

Mrs. Aruna Kshirsagar

Advocate

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TITLE VERIFICATION AND SEARCH REPORT

DATE-17.8.2016

1.	a) Name of the Branch/ Business Unit/Office seeking opinion	H. ST. Nagar
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Master File of "ATHARVA NAGARI-IV Owners/Developer M/s Atharva Infrastructures, A Partnership Firm.
	c) Name of the Borrower	
2.	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	
3.	Complete or full description of the immovable property/(ies) offered as security including the following details.	
	All that R.C.C. super structure comprising "WING -A" having Shop Nos. 5001 to 5-008 on the Gr. Floor, Apartment Nos. 101 to 108, 201 to 208, 301 to 308, 401 to 408 "WING -B" having Apartment Nos. 101 to 108, 201 to 208, 301 to 308, 401 to 408 Adm. As per the DCD with undivided share and interest in land bearing amalgamated Plot Nos. R-3 & R-6 Adm. 2750/3124 Sq. Mtrs., Kh. No. 1, Mz. Pipla, PH No. 38, G. P. Pipla, Tah. Nagpur (Rural) Dist., Nagpur and bounded as follows: East - Plot No. 28 North - Plot Nos. R-2 & R-7 West - Road South - Plot No. R-4 & R-5	
4.	Particulars of the documents scrutinized-serially and Chronologically.	Separate sheet is attached
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor?	Not applicable
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Partly available
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Cross checking done. No adverse entry found from available record.
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not possible
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	After 2005 office No. 7 & 10 of Sub

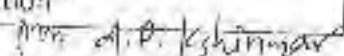
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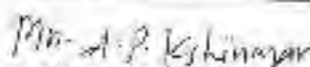
CHALLAN
MTR Form Number-6

GRN	MH004261085201617E	SARCODE			Date	16/09/2016-13:02:50		Form ID
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Search Fee Over Items				TAX ID (If Any)	25B		
PAN No.	(If Applicable)							
Office Name	NSPT JT NAGPUR NO 7 SUB REGISTRAR				Full Name	Adv Arjun Kashirsagar		
Location	NAGPUR							
Year	2016-2017 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/BUILDING				
0030072201 SEARCH FEE			375.00	Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)	Ms Ppln Klt No : Pol Nos. R1 - R/ S for 1987 to 2001			
Total			375.00	Amount In Words	Three hundred Seventy Five Rupees Only			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank Chq	REF No.	00D406T2016C091543/77 IKC3058129		
Cheque/DD No.				Date	16/09/2016-13:03:45			
Name of Bank				Bank Branch	STATE BANK OF INDIA			
Name of Branch				Scrol No.	Date	Not Verified with Scrol		
Mobile No.: Not Available								

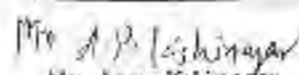
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar-general. If so, please name all such offices?	Registrar have concurrent jurisdiction.
	c) Whether search has been made at all the offices named at (b) above?	Online search done
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.	Separate sheet is attached.
9.	Nature of Title of the intended Mortgagor over the Property	Ownership right
10.	If leasehold, whether;	No
	a) lease Deed is duly stamped and registered	
	b) lessee is permitted to mortgage the Leasehold right,	Not applicable
	c) duration of the Lease/unexpired period of lease,	Not applicable
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not applicable
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not applicable
	f) Right to get renewal of the leasehold rights and nature thereof,	Not applicable
11.	If Govt. grant/ allotment/Lease cum/Sale Agreement, whether;	No
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	Not applicable
	the mortgagor is competent to create charge on such property,	Not applicable
	whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
12.	If occupancy right, whether;	No
	a) Such right is heritable and transferable,	Not applicable
	b) Mortgage can be created.	Not applicable
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Nil
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	No
	a) The Gift/Settlement Deed is duly stamped and registered;	Not applicable
	b) The Gift/Settlement Deed has been attested by two witnesses;	Not applicable
	c) The Gift/Settlement Deed transfers the property to Donee;	Not applicable
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication	Not applicable


