27.11.2017


Rajesh R. Verma, Adv.

Encl. 1. Receipt of search Fees dated 26.10.2017

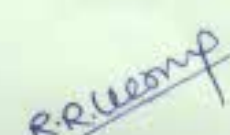
2. Affidavit dated 15.11.2017 of owners

DOCUMENTS TO BE OBTAINED FOR CREATING VALID MORTGAGE

1. Sale Deed dated 13.11.1981 and 04.01.1982 executed by Shri Anurudha Kisan Badge and others in favour of Tirupati Co-operative Housing Society Ltd., Nagpur.
2. Sale Deed dated 03.12.1981 executed by Tirupati Co-operative Housing Society Ltd., Nagpur in favour of Shri Bharatkumar D. Parikh.
3. Sale Deed dated 30.01.2012 executed by Shri Anirudha Kisan Bagde, and others in favour of Shri Santosh Shrikrishan Ketche others.
4. Sale Deed dated 20.04.2016 executed by Shri Santosh Shrikrishan Ketche and others in favour of present owners Shri Anand Ravindra Palandurkar and Shri Amol Ravindra Palandurkar.
5. General Power of Attorney and Power of Attorney (For Admission) dated 06.01.2016 executed by Shri Bharatkumar D. Parikh in favour of Shri Anand Ravindra Palandurkar and Shri Amol Ravindra Palandurkar.
6. Regularisation letter issued by The Nagar Parishad, Wadi.
7. Sanctioned Plan for the proposed Shop cum Residential Building vide order/letter bearing No. 2352 dated 27.07.2017 issued by The Chief Officer, Municipal Counsel, Wadi and Junior Engineer, P.W.D. (J.B.S.), M.C., Wadi,
8. Latest Akhiv Patrika,
9. Grampanchayat Tax Receipt paid up-to-date
10. Grampanchayat Tax Assessment.

NAGPUR

27.11.2017


Rajesh R. Verma, Adv.

274/0

इतर पावती

Original/Duplicate

Thursday, 26 October 2017 3:29 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 12165 दिनांक: 26/10/2017

गावाचे नाव: वाही

इस्तऐवजाचा अनुक्रमांक: नवन(वा)-0-2017

इस्तऐवजाचा प्रकार:

मादर करणाऱ्याचे नाव: जेठ. राजेश आर. वर्मा

वर्षाने शोध अर्ज क्र. 1823/2017, मौजा वाही, खसरा नं. जुना 214/1 नविन 13-अ, घर क्र. 256, शिट क्र. 16, शोध वर्ष 1988 ते 2017 (30 वर्षे)

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

NGR10

1); देयकाचा प्रकार: By Cash रकम: रु. 750/-

सह दुय्यम निबंधक, सन-३
नागपूर ग्रामीण क्र. १०, नागपूर

24091

OCT 2017



emn

10/26/2017

1. That the deponents are the absolute owners of all that piece and parcel of Western portion of Retainable land admeasuring about 501.01 Sq. Mtrs. out of total retainable land admeasuring about 1470.36 Sq. Mtrs. (as per order passed by Competent Authority, Deputy Collector, Nagpur on 24.08.1979 in Revenue Case No. 37/79) being part of Khasra No. 214/1 (old), 13-A (new), P.H. No. 5 and having its

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महाराष्ट्र MAHARASHTRA

2017

IN THE COURT OF EXECUTIVE MAGISTRATE, NAGPUR

- Deponent : 1) Shri Anand Ravindra Palandurkar,
Aged about 39 years, Occ. : Business,
- 2) Shri Amol Ravindra Palandurkar,
Aged about 37 years, Occ. : Business,
Both R/o Gadikhana, Mahal, Nagpur



AFFIDAVIT

We the above named deponents do hereby take an oath and state on solemn affirmation as under ;

1. That the deponents are the absolute owners of all that piece and parcel of Western portion of Retainable land admeasuring about 501.01 Sq. Mtrs. out of total retainable land admeasuring about 1470.36 Sq. Mtrs. (as per order passed by Competent Authority, Deputy Collector, Nagpur on 24.08.1979 in Revenue Case No. 37/79) being part of Khasra No. 214/1 (old), 13-A (new), P.H. No. 5 and having its

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House/Malmatta No. 256, City Survey No. 3125 in Sheet No. 16 of Mouza : WADI situated at Ward No. 5, Khadgaon Road, Wadi, Tahsil : Nagpur (Gramin), District : Nagpur within the limits Nagar Parishad Wadi. The said property is bounded as under : (hereinafter referred to as the said property)

On the East : By remaining retainable land (Godown),
 On the West : By Khadgaon Road,
 On the North : By Road,
 On the South : By Road.

