

Sahil M. Bhangde

LL.B

ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 033

☎ 0712-2245474

Mob : +91-9422148978, +91- 9405948406

E Mail : adv_sahilbhangde@yahoo.co.in

TITLE VERIFICATION & SEARCH REPORT

On the basis of relevant documents submitted by **M/s. Mauli Infrastructure**, for the purpose of Verification Search of Title in respect of the property described below. I, the undersigned Advocate, do hereby submit my Verification & Search Report about the title in respect of the same.

SCHEDULE OF PROPERTY

All that piece and parcel of the Agricultural land bearing **Kh. No. 14/1**, having an area of 1.21 Hec. R. (As per Possession 1.15 Hec.R.) of **Mouza – Gotalpanjri**, P.S.K. 38, held in Occupancy Class-I Rights, Situated at Village Gotalpanjri in Tahsil Nagpur (Rural) & Dist. Nagpur and same is bounded as under:-

East	:	Pandhan
West	:	Kh. No. 21
North	:	Kh. No. 15
South	:	Shiv

Upon it a layout known and styled as “**MAULI NAGAR**”

That I have taken search by inspecting the index Registers for a period of 30 years, i.e.1988 to 2019 in the office of Sub-Registrar Nagpur. I have also perused document placed before me.

THAT THE TITLE HISTORY OF THE SAID PROPERTY IS AS FOLLOWS:-

- A. Originally All that piece and parcel of the Agricultural land bearing Kh. No. 14/1, having an area of 1.21 Hec. R. (As per Possession 1.15 Hec.R.) of Mouza – Gotalpanjri, P.S.K. 38, held in Occupancy Class-I Rights, Situated at Village Gotalpanjri in Tahsil Nagpur (Rural) & Dist. Nagpur was owned and possessed by 1) Shri. Devendra Vitthalrao Dhawade, 2) Shri. Rajkumar Omprakash Agrawal, 3) Smt. Meena Vasant Ghate, 4) Shri. Inderchand Lakhichand Jain, 5) Shri. Prafulla Chandrakant Vaidhya, 6) Shri. Sanjay Vitthalrao Burle, 7) Shri. Suresh Dharamdas Thool, 8) Shri. Vijay Tilokchandji Bourndiya and 9) Shri. Machindra Ramchandra Kadam being their separate property.
- B. That the aforesaid Co-owners, i.e. 1) Shri. Devendra Vitthalrao Dhawade, 2) Shri. Rajkumar Omprakash Agrawal, 3) Smt. Meena Vasant Ghate, 4) Shri. Inderchand Lakhichand Jain, 5) Shri. Prafulla Chandrakant Vaidhya, 6) Shri. Sanjay Vitthalrao Burle, 7) Shri. Suresh Dharamdas Thool have Jointly Constituted and appointed to 1) Shri. Vijay Tilokchandji Bourndiya and 2) Shri. Machindra Ramchandra Kadam as their Lawful attorney, by way of executing Registered Irrevocable Power of Attorney, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 2454/2007, dated 23/04/2007.
- C. That later on 21/05/2007, the aforesaid Co-owners, i.e. 1) Shri. Devendra Vitthalrao Dhawade, 2) Shri. Rajkumar Omprakash Agrawal, 3) Smt. Meena Vasant Ghate, 4) Shri. Inderchand Lakhichand Jain, 5) Shri. Prafulla Chandrakant Vaidhya, 6) Shri. Sanjay Vitthalrao Burle, 7) Shri. Suresh Dharamdas Thool acting through their POA holders 1) Shri. Vijay Tilokchandji Bourndiya and 2) Shri. Machindra Ramchandra Kadam had Sold the undivided 22.22% Share and interest in the aforesaid property to 1) Shri. Vijay Tilokchandji Bourndiya and 2) Shri. Machindra Ramchandra Kadam, by way of executing Registered Sale Deed, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 3098/2007, dated 21/05/2007.
- D. That Shri. Digambar Shrihari Gundawar had constituted and appointed to Shri. Atul Bapurao Zulkarniwar as his Lawful attorney for purchase, by virtue of the General Power of Attorney dated 12/12/2007 which is Notarized. That Shri. Bapurao Sambashivrao Zulkarniwar had constituted and appointed to Shri. Atul Bapurao Zulkarniwar as his Lawful attorney for purchase, by virtue of the General Power of Attorney dated 12/12/2007 which is Notarized.
- E. That thereafter the aforesaid Co-owners i.e. 1) Shri. Devendra Vitthalrao Dhawade, 2) Shri. Rajkumar Omprakash Agrawal, 3) Smt. Meena Vasant Ghate, 4) Shri. Inderchand Lakhichand