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	or by actions;	
	c) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	Not applicable
	f) Whether the Donee is in possession of the gifted property;	Not applicable
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not applicable
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not applicable
15.	(a) In case of partition/family settlement deeds, whether the Original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not applicable
	(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not applicable
	(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	Not applicable
	(d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not applicable
	(e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not applicable
16.	Whether the title documents include any testamentary documents /wills?	No
	(a) In case of wills, whether the will is registered will or unregistered will?	
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not applicable
	(c) Whether the property is mutated on the basis of will?	Not applicable
	(d) Whether the original will is available?	Not applicable
	(e) Whether the original death certificate of the testator is available?	Not applicable
	(f) What are the circumstances and/or documents (will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	Not applicable
27.	(a) Whether the property is subject to any wakf rights?	No
	(b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not applicable
	(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not applicable
18.	(a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	No
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable


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19.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	Not applicable
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not applicable
20.	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	No
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not applicable
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Yes
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.).	No
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not applicable
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	(c) Whether the title documents have any court seal/ Marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	Not applicable
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Yes
	(b) Property belonging to partners, whether thrown on hockpot? Whether formalities for the same have been completed as per applicable laws?	No
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not applicable
25.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company registrar(ROC), Articles of Association /provision for common seal etc.	No


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26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable
27.	(a) Whether any POA is involved in the chain of title?	Yes
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not applicable
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Common POA
	(d) In case of Builder's POA, whether a certified copy of POA is available, and the same has been verified/compared with the original POA.	Yes
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of title document in question?	Yes Yes General Yes
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question?	In force
	(g) Please comment on the genuineness of POA?	Genuine
	(h) The unequivocal opinion on the enforceability and validity of the POA?	Enforceable & valid
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Not applicable
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following: a) Promoter's/Land owner's title to the land/ building:	Residential cum commercial complex As per Sale Deed No.2708 dt.2.4.2016, Correction Deed No. 4161 dt.31.5.2016, Correction Deed No. 4437

Mrs. A.P. Kshirsagar
Mrs. Anina Kshirsagar
Advocate

Annexure – C: Certificate of title

I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered/ Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors,

3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1987-2016 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank.

7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of full

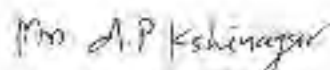
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower

9. I certify that M/s Atharva Infrastructures has an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

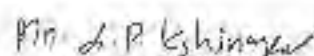
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage

1. Photocopies of documents '1' to '20' as per the list of documents.
2. Original Agreement to Sale of borrower.
3. Original allotment letter.
4. Original NOC for mortgage in bank's format.
5. Original Sale Deed of borrower.

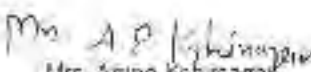
11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.


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		dt.9.6.2016
	(b) Development Agreement/Power of Attorney;	Not applicable
	(c) Extent of authority of the Developer/builder;	Full authority
	(d) independent title verification of the Land and/or building in question;	Plot No. R-6 & R-3
	(e) Agreement for sale (duly registered);	Not applicable
	(f) Payment of proper stamp duty;	Not applicable
	(g) Requirement of registration of sale agreement, development agreement, PCA, etc.;	Not applicable
	(h) Approval of building plan, permission of appropriate/local authority, etc.;	obtained
	(i) Conveyance in favour of Society Condominium concerned	Made
	(j) Occupancy Certificate/allotment letter/letter of possession;	To be obtained
	(k) Membership details in the Society etc	Not applicable
	(l) Share Certificates;	Not applicable
	(m) No Objection Letter from the Society;	Not applicable
	(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Complied with
	(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Not applicable
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Layout approved
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Not found.
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	For 2002-2016
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Paid upto 2016
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	obtained
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	Property is mutated in owner's name on 7/12 extract
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes


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36.	(a) Whether the property offered as security is clearly demarcated?	Yes
	(b) Whether the demarcation/ partition of the property is legally valid?	Yes
	(c) Whether the property has clear access as per documents?	Yes
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity Connection (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any.	Property is under construction. Hence no Utility Bills
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	Not applicable
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds.	Description of property as per sanctioned map match with the other documents submitted.
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	Not applicable
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not applicable
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not applicable
44.	Additional aspects relevant for investigation of title as per local laws.	Not applicable
45.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	Not applicable
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Borrower


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Annexure – C: Certificate of title

I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered/ Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices./Sub-Registrar(s) Office(s). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2002-2016 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank.

7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of Nil

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower

9. I certify that M/s Atharva Infrastructures has an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

1. Photocopies of documents '1' to '20' as per the list of documents.
2. Original Agreement to Sale of borrower.
3. Original allotment letter.
4. Original NOC for mortgage in bank's format.
5. Original Sale Deed of borrower.

