

TITLE INVESTIGATION REPORT (TIR)

Having been engaged by M/S. **VIDARBHA TOWN DEVELOPERS**, acting through its Partner – 1) **MR. AMIT S/O. AMAL KARMAKAR**, and 2) **MR. SHAILESH S/O. NARAYAN THORANE**, R/o. Nagpur, for preparing the Title Verification and Search Report to verify the ownership of property described in Schedule belonging to M/S. **VIDARBHA TOWN DEVELOPERS**, I advocate Shri Akash Madhukar Raut, do hereby submit my report as under:

That M/s. Vidarbha Town Developers is absolute owner of **Plot No.28 to 33**, total admeasuring about **1144.02 Sq.Mtr.**, situated in the Layout of Khasra/Survey No.66/3, P.H. No.14, which is known as “**VIDARBHA ESTATE - 3**”, at **Mouza – Beldati**, Tahsil – Bramhapuri, District – Chandrapur, and the same is bounded as under:

ON THE EAST	-	9 MTR., ROAD & FLAT SCHEME
ON THE WEST	-	6 MTR., ROAD
ON THE NORTH	-	9 MTR., ROAD
ON THE SOUTH	-	9 MTR., ROAD

Sheet showing flow of the title of the owner and his/its predecessors in interest up to the Latest Title Deed

1. That, originally Shri Amit Vasantrya Mendhule & 3 Others, had purchased the said Khasra No.66/3 from Sau. Kanta Bhaurao Navlakhe through power of attorney Sau. Chanda Sudhakar Rao Navlakhe, vide Deed of Sale, Dated- 28/01/2011, registered at Serial No.144/2011, before Sub-Registrar Office, Bramhapuri. Thereafter they had duly mutated their names in 7/12 Extract record.

2. That, the aforesaid Shri. Amit Vasant Rao Mendhule & 3 Others, had decided to develop the said property and convert the said property from Agriculture to Non-Agriculture, as such the aforesaid owners had applied for conversion of the Agricultural Land to non-Agricultural for Residential use. Accordingly the said agricultural land was converted into non-agriculture vide Sub-Divisional Officer Order dated 24/06/2011 having Revenue Case No.53/N.A.P.34/2010-2011 and accordingly Layout Map was also sanctioned for Residential use.

3. That, Shri. Amit Vasant Rao Mendhule & 3 Others, had sold the said Plot No.28 to 33 to the following purchasers and history of Sale Deed of the particular plot is stated as under which is duly registered in the office Sub-Registrar, Bramhapuri:-

HISTORY OF PLOT NO.28

Plot No	Seller Name	Purchaser Name	Doc No	Date
28	Amit Mendhule & 3 Others	Mangesh Kawale & 1	1246	08/11/2013
28	Mangesh Kawale & 1	Vidarbha Town Developers	846	16/07/2015

HISTORY OF PLOT NO.29

Plot No	Seller Name	Purchase Name	Doc No	Date
29	Amit Mendule & 3 Others	Sau. Geeta Mendule	1850	31/12/2011
29	Sau. Geeta Mendule	Sarang Banpurkar	1459	20/11/2014
29	Sarang Banpurkar	Sau. Geeta Mendule	244	23/02/2015
29	Sau. Geeta Mendule	Vidarbha Town Developers	1016	04/09/2015

HISTORY OF PLOT NO.30

Plot No	Seller Name	Purchaser Name	Doc No	Date
30	Amit Mendhule & 3 Others	Anup Mendule	1851	31/12/2011
30	Anup Mendule	Sarang Banpurkar	1460	20/11/2014
30	Sarang Banpurkar	Sau. Geeta Mendule	244	23/02/2015
30	Sau. Geeta Mendule	Ganesh Ramteke	570	15/05/2015
30	Ganesh Ramteke	Vidarbha Town Developers	1126	05/10/2015

HISTORY OF PLOT NO.31

Plot No	Seller Name	Purchaser Name	Doc No	Date
31	Amit Mendule & 3 Others	Anup Mendule	1851	31/12/2011
31	Anup Mendule	Sarang Banpurkar	1460	20/11/2014
31	Sarang Banpurkar	Amit Zaveri	245	23/02/2015
31	Amita Zaveri	Vidarbha Town Developers	1125	05/10/2015

HISTORY OF PLOT NO.32

Plot No	Seller Name	Purchaser Name	Doc No	Date
32	Amit Mendule & 3 Others	Anup Mendule	1851	31/12/2011
32	Anup Mendule	Mahadev Kamble	471	26/04/2013
32	Mahadev Kamble	Vidarbha Town Developers	981	26/08/2015