Jain, 5) Shri. Prafulla Chandrakant Vaidhya, 6) Shri. Sanjay Vitthalrao Burle, 7) Shri. Suresh Dharamdas Thool, 8) Shri. Vijay Tilokchandji Bourndiya and 9) Shri. Machindra Ramchandra Kadam, No. 8 & 9 for himself and as a POA holder of No. 1 to 7, had Sold the schedule **Agricultural Land admeasuring about 1.21 Hec.R of Kh. No. 14/1** of Mouza-Gotalpanjri, to (1) Shri. Prashant Bapurao Zulkarnthiwar, (2) Shri. Atul Bapurao Zulkarnthiwar, (3) Shri. Bapurao Sambashivrao Zulkarnthiwar and (4) Shri. Digambar Shrihari Gundawar, No. 3 & 4 for himself and POA holder of No. 1 & 2, (Owners of 40% Shares, i.e. 10% each) (5) Shri. Dilip Mohanlal Hirani (Owner of 40% Share) and 6) Shri. Girish Keshavrao Gundawar (Owner of 20% Share), by way of executing Registered Sale Deed, Same was Registered in the office of Sub-Registrar Nagpur (Gramin) No. 10 at Sr. No. 6001/2007, dated 13/12/2007.

- F. That the aforesaid Co-owner- Shri. Bapurao Sambashivrao Zulkarnthiwar had Left for heavenly abode on 16/11/2018 and leaving behind his Legal heirs his widow, Four Sons and only Married Daughter namely 1) Smt. Suman Wd/o Bapurao Zulkarnthiwar, 2) Shri. Pramod S/o Bapurao Zulkarnthiwar, 3) Shri. Vinod S/o Bapurao Zulkarnthiwar, 4) Shri. Prashant S/o Bapurao Zulkarnthiwar, 5) Shri. Atul S/o Bapurao Zulkarnthiwar and 6) Mrs. Sandhya Jaywantrao Yerawar became the Joint owners of his 10% undivided Shares in the said property by virtue of the Intestate Succession and their names are duly mutated in 7/12 extract.
- G. That the aforesaid Co-owner, i.e. Shri. Digambar Shrihari Gundawar had Gifted his 10% share and interest out of the said property to his Daughter namely Mrs. Sonal Prashant Zulkarnthiwar, by way of executing Registered Gift Deed, Same was Registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 3219/2007, dated 02/04/2016. As such Mrs. Sonal Prashant Zulkarnthiwar became the Owner of 10% Share in the schedule Property.
- H. That the aforesaid 1) Smt. Suman Wd/o Bapurao Zulkarnthiwar, 2) Shri. Pramod S/o Bapurao Zulkarnthiwar, 3) Shri. Vinod S/o Bapurao Zulkarnthiwar, 4) Shri. Atul S/o Bapurao Zulkarnthiwar and 5) Mrs. Sandhya Jaywantrao Yerawar have Jointly Relinquished their 10% Shares, Rights and interest upon the said property in favour of Shri. Prashant S/o Bapurao Zulkarnthiwar, by way of executing Registered Relinquishment Deed, Same was Registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 3220/2007, dated 02/04/2016. As Such Shri. Prashant S/o Bapurao Zulkarnthiwar became the Owner of 20% Share in the schedule property
- I. That later on 07/06/2019, the aforesaid Co-owners, i.e. (1) Shri. Prashant S/o Bapurao Zulkarnthiwar (20% Share), (2) Mrs. Sonal W/o Prashant Zulkarnthiwar (10% Share), (3) Shri. Atul Bapurao Zulkarnthiwar (10% Share), (4) Shri. Dilip S/o Mohanlal Hirani (40% Share) and (5) Shri. Girish Keshavrao Gundawar (20% Share) have Jointly Sold the entire **Agricultural land admeasuring about 1.21 Hec.R.(As per Possession 1.15 Hec.R) of Kh. No. 14/1**, to M/s. Mauli Infrastructure, a Partnership firm acting through its Partners (1) Shri. Pravin S/o Ratanlal Jain, (2) Shri. Vivek S/o Vijay Etankar, (3) Shri. Ashwin S/o Siddharth Vairagade and (4) Shri. Pravin S/o Natthuji Rahate, by way of executing Registered Sale Deed, Same was Registered in the office of Sub-Registrar Nagpur (Gramin) No. 10, at Sr. No. 6020/2019, dated 07/06/2019.
- J. That by virtue of the above mentioned sale Deed to M/s. Mauli Infrastructure, a Partnership firm acting through its Partners (1) Shri. Pravin S/o Ratanlal Jain, (2) Shri. Vivek S/o Vijay Etankar, (3) Shri. Ashwin S/o Siddharth Vairagade and (4) Shri. Pravin S/o Natthuji Rahate became the Sole and absolute owners of schedule land adm. 1.21 Hec.R of Kh No. 14/1 of Mouza – Gotalpanjri, but the aforesaid Sale Deed dated 07/06/2019 is executed on Post dated cheques therefore the title and ownership of M/s. Mauli Infrastructure is subject to Realization of entire consideration amount paid under PDC cheques to the Original Land Owners mentioned in Sale Deed dated 07/06/2019
- K. That the aforesaid Owner i.e. M/s. Mauli Infrastructure had decided to develop the schedule land admeasuring **1.21 Hec. R, of Kh. No. 14/1**, of Mouza - Gotalpanjri by demarcating a residential layout upon schedule land to be Known and Styled as **"MAULI NAGAR"** and for that purpose they had prepared layout plan which is duly approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur for Demarcation Purpose only (Temporary Sanctioned/Not Finally approved).
- L. That the Present Report is also subject to availability of Non-agricultural Order for schedule land admeasuring **1.21 Hec. R, of Kh. No. 14/1**, of Mouza – Gotalpanjri to be issued by the Competent Authority as well as Agreement of Development with Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur and Final Sanctioned Layout Plan to be issued by Nagpur Metropolitan Region Development Authority Nagpur