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

Mrs. A.P. Kashiragar
Mrs. Aruna Kashiragar
Advocate

SCHEDULE OF THE PROPERTY (IES)

All that R.C.C. super structure comprising "WING -A" having Shop Nos. S-001 to S-008 on the Gr. Floor, Apartment Nos. 101 to 108, 201 to 208, 301 to 308, 401 to 408 "WING -B" having Apartment Nos. 101 to 108, 201 to 208, 301 to 308, 401 to 408 Adm. As per the DOD with undivided share and interest in land bearing amalgamated Plot Nos. R-3 & R-6 Adm. 2750.3124 Sq. Mtrs., Kh. No. 1, Mz. Pipla, PH No. 38, G. P. Pipla, Tal. Nagpur (Rural) Dist. Nagpur and bounded as follows

East - Plot No. 28

North - Plot Nos. R-2 & R-7

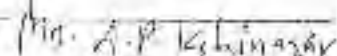
West - Road

South - Plot No. R-4 & R-5

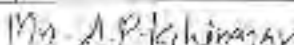
Annexure - D

Certified that this search report has been issued taking into consideration the contents and instructions specified in Bank's e-Cir No. CPP/SGS/Cir/S dt.12.4.2013

4)	Particulars of the documents scrutinized serially and chronologically		
Sr. No.	Date and type of Document	Name of Parties	Original/ Certified/ Photocopy/ True Copy
1	Order dt.28.7.2006	By Addl. Collector & Competent Authority U/s 20 (1) (a) of ULC in the name of Shri Avinash D. Nikam & others.	Photocopy
2	NA order dt.5.9.2006 with sanctioned Layout Map	By Collector Nagpur in the name of Shri Avinash D. Nikam & others.	Photocopy
3	Irr. Special POA No.3306 dt.19.7.2007	Executed by Shri Avinash D. Nikam & 7 others in favour of M/s Shree Infrastructures	Photocopy
4	Sale Deed No. 4673 dt.20.7.2007	Executed by Shri Avinash D. Nikam & 7 others in favour of M/s Shree Infrastructures (Plot Nos. 5 to 16, 26 to 46 & R3 to R6)	Original
5	Sale Deed No. 5485 dt.21.12.2009	Executed by M/s Shree Infrastructures in favour of M/s Gagan Realities (Plot No R-6)	Original
6	Sale Deed No. 648 dt.20.1.2010	Executed by Shri Avinash D. Nikam & others through POA M/s Shree Infrastructures in favour of M/s Gagan Realities (Plot No R-3)	Original
7	Correction Deed No. 650 dt.20.1.2010	Executed by M/s Shree Infrastructures in favour of M/s Gagan Realities	Original
8	Sale Deed No. 3543 dt.19.7.2011	Executed by M/s Gagan Realities in favour of Shri	Original


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			Chandrakant B. Suramwar HUF & Shri Manoj B. Suramwar HUF (Plot No. R-3)	
9	Sale Deed No. 3544 dt.19.7.2011		Executed by M/s Gagan Realities in favour of Shri Chandrakant B. Suramwar HUF & Shri Manoj B. Suramwar HUF (Plot No. R-6)	Original
10	Sale Deed No.2708 dt.2.4.2016		Executed by Shri Chandrakant B. Suramwar HUF & Shri Manoj B. Suramwar HUF M/s Atharva Infrastructures. (Plot Nos. R-3 & R-6)	Original
11	Amalgamation Letter dt.11.4.2016		From NIT in the name of Shri Chandrakant B. Suramwar & others	Original
12	Building permit with sanctioned plan dt.16.5.2016		From NIT in the name of Shri Manoj B. Suramwar & others	Original
13	Correction Deed No. 4101 dt.31.5.2016		Executed by Shri Chandrakant B. Suramwar HUF & Shri Manoj B. Suramwar HUF M/s Atharva Infrastructures.	Original
14	Correction Deed No. 4437 dt.9.6.2016		Executed by Shri Chandrakant B. Suramwar HUF & Shri Manoj B. Suramwar HUF M/s Atharva Infrastructures.	Original
15	Deed of Declaration No. 5540 dt.22.7.2016		Executed by M/s Atharva Infrastructures.	Original
16	General Power of Attorney for presentation No. 5545 dt.22.7.2016		Executed by M/s Atharva Infrastructures through partners in favour of Shri Rahul B. Malhewar & Shri Gopal M. Waghmare	Original
17	Tax Receipts dt.20.1.2016		For 2015-16 in the name of Shri Chandrakant B. Suramwar & Shri Manoj B. Suramwar	Original
18	7/12 Extract dt.13.7.2016		In the name of M/s Atharva Infrastructures.	Certified copy
19	Partnership Deed dt.25.6.2010		Between Shri Raju B. Channawar & others	Photocopy
20	Certificate of Registration		Of M/s Atharva Infrastructures.	Photocopy


