GAUTAM BADANI
ADVOCATE

56–B, Wholesale Cloth Market, Gandhibagh, NAGPUR-440002 (MAHARASHTRA). (M)+91 9373101139

Search Report No.001/2019 **Dated: 16.05.2019**

TITLE REPORT

1.	**Name and address of the Person to whom the title report is given**		Shri Ishan Dilip Kukade, aged about 29 years, Occ. Business, R/o: C/o 187, Tulip Apts., Flat No. 301, Shankar Nagar, Nagpur (Mah.) - 440010.
2.	**Name and details of the Titleholders**		1) Shri Ishan Dilip Kukade Aged about 29 years, Occ. Business, R/o Nagpur. 2) Mrs. Sangeeta W/O Dilip Kukade Aged about 48 years, Occ.-Housewife, R/o Nagpur. 3) Ms. Ankita D/O Dilip Kukade Aged about 28 years, Occ.-Student, R/o Nagpur.
3.	**Full Description of Property**		**Schedule of Property** ALL THAT PIECE AND PARCEL OF land bearing Survey No. 75/2, Jama Rs. 3.13, undivided share of land admeasuring 0.81 H.R., of Mouza-Hudekeshwar (Khurd), P.H. NO.-37, Class no. I, Tahasil-Nagpur Gramin, District-Nagpur, with name and style "Bhavani Layout", together with the all structure, fittings, construction standing thereon along with all easementary rights appurtenant thereto, situated within the limits of the Grampanchayat Nagpur-Gramin, and as per sale deed and gift deed, same is bou nded as under :- ON THE EAST: Khasra No. 75/1 ON THE WEST: Khasra No. 66/A ON THE NORTH : Khasra No. 65 ON THE SOUTH : Khasra No. 74 **Note: Description of property is as per Sale Deed dated 01/10/2004, Gift Deed dated 30/04/2007 as well as documents supplied to me for verification.**
	3.1	Nature of Immovable Property	Non-Agricultural Land situated within the limits of Grampanchayat Nagpur-Gramin.

GAUTAM S. BADANI NAGPUR ADVOCATE

	3.2	(i) Survey No. (ii) Hissa No. (iii) Ghat No. (iv) Town Survey No. (v) Khasara No. (vi) Patta No. (vii) Khatha No. (viii) Plot No. (Local name of the field as applicable including sub-divisions should be mentioned)	- As Above -
	3.3	Number/Identification details as per building map/plan/DOD/Sale Deed	As mentioned in Schedule of Property
	3.4	Extent of Property	As mentioned in Schedule of Property
	3.5	Name/s of the Owner/s	1) Mr. Ishan S/O Dilip Kukade Aged about 28 years, Occ.-Business, 2) Mrs. Sangeeta W/O Dilip Kukade Aged about 48 years, Occ.-Housewife, 3) Ms. Ankita D/O Dilip Kukade Aged about 28 years, Occ.-Student, All three R/o: C/o 187, Tulip Apts., Flat No. 301, Shankar Nagar Road, Behind Ram Nagar Bus Stop, Shankar Nagar, Nagpur (Mah.) - 440010.
	3.6	Nature of ownership	Non-Agricultural Land situated within the limits of Tahasil : NAGPUR (GRAMIN), DISTRICT : NAGPUR.
4.	**Tracing of title**		**<u>Original Ownership</u>** 1. It seen from the record as well as documents supplied to me, all that part and parcel of land of old Khasra No. 75 **(present 75/2)**, Class-I, P.H. No. 37, tah.Nagpur(Gramin), Mouza-Hudkeshwar(Khurd), Jama Rs. 6.56, at 1.70 H.R. admeasuring 0.81 H.R., belonged to and mutated in the name of **1) Mr. Ishan Dilip Kukade, 2) Mrs. Sangeeta Dilip Kukade, 3) Ms. Ankita Dilip Kukade, 4) Mr. Deonath Yadavrao Kukade and 5)**

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		Mrs. Kausalya Deonath Kukade, who had purchased the same from 1) Mr. Nathu Mahadev Dharmare, 2)Mr. Dattu Mahadev Dharmare, 3)Mr. Kantaram Mahadev Dharmare, 4) Mr. Vinayak Mahadev Dharmare, 5) Mrs. Anjanbai Narayan Mahalle, 6) Mrs. Bhiwarabai Shriramji Raut on 01.10.2004 registered before the Sub-Registrar No.10, Nagpur, at serial No. 06325/2004. I have verified Adhikar Abhilekh Patrak (7/12 Extract) i.e. record maintained by the Revenue Authority for the year 2004-2005 with respect to that. 2. It is further seen from the record that the aforementioned property i.e. ALL THAT PIECE AND PARCEL OF land bearing Survey No. 75/2, Jama of Rs. 3.13, undivided share of land admeasuring 0.324 Hectares out of 0.81 Hectares possessed & owned by Shri Deonath Yadavrao Kukde & Smt. Kaushalya Deonath Kukde, of Mouza-Hudekeshwar (Khurd), P.H. NO.-37, Class no. I, Tahasil- Nagpur Gramin, District-Nagpur, was further transferred and mutated vide registered Gift Deed dated 30.04.2007 executed by 1) Mr. Deonath Yadavrao Kukade and 2) Mrs. Kausalya Deonath Kukade in favour of **1) Mr. Ishan Dilip Kukade Through his Natural Guardian Mrs. Sangeeta Dilip Kukade**, registered before Sub-registrar No. 7 at serial No. 2634/2007 dtd 30/04/2007. I have verified the related documents and the Adhikar Abhilekh Patrak i.e. 7/12 Extract i.e. record maintained by the Revenue Authority for the year 2007-2008 with respect to that. **<u>Change in area</u>** 3. It is submitted that, by virtue of order dated 12/09/2008 in the revenue

