

A. M. Quazi

Advocate / Notary

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Katol Road, Nagpur-13
Ph. No. : 2570909

Office : Block No. 7&12, 2nd Floor, Bajaj Wing
N.M.C. Complex, Mangalwari Bazar,
Sadar, Nagpur, Ph. No. 2593860

Correspondence at Residential Address Only

Ref. No. : _____

Date : 11/02/2019

TITLE VERIFICATION & SEARCH REPORT

1. I have been requested to take search to verify the title in respect of ALL THAT Plot No.2/1, admeasuring 17941.22 sq. ft. (1666.790 sq. mtr.) out of City Survey No.2085, Sheet No.39, Mouza-Jaripatka, P.H.No.11, bearing N.M.C. House No.735/B, Ward No.60, Tehsil & District Nagpur, hereinafter referred to as "The Said Property".

2. I have perused the Indenture of Lease executed between Governor of Maharashtra, through Deputy Collector (Revenue) Nagpur as Lessor and i) Smt. Zulekha Daud and ii) Smt. Fatima Mamnoon, as Lessees, the Lease Deed dt.08.04.2011, is registered at Sr. No.2489, before the Sub-Registrar No.1, Nagpur. The Government has executed the Renewal of the Lease in respect of the said property in favour of Leasees, for the period of 30 yrs i.e. from 01.04.2008 till 31.03.2038, and thereby made them as absolute Lease Holders thereof along with transferable rights.

3. From the perusal of the record it reveals that originally the said entire Property was owned by the father of the Leasees, i.e. Mr. Sadiqbhai Vali s/o Hasan Hussain Bohari. The said property was acquired by way of Oral Gift (HIBA) by his daughters namely i) Smt. Zulekha Daud and ii) Smt. Fatima Mamnoon (Leasees) and accordingly their names were mutated in respect of the entire said land being Nazul Plot No.2/1, as stated herein above as the co-owners of the said Land, in all the Revenue Record.

4. The record further reveals that subsequently it was decided between both the Leasees that they should divide the entire Plot No.2/1, into two parts so as to own the separate portion as a sole and exclusive owner thereof and accordingly both mutually divided the said land in two portions being Northern Portion admeasuring about 717.94 sq. mtr. (9067.59 sq. ft.) as per Akhiv Partika as Plot No.2/1 and Southern Portion admeasuring about 824.60 sq. mtr. (8875.99 sq. ft.) as per Akhiv Patrika as Plot No.2/1-A, and entry is mentioned vide Mutation Entry dt.08.07.2003 and subsequently vide Entry No.1936, dt.24.02.2006.



5. That Smt. Zulekha Dawood retained the Southern portion admeasuring about 824.60 sq. mtr. (8875.99 sq. ft.) and Northern portion admeasuring 717.94 sq. mtr. (9067.59 sq. ft.) retained by Smt. Fatima Shamoon Mamnoon and accordingly both have been separated and have been in exclusive possession of respective portion.

6. That Smt. Fatima Shamoon Mamnoon having decided to develop and carryout construction on her portion of Plot and the owner of another portion was interested to construct her residential building both applied to the Competent Authority.

7. That Smt. Fatima S. Mamnoon has constructed a multi storied building thereon comprising of 9 separate self contained Residential Apartments known and styled as "**AASMA APARTMENTS**", on the said Northern Portion of Plot No.2/1, described above according to the plan sanctioned by the Engineer Nagpur Municipal Corporation, Nagpur, vide its Building Permit No.352/BP/Jaripatka/TP/NMC/613, dt.20.11.2018, and constructed the building on Ground Floor plus 9 Floors on the said property.

8. I have also perused the Tax Receipt issued by the Nagpur Municipal Corporation, Nagpur in respect of the said property which reveals that the said property corresponds to House No.735/C, Ward No.60, and the name of Smt. Fatima S. Mamnoon, is duly mutated in the official record of NMC. It further reveals that the Tax in respect of the said property has been duly paid till March-2018, by the Owner.

9. I have also perused the Akhiv Patrika in respect of the said property corresponding to City Survey No.2085 of Mouza-Jaripatka, which reveals that the said property has been duly mutated in the name of Smt. Fatimia S. Mamnoon.

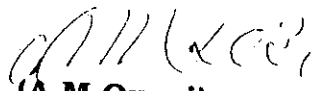
10. I have deposited the Requisite Fee of Search of the said property vide Application No.594, dt.30.02.2019, bearing Receipt No.4111813, with the concerned Sub-Registrar No.1, Nagpur. Thus on the basis of the search of the Index made available to me, I do not find any Entry revealing the charge, lien or encumbrances over the said property. In order to assure that there is no other lien, charge or encumbrances I have taken affidavit from Smt. Fatima S. Mamnoon, that she has not created any other charge, lien or encumbrances over the said property.