 Mrs. A.P. Kishinagar
 Aruna Kshirsagar
 Advocate

Title History

Having been engaged by State Bank of India for the purpose of verifying the title of M/s Atharya Infrastructures in respect of Plot Nos. R-3 & R-6 of Mz. Pipra as more specifically described in the schedule of property, I, the undersigned do hereby submit my report of verification and search as under. That I have got verified and inspected the records at the office of the Sub Registrar Nagpur for 1987-2018 to find out the documents, if any recorded therein effecting any kind of transfer by way of sale, gift, exchange, mortgage, lease, or otherwise of the above said property.

That on the basis of documents submitted and search taken at the Office of Sub Registrar Nagpur, I submit my report as under:

That, Agricultural Land Adm.2.54 HR out of out of Sr. No. 1 Mz. Pipra belonged to Shri Avinash D. Nikam, Shri Satish B. Nikam, Shri Pradeep . Nikam, Mrs. Rajni S. Nimbalkar, Ku. Sandhya B. Nikam, Mrs. Suman S. Nimbalkar, Mrs. Kusum R. Wagh & Mrs. Chhabutai S. Nimbalkar having acquired title over it through inheritance.

That, Add. Collector & Competent Authority declared vide its order dt.28.7.2006 11609.04 Sq. Mtrs., as retainable land and in exercise of its power U/s 20(1)(a) of Urban (Ceiling & Regulation) Act 1976 declared 13400 Sq. Mtrs., of surplus land to be developed on Talegaon Dabhande Pattern.

That, Collector Nagpur vide order dt.5.9.2006 diverted 75400 Sq. Mtrs., of land to NA use. Layout is recommended for demarcation by Town Planning Dept.

That, Shri Avinash D. Nikam & 7 others executed Irr. Special POA in favour of M/s Shree Infrastructures, a Partnership firm through Partner Shri Manoj B. Suramwar duly registered at Sr. No.3306 dt.19.7.2007 in the office of Sub Registrar No. 10 Nagpur. Through said Power of Attorney various powers in respect of Plot Nos. 1 to 46 and entire retainable land, Public Utility land and open space pf Kh. No. 1 were delegated.

That, Shri Avinash D. Nikam & 7 others transferred Plot Nos. 5 to 16, 26 to 46 & R3 to R6 to M/s Shree Infrastructures by Sale Deed registered at Sr. No. 4678 dt.20.7.2007 in the office of Sub Registrar No. 7 Nagpur.

That, M/s Shree Infrastructures through Partner Shri Chandrakant B. Suramwar sold Plot No. R-6 to M/s Gagan Realities, a Partnership Firm through Partners Shri Pradip D. Talewar and 4 others by Sale Deed No. 5485 dt.21.12.2009 in the office of Sub Registrar No. 10 Nagpur.

That, it is further seen that Shri Avinash D. Nikam & 7 others through their constituted attorney M/s Shree Infrastructures transferred Plot No. R-3 to M/s Gagan Realities by Sale Deed registered at Sr. No. 648 dt.20.1.2010 in the office No. 7 of Sub Registrar Nagpur.

That, at the time of execution of Sale Deed No. 5485 dt.21.12.2009, only sign of Shri Chandrakant B. Suramwar on behalf of M/s Shree Infrastructures was obtained and other three Partners namely M/s Pramod Bakshamwar (HUF) through Karta Pramod W. Bakshamwar, Shri Chandrakant B. Suramwar, Shri Manoj B. Suramwar had given their oral consent however inadvertently did not sign the documents. Therefore to correct said mistake and Correction Deed is executed duly registered at Sr. No. 650 dt.20.1.2010 in the office No. 10 of Sub Registrar Nagpur.

