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.35 to 41,** Total admeasuring about **1092.72 Sq.Mtr.** situated in Land Survey No.66/3, P. H. No.14, in Village/Mauza - Beldati, Tahsil – Bramhapuri, District - Chandrapur and the same is bounded as per Building Sanction Map as under :

ON THE EAST	-	KHASRA NO.64/4
ON THE WEST	-	ROAD
ON THE NORTH	-	ROAD
ON THE SOUTH	-	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 Vasantrao Mendhule & 3 Others, have purchased the said Khasra No.66/3 from Sau. Kanta Bhaurao Navlakhe through power of attorney Sau. Chanda Sudhakarrao 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 Vasantrao Mendhule & 3 Others, decided to develop the said property and convert the said property from Agriculture to Non-Agriculture, as such the aforesaid owners have 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 Vasantrao Mendhule & 3 Others, have sold Plot No.1, 17, 18, 19, 35, 36, 37, 38, 39, 40 & 41 to Shri. Sanjay Baburao Paratwar and Sau. Pallavi Sanjay Paratwar, vide Deed of Sale, Dated - 19/03/2012, registered at Serial No.386/2012, before Sub-Registrar Office, Bramhapuri.

4. That, the said Shri. Sanjay Baburao Paratwar and Sau. Pallavi Sanjay Paratwar, has sold the said Plots to the following purchasers vide Deed of Sale which is duly registered in the office Sub-Registrar, Bramhapuri:-

Seller	Plot No.	Purchaser	Date	Serial No.
Shri. Sanjay Paratwar & Sau. Pallavi Paratwar	35	Shri Navratna Diwakar Sonawane	24/04/2015	491/2015
	36	Shri Anant Madhavrao Meshram	24/04/2015	492/2015
	37, 38 & 39	Shri Sanjay Mangruji Meher	21/08/2014	1144/2014
	40 & 41	Shri Mangru Lahanu Meher	30/10/2014	1372/2014

5. That, the aforesaid purchasers which is mentioned in above column has agreed to sale aforesaid plots/property i.e. Plot No.35 to 41 to the Present Owner i.e. M/s. Vidarbha Town Developers, and accordingly the parties have executed the following Sale Deed in favour of present Owner which is duly registered in the office Sub-Registrar, Bramhapuri:-

Plot No.	Seller	Purchaser	Date	Serial No.
35	Shri. Navratna Diwakar Sonawane	M/s. Vidarbha	04/09/2015	1015/2015
36	Shri Anant Madhavrao Meshram		04/09/2015	1014/2015

37 to 39	Shri Sanjay Mangruji Meher	Town Developers	24/09/2015	1088/2015
40 & 41	Shri Mangru Lahanu Meher		24/09/2015	1089/2015

6. That, the M/s. Vidarbha Town Developers/Present Owner has duly mutated its name in All Concerning Government Records and thereafter M/s. Vidarbha Town Developers/Present Owner has decided to develop the said plots into a Residential Scheme, for which the Present Owner has amalgamated the said Plot No.35 to 41 by the order of Tahsildar, Bramhapuri vide amalgamation Letter Dated 04-01-2016, bearing Ra.Ma.Kr.6/RTS/64/2015-16. Accordingly the 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 29-04-2016, vide Building Permit No.Mouza.Beldati./Tah-Bramhapuri/Sa.Kr.66/3/NRCH/908 and duly sanctioned by Collector, Chandrapur, vide Ra.Ma.Kr.13/MRC-81/Building Permit/2015-2016 on 13-06-2016.

7. 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.1340/2016, on 29-11-2016. The proposed building named and styled as **"AAKASH GANGA-4"** and the name of entire scheme is **VIDARBHA ESTATE – 3**.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.35 to 41,** Total admeasuring about **1092.72 Sq.Mtr.** situated in Land Survey No.66/3, P. H. No.14, in Village/Mauza - Beldati, Tahsil – Bramhapuri, District - Chandrapur and the same is bounded as per Building Sanction Map as under :

ON THE EAST	-	KHASRA NO.64/4
ON THE WEST	-	ROAD
ON THE NORTH	-	ROAD
ON THE SOUTH	-	ROAD

Nagpur
Dated : 19-07-2016

(AKASH RAUT)
Advocate.

(Akash Raut)
Advocate