

Mrs. Aruna Kshirsagar

Advocate

Off/Res. 223, Bajaj Nagar, Nagpur

Ph. No. M -8149473491

R - 0712-2237787

e-mail-adv_apk@rediffmail.com

TITLE VERIFICATION AND SEARCH REPORT DATE- 5.2.2018

Having been engaged for the purpose of verifying the title of **M/s Maharshee Builders through Partner Mr. Avinash Manoharrao Tarpe** in respect of **Plot No. 31**, Mz. Jat Tarodi, the property as described below, I, the undersigned do hereby submit my report of verification and search as under. That I have got verified and inspected the records at the office of the Sub Registrar Nagpur for the last Fifteen years i.e. from 2004 to 2018 to find out the documents, if any recorded therein effecting any kind of transfer by way of sale, gift, exchange, mortgage, lease, or otherwise of the above said property. The particulars of which are as under : -

DESCRIPTION OF PROPERTY

All that piece and parcel of land bearing Plot No. 31 Adm. 6775 Sq. Ft.(629.40 Sq. Mtrs) Corporation House No. 304, W. No. 10, Kh. No. 48/2, 48/3 Mz. Jat Tarodi, CTS. No. 922, Sheet No. 33 situated at Wanjari Nagar, Nagpur, Tah. Dist., Nagpur. The Boundaries are as follows:-

East : House of Shivankar,
West : 18 ft., wide Road,
North : Open land of NIT,
South : 9 Mtrs., wide Road.

TITLE HISTORY

On the basis of documents submitted and from the search taken at the office of Sub Registrar Nagpur, I Submit my report as under:-

That, Plot No. 31 originally belonged to Mr. Ramchandra Marotrao Salwe Wanjari. Said property is purchased by Smt. Dwarkabai Marotrao Sawkalar by Sale Deed dt. 6.4.1940 Registered at Sr. No. 641 dt.10.4.1940 in the office of Sub Registrar Nagpur.

That, Mr. Mahadeorao Marotrao Naik had purchased abovesaid property in the name of his mother and was also the only child of his mother. Mr. Mahadeorao Marotrao Naik executed "WILL" during his life time. Said "WILL" is registered at Sr. No. 573(P) dt.5.3.1997 in the office No. 3 of Sub Registrar Nagpur. Mr. Mahadeorao Marotrao Naik bequeathed Chawl portion constructed on said plot to his elder Sons Mr. Gajanan Mahadeorao Naik, the part of Plot having four Rooms out of eight rooms is bequeathed to Mr. Prakash Mahadeorao Naik and remaining part having four Rooms is bequeathed to Mr. Suryakant Mahadeorao Naik. That, after the death of Mr. Mahadeorao Marotrao Naik on 5.1.2001 the property devolved as per the "WILL"

That, it is further seen that, Mr. Gajanan Mahadeorao Naik passed away on 1.4.2014 and after his death his share in the same property devolved upon Smt. Sarita Gajanan Naik, Mrs. Sapana Kishor Katyarmal Mrs. Swati Prashant Dhumne and Ku. Sonali Gajanan Naik.

That, it is further seen that Mr. Prakash Mahadeorao Naik, Mr. Suryakant Mahadeorao Naik, Mrs. Sapana Kishor Katyarmal Mrs. Swati Prashant Dhumne and Ku. Sonali Gajanan Naik transferred Plot No. 31 to M/s Maharshee Builders through Partner Mr. Avinash Manoharrao Tarpe by Sale Deed registered at Sr. **No. 115 dt.11.1.2018** in the office of Sub Registrar No. 4 Nagpur. Thus by virtue of said document, **M/s Maharshee Builders through Partner Mr. Avinash Manoharrao Tarpe became owner of Plot No. 31.**

That, M/s Maharshee Builders through Partner Mr. Avinash Manoharrao Tarpe is now developing said property into a multistoried residential complex as per the building plan sanctioned by NMC vide Building permit No. 201/BP/Jat Tarodi/TP/NMC/593 dt.18.1.2018.

Mrs. A. P. Kshirsagar
Mrs. Aruna Kshirsagar
Advocate

That, M/s Maharshee Builders through Partner Mr. Avinash Manoharrao Tarpe has purchased TDR of 400 Sq. Mtrs., from M/s Tirupati Real Estate through Partner Mr. Satyen C. Dhadhe and Mr. Murlidhar C. Demble in the name of Mr. Prakash Mahadeorao Naik and others named above vide transfer Deed No. 5854 dt.9.11.2017 and loaded 254.060 Sq. Mtrs., on abovesaid property.

That, Municipal Corporation tax of said property is paid upto 2018.

On the basis of search taken by me, I do hereby certify that during the search, I have not found any documents adversely affecting the title of M/s Maharshee Builders through Partner Mr. Avinash Manoharrao Tarpe. It has clear & marketable title over said property. That said property is not alienated or transferred in any manner and is free from encumbrance of any kind whatsoever.

Hence this report.

DOCUMENTS PERUSED FOR ISSUANCE OF CERTIFICATE

1. Original Sale Deed No. 641 dt.10.4.1940.
2. Original "WILL" No. 573(P) dt.5.3.1997.
3. Original Sale Deed No. 115 dt.11.1.2018.
4. Original transfer Deed No. 5854 dt.9.11.2017.
5. Original Tax Receipt paid upto 2018.
6. Original Building permit dt.18.1.2018 with sanctioned plan

Mrs. A. P. Kshirsagar
Mrs. Aruna Kshirsagar
Advocate