That, M/s Gagan Realities further transferred Plot No. R-3 and R-6 to Shri Chandrakant B. Suramwar HUF through Shri Chandrakant B. Suramwar & Shri

Mrs. A. P. Kshirsagar
Mrs. Aruna Kshirsagar
Advocate

Manoj B. Suramwar HUF through Shri Manoj B. Suramwar by Sale Deed No. 3543 dt.19.7.2011 and Sale Deed No. 3544 dt.19.7.2011 respectively registered in the office No. 10 of Sub Registrar Nagpur.

That, where as the land is covered by Nagpur Metropolitan Area declared by Govt. vide Notification No. TPS-1855/1199/CR-80/95/UD-13 dt.23.7.1999 & subsequent Notification No. TPS/2409/2890/CR-358/05/UD-9 dt.31.8.2010 by which NIT has been appointed as Special Planning Authority for the said Area.

That, Shri Chandrakant B. Suramwar HUF and Shri Manoj B. Suramwar HUF sold abovesaid property to M/s Atharva Infrastructures. A Partnership Firm through Partners Shri Chandrakant B. Suramwar, Shri Manoj B. Suramwar, Shri Raju B. Channawar, Shri Narendra S. Mallekar, Shri Rahul B. Mallekar, Shri Gopal M. Waghmare by Sale Deed registered at Sr. No.2708 dt.2.4.2016 in the office of Sub registrar No. 7 Nagpur.

That, Plot Nos. R-6 and R-3 are released and further amalgamated by NIT by NIT vide Letter No. AE-D1/metro/1292/AL dt.11.4.2016. After amalgamation plot No. R-6 & R-3 together measured 2901.83 Sq. Mtrs.

That, M/s Atharva Infrastructures is constructing multi storied commercial cum residential buildings on said amalgamated plots as per the building permit No. B.E.(Metro/South/Nagpur/Rural/Case No.MB-4494/2016032383/801 dt.16.5.2016.

That, since after amalgamation the Plot Nos. R-6 & R-3 actually measured 2750.3124 Sq. Mtrs., instead of 2934.28 Sq. Mtrs., as shown Sale Deed No. 2708 dt.2.4.2016. Hence to correct fact Shri Chandrakant B. Suramwar HUF & Shri Manoj B. Suramwar HUF executed a Correction Deed in favour of M/s Atharva Infrastructures duly registered at Sr. No. 4161 dt.31.5.2016 in the office No. 7 of Sub Registrar Nagpur. The area mentioned in this Correction Deed is 2901.83 Sq. Mtrs., which is further corrected to 2750.3124 Sq. Mtrs., by Correction Deed No. 4437 dt.9.6.2016.

That, M/s Atharva Infrastructures is constructing 2 wings namely wing A consisting of 8 Shops and 32 residential apartments & Wing -3 consisting of 32 residential units and entire project is submitted to the provisions of Maharashtra Apartment Ownership Act 1970 by executing a Deed of Declaration which is duly registered at Sr. No.5540 dt. 22.7.2016 in the office of Sub Registrar No. 7 Nagpur.

That, Partners of M/s Atharva Infrastructures namely Shri Chandrakant B. Suramwar, Shri Manoj B. Suramwar, Shri Raju B. Channawar, Shri Narendra S. Mallekar, Shri Rahul B. Mallekar, Shri Gopal M. Waghmare executed General Power of Attorney for presentation of documents in favour of Shri Rahul B. Mallekar, Shri Gopal M. Waghmare jointly and severally duly registered at Sr. No. 5345 dt.22.7.2016 in the office No. 7 of Sub Registrar Nagpur.

That, the property is duly mutated in the name of M/s Atharva Infrastructures on 7/12 extract and Gram Panchayat Record.

That, during search I have not found any document adversely affecting the title of M/s Atharva Infrastructures. It has clear and marketable title over said property.

The Property is heritable and transferable and the transferor has right to transfer. All documents have desired effect. Facts and events material to title have been satisfactorily proved. There is nothing which is prejudicial or undesirable in the said documents. The link of chain documents is properly established.

Mrs. A. P. Keshinagar
Mrs. Anura Kshirsagar
Advocate

That in view of the torn, incomplete, mutilated index records which are also not available in sequence and readily and due to non connectivity to the index of registered documents because of the centralize registration system since November-2005, it is necessary to secure the sworn affidavit from the present owners/borrowers in Bank prescribed format regarding nil encumbrances and clear title.

Hence this report.

M. A. P. Kshirsagar
Mrs. Aruna Kshirsagar
Advocate