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		Entry passed by the Revenue Officer the area of ownership of Mr. Ishan Dilip Kukade has been changed and mutation to that effect has been done in the Adhikar Abhilekh Patrak i.e. 7/12 Extract and name of owner 1) Mr. Ishan Dilip Kukade, 2) Mrs. Sangeeta Dilip Kukade, 3) Ms. Ankita Dilip Kukade has been continued as joint & undivided owners of Kh. No. 75/2, admeasuring 0.81 H.R. **Resurvey and Re-measurement** 4. It is submitted that, due to resurvey and re-measurement conducted by the revenue authority, Kh. no. of the land has been renumbered as new Kh. No. 75/2 and name of owner 1) Mr. Ishan Dilip Kukade, 2) Mrs. Sangeeta Dilip Kukade, 3) Ms. Ankita Dilip Kukade has been continued as a owner. I have verified 7/12 extract with respect to that. 5. It is submitted that the present land owners entered into a Development agreement with the NMRDA on 6.05.2019 (No.:E.E.1/NMRDA/120), therein approving the final layout plan dated 12.03.2019 permitting diversion of aforesaid land admeasuring 0.81 H.R. from Agricultural use to Non-Agricultural for the Residential Purpose vide order dated 08.04.2019. It is submitted that, present titleholders are going to Develop the said Land into Residential Layout. The prospective buyers can obtain loan by executing registered mortgage. 6. It is submitted that, all the documents verified are found to be true and correct by me. Regarding any charge over the property other then Banking / Institution, a separate Affidavit from the present titleholders for non encumbrance over the property is to be obtained for

GAUTAM S. BADANI NAGPUR ADVOCATE

		mortgage as well as suggested documents have to be obtained from the present title holder. 7. That, I have also verified the Order passed by the Collector Nagpur wherein the present Land admeasuring 0.81 H.R. was converted in to Residential Land (i.e. Non Agricultural Order) by its order dated 08/04/2019 bearing No.129/ NAP - 34/MOUZA:HUDKESHWAR (KHURD) /2018-19.
5.	**Title deeds/document details under which ownership is acquired**	Sale Deed: 01.10.2004 Gift Deed: 30.04.2007
6.	**List of encumbrances**	N.A.
7.	**View on encumbrance**	N.A.
8.	**Regulatory Issues :**	N.A.
9.	**Views on regulatory hurdles**	N.A.
10.	**List of documents/deeds provided to the Advocate and perused by him**	• Self Certified Copy of Adhikar Abhilekh Patrak • Self Certified Copy of 7/12 extract for the year 2004-2005 • Self Certified copy of 7/12 extract for the year 2007-2008 • Original Sale Deed dt. 01.10.2004 • Original Gift Deed dt. 30.04.2007 • Self Certified copy of 7/12 extract dt. 12.06.2018 • Self Certified Copy of "K-Prat" dtd.02/07/2018 & 28.02.2019 • Self Certified Copy of Patwari Map 1980-81 • Self Certified Copy of Development Agreement dated 06.05,2019 • Self Certified Copy of Sanctioned Layout Plan approved by Nagpur Metropolitan Region Development Authority.
11.	**List of documents found out, while examining the deeds as above and in the search in the offices of registrar/ revenue authorities affecting the**	That, I have verified 7/12 Extract, it revealed that the name of present title holder is duly mutated in the record of rights. It is advisable to obtain current

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	property and examined	7/12 Extract and also advisable to obtain current tax paid receipt.
12.	**Whether the documents examined are duly stamped as per the Stamp Act**	Yes
13.	**Whether the Registration endorsements are in order**	Yes
14.	**Certificate of examination**	This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents shame and fictitious.
15.	**Certificate of title**	That, the Index Register available with the concerned Sub-Registrar Office, have been verified for the period of 30 years i.e. from 1989 to 2019 vide Receipt No.6487 dated 15/05/2019. It is submitted that, as per record of the concerned Sub-Registrar Office, title of the said property is clear and marketable.

Hence this title report.

(Gautam S. Badani)
Advocate

274/0 इतर पावती Original/Duplicate

Wednesday,15 May 2019 3:08 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 6487 दिनांक: 15/05/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड अभिलेख सक्सेना

वर्णन शोध अर्ज क्र.946/2019 मोजा हुडकेश्वर खु. ख.नं. 75/2 सन 1909ते2019

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

सह दुय्यम निबंधक, HAVELI 10
नागपूर ग्रामीण क्र १० ,नागपूर

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001527759201920E दिनांक: 15/05/2019
बँकेचे नाव व पत्ता:

5/15/2019