HISTORY OF PLOT NO.33

Plot No	Seller Name	Purchaser Name	Doc No	Date
33	Amit Mendule & 3 Others	Anup Mendule	1851	31/12/2011
33	Anup Mendule	Sarita Pradhan	472	26/04/2013
33	Sarita Pradhan	Vidarbha Town Developers	1087	24/09/2015

4. That, the Present Owner i.e. M/s. Vidarbha Town Developers, have become the absolute owner of Plot No.28 to 33 by way of Sale Deed in favour of present Owner, which is duly registered in the office Sub-Registrar, Bramhapuri as stated below:-

Plot No	Seller Name	Purchaser Name	Doc No	Date
28	Mangesh Kawale & 1	Vidarbha Town Developers	846	16/07/2015
29	Geeta Mendule	Vidarbha Town Developers	1016	04/09/2015
30	Ganesh Ramteke	Vidarbha Town Developers	1126	05/10/2015
31	Amita Zaveri	Vidarbha Town Developers	1125	05/10/2015
32	Mahadev Kamble	Vidarbha Town Developers	981	26/08/2015
33	Sarita Pradhan	Vidarbha Town Developers	1087	24/09/2015

5. That, M/s. Vidarbha Town Developers/Present Owner has duly mutated its name in All Concerning Government Records and thereafter the Owner has decided to develop the said plots into a Residential Scheme, for which M/s. Vidarbha Town Developers/Present Owner has amalgamated the said Plot No.28,29,30,31,32, and 33 by the order of Tahsildar, Bramhapuri vide amalgamation Order Dated 10-05-2016, bearing Ra.Ma.Kr.14/RTS/64/2015-16. Accordingly M/s. Vidarbha Town Developers/Present Owner has also submitted the Building Plan/Construction Map before Collector, Chandrapur and the same is duly Approved by the Town Planning Department on 13-07-2016, vide Building Permit No.Mouza.Beldati,/Tah-Bramhapuri/Sa.Kr.66/3/NRCH/1344 and duly sanctioned by Sub-Divisional Officer, Bramhapuri, vide Ra.Ma.Kr.04/MRC-81/Building Permit/2016-2017, date 01-10-2016.

6. That, M/s. Vidarbha Town Developers/Present Owner has submitted the aforesaid property to provisions of the Maharashtra Apartment Ownership Act., 1970 and for that purpose necessary Deed of Declaration, have been executed and registered before Sub-Registrar, Bramhapuri, at Serial No.1336/2016, on 29-11-2016. The proposed building named and styled as **"JAL & AAKASH GANGA-5"** and the name of entire scheme is **VIDARBHA ESTATE – 3.**

7. That, there is project loan taken by M/S. VIDARBHA TOWN DEVELOPERS/Present Owner on the above property for which Mortgage Deed is registered on 27-03-2017 at Serial No.397/2017, before Sub-Registrar, Bramhapuri. Except this Project loan, the Property is clear and marketable.

8. On the basis of the documents placed before me, I certify that the property referred in the Schedule is owned/held by M/s. Vidarbha Town Developers, and free from any encumbrances, charges, liens and mortgages or any other claim affecting the clear title, as on the date except the abovesaid Project Loan. I have taken the search of the records of the registrar's office from their inspection books and other relevant records by paying necessary search fee of Rs.400/- on 18-07-2017, vide receipt No1111218332 for the year 2002 to 2017. The search fee receipts are enclosed herewith.

9. THAT, all the relevant documents of title i.e. Sale Deeds, Property Card, placed before me, are Xerox copies and I have verified and tallied these documents from the records of Registrar of Documents and/or from the records of appropriate authorities.

10. THAT, I am satisfied & confirm that the property is heritable and transferable and the transferor has right to transfer, leased out the said property. Further the title of the property is clear and marketable.

11. THAT, I have perused the all the Xerox documents related to schedule property. The said document adequately safeguards the interest of the person who wants to occupy/purchase the said property/plot, there is nothing, which is prejudicial or undesirable in the said document.

12. In result, I have to state that I have made necessary searches at the concerned Sub Registrar's Office and gone through the documents supplied by the party and as the result of such searches and verification of the document, I am satisfied that the property in question is free from all types of encumbrances except as stated above.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of property bearing **Plot No.28 to 33**, total admeasuring about **1144.02 Sq.Mtr.**, situated in the Layout of Khasra/Survey No.66/3, P.H. No.14, which is known as "**VIDARBHA ESTATE - 3**", at **Mouza – Beldati**, Tahsil – Bramhapuri, District – Chandrapur, and the same is bounded as under:

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ON THE NORTH	-	9 MTR., ROAD
ON THE SOUTH	-	9 MTR., ROAD

Nagpur

Dated : 19-07-2016

(AKASH RAUT)

Advocate.

(Akash Raut)
Advocate