I am of the opinion that and **M/s. Mauli Infrastructure** is the legal owner of land bearing All that piece and parcel of the Agricultural land bearing **Kh. No. 14/1**, having an area of 1.21 Hec. R. (As per Possession 1.15 Hec.R.) of Mouza – Gotalpanjri, P.S.K. 38, held in Occupancy Class-I



Rights, Situated at Village Gotalpanjri in Tahsil Nagpur (Rural) & Dist. Nagpur and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.

- ❖ That thereafter further from 01-11-2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an Affidavit from the owner/s be taken stating on oath that their /his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.
- ❖ That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing Rs. 750/- vide GRN No. MH002591528201920E/2019 dated 12/06/2019.

DOCUMENTS PERUSED

1. Photocopy of 7/12 extract issued by Talathi in the names of 1) Shri. Devendra Vitthalrao Dhawade, 2) Shri. Rajkumar Omprakash Agrawal, 3) Smt. Meena Vasant Ghate, 4) Shri. Inderchand Lakhichand Jain, 5) Shri. Prafulla Chandrakant Vaidhya, 6) Shri. Sanjay Vitthalrao Burle, 7) Shri. Suresh Dharamdas Thool, 8) Shri. Vijay Tilokchandji Bourndiya and 9) Shri. Machindra Ramchandra Kadam dated 13/12/2006.
2. Original Registered Irrevocable Power of Attorney executed by 1) Shri. Devendra Vitthalrao Dhawade, 2) Shri. Rajkumar Omprakash Agrawal, 3) Smt. Meena Vasant Ghate, 4) Shri. Inderchand Lakhichand Jain, 5) Shri. Prafulla Chandrakant Vaidhya, 6) Shri. Sanjay Vitthalrao Burle, 7) Shri. Suresh Dharamdas Thool in favour of 1) Shri. Vijay Tilokchandji Bourndiya and 2) Shri. Machindra Ramchandra Kadam, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 2454/2007, dated 23/04/2007. (Annexed to Original Sale Deed dated 13/12/2007)
3. Photocopy of Index-II of Registered Sale Deed executed by 1) Shri. Devendra Vitthalrao Dhawade, 2) Shri. Rajkumar Omprakash Agrawal, 3) Smt. Meena Vasant Ghate, 4) Shri. Inderchand Lakhichand Jain, 5) Shri. Prafulla Chandrakant Vaidhya, 6) Shri. Sanjay Vitthalrao Burle, 7) Shri. Suresh Dharamdas Thool acting through their POA holders 1) Shri. Vijay Tilokchandji Bourndiya and 2) Shri. Machindra Ramchandra Kadam in favour of 1) Shri. Vijay Tilokchandji Bourndiya and 2) Shri. Machindra Ramchandra Kadam, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 3098/2007, dated 21/05/2007.
4. Original General Power of Attorney executed by Shri. Digambar Shrihari Gundawar in favour of Shri. Atul Bapurao Zulkarniwar, by virtue of the General Power of Attorney dated 12/12/2007 which is Notarized. (Annexed to Original Sale Deed dated 13/12/2007)
5. Original General Power of Attorney executed by Shri. Bapurao Sambashivrao Zulkarniwar in favour of Shri. Atul Bapurao Zulkarniwar, by virtue of the General Power of Attorney dated 12/12/2007 which is Notarized. (Annexed to Original Sale Deed dated 13/12/2007)
6. Original Registered Sale Deed executed by 1) Shri. Devendra Vitthalrao Dhawade, 2) Shri. Rajkumar Omprakash Agrawal, 3) Smt. Meena Vasant Ghate, 4) Shri. Inderchand Lakhichand Jain, 5) Shri. Prafulla Chandrakant Vaidhya, 6) Shri. Sanjay Vitthalrao Burle, 7) Shri. Suresh Dharamdas Thool, 8) Shri. Vijay Tilokchandji Bourndiya and 9) Shri. Machindra Ramchandra Kadam, No. 8 & 9 for himself and as a POA holder of No. 1 to 7, in favour of (1) Shri. Prashant Bapurao Zulkarniwar, (2) Shri. Atul Bapurao Zulkarniwar, (3) Shri. Bapurao Sambashivrao Zulkarniwar and (4) Shri. Digambar Shrihari Gundawar, No. 3 & 4 for himself and POA holder of No. 1 & 2, (5) Shri. Dilip Mohanlal Hirani and 6) Shri. Girish Keshavrao Gundawar, Same was Registered in the office of Sub-Registrar Nagpur (Gramin) No. 10 at Sr. No. 6001/2007, dated 13/12/2007.
7. Photocopy of Death Certificate of Shri. Bapurao Sambashivrao Zulkarniwar issued by Nagpur Municipal Corporation dated 16/11/2018
8. Photocopy of 7/12 extract issued in the names of 1) Smt. Suman Wd/o Bapurao Zulkarniwar, 2) Shri. Pramod S/o Bapurao Zulkarniwar, 3) Shri. Vinod S/o Bapurao Zulkarniwar, 4) Shri. Prashant S/o Bapurao Zulkarniwar, 5) Shri. Atul S/o Bapurao Zulkarniwar and 6) Mrs. Sandhya Jaywantrao Yerawar.
9. Original Registered Gift Deed executed by Shri. Digambar Shrihari Gundawar in favour of Mrs. Sonal Prashant Zulkarniwar, Same was Registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 3219/2007, dated 02/04/2016.
10. Original Registered Relinquishment Deed executed by 1) Smt. Suman Wd/o Bapurao Zulkarniwar, 2) Shri. Pramod S/o Bapurao Zulkarniwar, 3) Shri. Vinod S/o Bapurao