2. We hereby state that we have acquired the said property by virtue of Sale Deed dated 20.04.2016 executed by the owners Shri Santosh Shrikrishan Ketcche, Shri Praful Sudhakar Bhalme, Shri Durgaprasad Giranlal Patle, Shri Madhukar Santoshrao Tijare and Shri Bharatkumar D. Parikh in favour of us, registered before Sub-registrar, Nagpur-10 at Sr. No. 1741/2016 on 21.04.2016.
3. We hereby state that the above mentioned Khasra (area 2.02 Hect. Ar.) originally belonged to and was in possession of Shri Anirudha Kisan Bagde, Smt Gayabai W/o Kisan Bagde and Smt. Prajavati Kailash Dambhare.
4. We hereby state that thereafter the Nagpur Gruh Nirman and Area Development Board had obtained additional land area admeasuring about 5274.3067 Sq. Mtrs. out of the aforesaid Khasra and land area admeasuring about 1470.36 Sq. Mtrs. having retainable land retained by the abovesaid owners jointly.
5. We hereby state that thereafter Shri Anirudha Kisan Bagde and other joint owners sold land area admeasuring about 1.50 Hect. Ar. being agricultural land out of the abovesaid Khasra to Tirupati Housing Society Ltd., Nagpur vide Sale Deed dated 13.11.1981, registered before Sub-Registrar, Nagpur at Sr. No. 5462.
6. We hereby state that thereafter the aforesaid society had drawn a layout on the said Khasra and out of the said layout plot No. 54 admeasuring about 501.01 Sq. Mtrs. was sold to one Shri Bharatkumar D. Parikh vide Sale Deed dated 03.12.1981, registered before Jt. Sub-Registrar, Nagpur-3 in Addl Book No. 1, Volume No. 402, Page No. 157 to 158 at Sr. No. 4504 (Chh.) on 07.12.1981.
7. We hereby state that thereafter owners Shri Anirudha Kisan Bagde, and Smt. Prajavati Kailash Dambhare (name before marriage Prajavati Kisan Bagde) had sold Western portion of Retainable land admeasuring about 501.01 Sq. Mtrs. out of total retainable land admeasuring about 1470.36 Sq. Mtrs. to Shri Santosh Shrikrishan Ketcche, Shri Praful Sudhakar Bhalme, Shri Durgaprasad Giranlal Patle and Shri Madhukar Santoshrao Tijare vide Sale Deed dated 30.01.2012, registered before Sub-Registrar, Nagpur-7 at Sr. No. 721.

8. We hereby state that as per order passed by Competent Authority, Deputy Collector, Nagpur on 24.08.1979 in Revenue Case No. 37/79) Retainable land admeasuring about 501.01 Sq. Mtrs. and Plot No. 54 mentioned aforesaid are situated at one and the same place.
9. We hereby state that it was observed by the owners i.e. Shri Santosh Shrikrishan Ketche, Shri Praful Sudhakar Bhalme, Shri Durgaprasad Giranalal Patle, Shri Madhukar Santoshrao Tijare and Shri Bharatkumar D. Parikh that retainable land admeasuring about 501.01 Sq. Mtrs. and owner of plot No. 54 mentioned aforesaid are situated at one and the same place and both are one and same property.
10. We hereby state that thereafter as per mutual understanding and mutual settlement between the owners Shri Santosh Shrikrishan Ketche, Shri Praful Sudhakar Bhalme, Shri Durgaprasad Giranalal Patle, Shri Madhukar Santoshrao Tijare and Shri Bharatkumar D. Parikh, the previous owners of the aforesaid property had sold the said property to us (i.e. the deponents) for a valuable consideration vide Sale Deed executed on 20.04.2016 in favour of us, registered before Sub-registrar, Nagpur-10 at Sr. No. 1741/2016 on 21.04.2016.
11. We hereby state that thereafter we had applied to the Nagar Parishad, Wadi, Tahsil and District Nagpur for regularization of the said property. The Nagar Parishad, Wadi, regularized the area admeasuring about 471.541 Sq. Mtrs. of land deregularised the tangent area admeasuring about 17.357 Sq. Mtrs. on condition that to deposit an amount of Rs. 34,583/- within 30 days of issuing demand alongwith other condition. The deponents have duly deposited an amount of Rs. 34,583/- and The Nagar Parishad, Wadi had regularized the said property by virtue of letter dated 06.04.2017. 
12. We hereby state that thereafter we had applied on 26.09.2016 to the Office of Nagar Parishad, Wadi, Tahsil and District Nagpur for sanctioning of the proposed Shop cum Residential Building over the said property. The Chief Officer, Municipal Counsel, Wadi and Junior Engineer, P.W.D. (J.B.S.), M.C., Wadi sanctioned the proposed the plan for Shop cum Residential Building vide its order/letter bearing No. 2352 dated 27.07.2017.
13. We hereby state that there is no litigation/s is/are pending before any authority or before any Court of Law with respect to the said property.
14. We hereby state that we had not entered into any agreement of sale or lease or any other agreement and we had not mortgaged the said property with any person, Society, Bank or any other Financial Institution. The deponents declare that there is no charge, lien or any encumbrance on the said property. We are holding the said

property free from all encumbrances of all types and we are free to mortgage the said property with any person, Society, Bank or any other Financial Institution as a Security for obtaining loan. The deponents declare that the said property is not the subject matter of any security to any individual, society, Institution, Bank, Firm, Trust, Company, Association, Government or any body else.

Hence this Affidavit.

NAGPUR

15.11.2017

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DEPONENT S

VERIFICATION

Verified and signed at Nagpur on this 15th Day of NOVEMBER, 2017 that the contents of aforesaid paragraph are true and correct to the best of our knowledge and belief and nothing has been concealed therein. The deponent shall held liable under section 199 and 200 of I.P.C. if any of the contents of this affidavit are found false.

1.

2.

DEPONENTS



Sworn before me on this 15th day of Nov at Nagpur by Shir/Smt /K R/o. Nagpur, as identified by Shri/Smt Advocate, Nagpur.

NOTARY
Govt. Of India
Nagpur (M.S.) INDIA



Anand Ravindra Polaydarker & others.