11. Thus, on the basis of the aforesaid documents and search of the Index and the Affidavit, I am of the opinion that Smt. Fatima S. Mamnoon, is the owner of the said property and having marketable title to the property and the said property can be accepted as a security if any financial facility is granted by the Bank.

Hence this Certificate.

Nagpur.

Dated: 11.02.2017.


(A.M. Quazi)
Advocate.

Encls: Affidavit of Owner.
Search Fee Receipt.

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एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

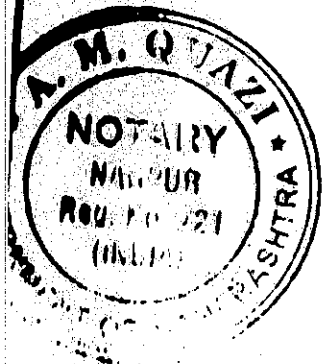
ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

MAHARASHTRA

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NAGPUR
TY 039892
01 FEB 2018



BEFORE THE HON'BLE NOTARY PUBLIC AT NAGPUR

DEPONENT:

MRS. FATIMA SHAMOON MAMNOON,
aged 75 yrs. Occu: Business,
Through her Power of Attorney Holder,
MR. SHABBIR VALI S/O ZOEB BHAI VALI,
aged 52 yrs, Occ: Business,
R/o 6, Mount Road, Sadar, Nagpur.

AFFIDAVIT

(IN THE MATTER OF DECLARATION ABOUT THE TITLE)

The above named Deponent do hereby take oath and
state on solemn affirmation as under:

1. That the above named Deponent is the joint Co-
owners of the property i.e. ALL THAT Plot No.2/1, admeasuring
17941.22 sq. ft. (1666.790 sq. mtr.) out of City Survey No.2085,
Sheet No.39, Mouza-Jaripatka, P.H.No.11, bearing N.M.C. House
No.735/B, Ward No.60, Tehsil & District Nagpur, along with her
sister Mrs. Zulekha Dawood.

A. M. Q. UAZI
NOTARY, NAGPUR
REGD. NO. 721

2. The Deponent further declares that Smt. Zulekha Dawood retained the Southern portion admeasuring about 824.60 sq. mtr. (8875.99 sq. ft.) and Northern portion admeasuring 717.94 sq. mtr. (9067.59 sq. ft.) retained by the Deponent and accordingly both have been separated and have been in exclusive possession of respective portion thereof.

3. That the Deponent further declare that she has constructed a multi storied building thereon comprising of 9 separate self contained Residential Apartments known and styled as "AASMA APARTMENTS", on the said Northern Portion of Plot No.2/1, described above according to the plan sanctioned by the Engineer Nagpur Municipal Corporation, Nagpur, vide its Building Permit No.352/BP/Jaripatka/TP/NMC/613, dt.20.11.2018, and constructed the building on Ground Floor plus 9 Floors on the said property.

4. The Deponent further declare that she has not created any charge, lien, encumbrances over the said property of any nature whatsoever, so also not created any third party interest in favour of any person on the above said property.

5. The Deponent further declare that there is absolutely no litigation in respect of the said property in any court of law, nor the said property is subject to any Acquisition or Requisition by any Authority. That the Deponent further declares that she is having the marketable title to the said property.

Hence, this Affidavit.

Nagpur:

Dated: 08.02.2019.

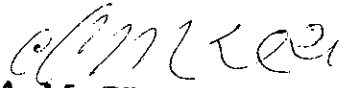

DEPONENT

VERIFICATION

Verified and signed at Nagpur on this 08th day of February-2019 that the contents of the above Affidavit in Paras 1 to 5, are true and correct to my personal knowledge and belief.


DEPONENT

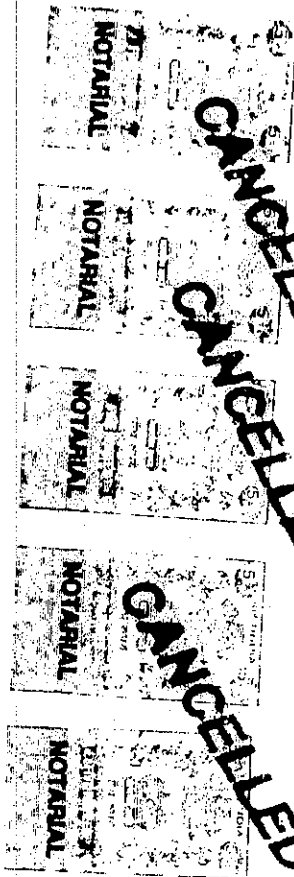
Before me


A.M. QUAZI

Sr. No. 30



CANCELLED



Solemnly Affirmed by Smt. Fatima S. Maimoon Thraye
D.A. Shabbir Vali & Zoeb Vali
known to me/
Advocate W.M. Quazi
before me on
08 day of Feb 2019 Nagpur