Zulkantihar, 4) Shri. Atul S/o Bapurao Zulkantihar and 5) Mrs. Sandhya Jaywantrao Yerawar in favour of Shri. Prashant S/o Bapurao Zulkantihar, Same was Registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 3220/2007, dated 02/04/2016.

11. Photocopy of 7/12 extract issued by Talathi in the names of (1) Shri. Prashant S/o Bapurao Zulkantihar, (2) Mrs. Sonal W/o Prashant Zulkantihar, (3) Shri. Atul Bapurao Zulkantihar, (4) Shri. Dilip S/o Mohanlal Hirani and (5) Shri. Girish Keshavrao Gundawar dated 06/06/2019.
12. Original Registered Sale Deed executed by (1) Shri. Prashant S/o Bapurao Zulkantihar, (2) Mrs. Sonal W/o Prashant Zulkantihar, (3) Shri. Atul Bapurao Zulkantihar, (4) Shri. Dilip S/o Mohanlal Hirani and (5) Shri. Girish Keshavrao Gundawar in favour of M/s. Mauli Infrastructure, a Partnership firm acting through its Partners (1) Shri. Pravin S/o Ratanlal Jain, (2) Shri. Vivek S/o Vijay Etankar, (3) Shri. Ashwin S/o Siddharth Vairagade and (4) Shri. Pravin S/o Natthuji Rahate, Same was Registered in the office of Sub-Registrar Nagpur (Gramin) No. 10, at Sr. No. 6020/2019, dated 07/06/2019

Hence, this report of Search & Verification of Title.

Nagpur:

Dated : 12/06/2019




(Sahil M. Bhangde)
Advocate



CHALLAN
MTR Form Number-6



GRN MH002591528201920E		BARCODE 		Date 12/06/2019-18:09:44		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)		206	
Type of Payment Search Fee				PAN No.(If Applicable)		AMZPB5432A	
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		Adv Sahil M Bhargava	
Location NAGPUR				Flat/Block No.		Plot No 167 Bajprabhu Nagar	
Year 2019-2020 From 12/06/1988 To 12/06/2019				Premises/Building		Behind Madras Mandir	
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			750.00		Area/Locality		
					Nagpur		
					Town/City/District		
					PIN		
					4 4 0 0 3 3		
					Remarks (If Any)		
					Kh No 14/1 adm 1.21 Hec R Mouza Gotalpanjni PSK 38		
					Amount In		
					Seven Hundred Fifty Rupees Only		
Total			750.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572019061215077		IK0ABWVHD9	
Cheque/DD No.				Bank Date		RBI Date	
				12/06/2019-18:10:14		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9422148978

चदर चलन 'टॉक्स ऑफ पेमेंट' अध्ये लमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.