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.19 to 32,** admeasuring about **2460.79 Sq.Mtr.,** situated in the Layout of Khasra/Survey No.66/2, 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
ON THE WEST	-	6 MTR., ROAD
ON THE NORTH	-	6 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, during the search I found that the said Khasra No.66/2 was originally belonging to Mr. Sachin Pathrabe and the said Mr. Sachin Pathrabe through his Power of Attorney Mr. Vijay Rahunath Pathrabe, has sold the entire Khasra No.66/2 to 1) Mr. Anuj Vasantrao Mendhule & 2) Mr. Milind Premdas Meshram, vide Deed of Sale executed on 13-04-2011 registered at Serial No.503/2011, before Sub-Registrar, Bramhapuri. That Mr. Anuj Mendhule & Mr. Milind Meshram, have 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.52/N.A.P.34/2010-2011 and accordingly Layout Map was also sanctioned for Residential use.

2. That, thereafter Mr. Anuj Mendhule & Mr. Milind Meshram, have sold Plot No.19 to 32 to the following purchasers mentioned in below column, vide Deed of Sale which is duly registered in the office Sub-Registrar, Bramhapuri:-

Seller	Plot No.	Purchaser	Date	Serial No.
Mr. Anuj Mendhule & Mr. Milind Meshram	19, 20 & 24	Sau. Minakshi Sanjay Zhade	31/12/2011	1854/2011
	21, 22 & 23	Shri Manoj Prabhakar Kawale	31/12/2011	1860/2011
	25 to 32	Dr. Satish Kawale	31/12/2011	1853/2011

3. That, thereafter the aforesaid Purchasers (mentioned in column above), have sold the aforesaid plots to the new purchasers (mentioned in column below) vide Deed of Sale which is duly registered in the office Sub-Registrar, Bramhapuri:-

Seller	Plot No.	New Purchaser	Date	Serial No.
Sau. Minakshi Sanjay Zhade	19, 20 & 24	Sau. Poonam Amit Suchak	19/04/2014	465/2014
Shri Manoj Prabhakar Kawale	21, 22 & 23	Sau. Poonam Amit Suchak	19/04/2014	467/2014
Dr. Satish Kawale	25 to 32	Mr. Niraj Bothara & Mr. Gautam Bothara	03/09/2013	1028/2013

4. That, the aforesaid new purchasers which is mentioned in above column has agreed to sale aforesaid plots/property i.e. Plot No.19 to 32 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/ Now Owner	Date	Serial No.
19 to 24	Mrs. Punam Amit Suchak	M/s. Vidarbha Town Developers	19/08/2015	960/2015
25 to 32	Shri. Niraj Nemichandji Bothra & Shri. Gautam Nemichandji Bothra		26/08/2015	982/2015

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 the Owner has amalgamated the said Plot No.19 to 32 by the order of Tahsildar, Bramhapuri vide amalgamation Letter Dated 10-05-2016, bearing Ra.Ma.Kr.9/RTS/64/2015-16. Accordingly the Owner has also submitted the Building Plan/Construction Map before Collector, Chandrapur and the same is duly Approved by the Town Planning Department on 11-07-2016, vide Building Permit No.Mouza.Beldati,/Tah-Bramhapuri/Sa.Kr.66/3/NRCH/1313 and duly sanctioned by Sub-Divisional Officer, Bramhapuri, vide Ra.Ma.Kr.02/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.1174/2016, on 06-10-2016. The proposed building named and styled as **"AAKASH"** 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.19 to 32,** admeasuring about **2460.79 Sq.Mtr.,** situated in the Layout of Khasra/Survey No.66/2, 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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Nagpur
Dated : 19-07-2016

(AKASH RAUT)
Advocate.

(Akash Raut)
Advocate