

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.10 to 15, Total admeasuring about 900 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 under :

ON THE EAST	-	PLOT NO.09
ON THE WEST	-	PLOT NO.16
ON THE NORTH	-	ROAD
ON THE SOUTH	-	PLOT NO.2 TO 7

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 Vasant Rao 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 Vasantao Mendhule & 3 Others, 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.53/N.A.P.34/2010-2011 and accordingly Layout Map was also sanctioned for Residential use.

3. That, Shri. Amit Vasantao Mendhule & 3 Others, have sold Plot No.10, 11 and 12 to Sau. Faujiya Javedkhan Pathan and Plot No.13, 14 and 15 to Shri. Hanifkhan Sardarkhan Pathan, vide Deed of Sale, Dated - 31/12/2011, registered at Serial No.1856/2011 and 1858/2011, before Sub-Registrar Office, Bramhapuri.

4. That, the aforesaid purchasers which is mentioned in above has agreed to sale aforesaid plots/property i.e. Plot No.10 to 15 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.
10 to 12	Sau. Faujiya Javedkhan Pathan	M/s. Vidarbha Town Developers	05/10/2015	1124/2015
13 to 15	Shri. Hanifkhan Sardarkhan Pathan	M/s. Vidarbha Town Developers	05/10/2015	1123/2015

5. That, the M/s. Vidarbha Town Developers/Present Owner has duly mutated its name in All Concerning Government Records and thereafter the M/s. Vidarbha Town Developers/Present Owner has decided to develop the said plots into a Residential Scheme, for which the M/s. Vidarbha Town Developers/Present Owner has amalgamated the said Plot No.10 to 15 by the order of Tahsildar, Bramhapuri vide amalgamation Letter Dated 10-05-2016, bearing Ra.Ma.Kr.13/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 11-07-2016, vide Building Permit No.Mouza.Beldati./Tah-Bramhapuri/Sa.Kr.66/3/NRCH/1312 and duly sanctioned by Sub-Divisional Officer, Bramhapuri, vide Ra.Ma.Kr.03/MRC-81/Building Permit/2016-2017.

6. That, the 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.1339/2016, on 29-11-2016. The proposed building named and styled as **"AAKASH GANGA-6"** 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.10 to 15**, Total admeasuring about **900 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 under :

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Nagpur

Dated : 19-07-2016


(AKASH RAUT)
Advocate.

(Akash Raut)
Advocate