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B. M. Sathe
Advocate

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged, for preparing the Title Verification And search Report of the property owned by **M/s. VEDA REALTORS** (PAN AAHFV2403R) a partnership Firm Through its Partner **Shri Raju S/o Laxmikant Itkelwar**, aged about 46 years, Occupation- Business, R/o. Plot No. 8-A, Chitale Marg, Dhantoli, Nagpur - 440 012, do hereby submit my Report as under :-

1) That, **M/s. VEDA REALTORS** (PAN AAHFV2403R) a partnership Firm Through its Partner **Shri Raju S/o Laxmikant Itkelwar**, is the absolute owner All that piece and parcel of land bearing Plot Nos. 108 and 109 admeasuring 381.611 Sq. Mtrs. (4108 Sq. Ft.) in the layout of Green Field Gruha Nirman Sahakari Sanstha Limited, Nagpur, being a part and parcel of entire land bearing Kh. No. 77, P. H. No. 11 of Mouza - Zingabai Takli, bearing Corporation House No. 596/A/108+109, City Survey No. 89, Sheet No. 659/20, Ward No. 61 within the limits of Nagpur Municipal Corporation Nagpur and Nagpur Improvement Trust, Nagpur.

2) That, **M/s. VEDA REALTORS** (PAN AAHFV2403R) a partnership Firm Through its Partner **Shri Raju S/o Laxmikant Itkelwar,** owned the said property by virtue of Registered Sale deed dated 22-5-2014 which is duly registered in the Office of Sub-Registrar Nagpur-4, in additional Book No. 1, at Registered No. 3272.

3) That, the title history of the said property for last 13 years shows the following chain of transactions:

   a) That, said property originally belongs to Green Field Gruha Nirman Sahakari Sanstha Limited, Nagpur

   b) That the said Green Field Gruha Nirman Sahakari Sanstha Limited, Nagpur demarcated the layout into Plots for construction of house.

   c) That the Green Field Gruha Nirman Sahakari Sanstha Limited, Nagpur sold a Plot Nos. 108 and 109 admeasuring 418.06 Sq. Mtrs. to its member Smt. Ranjana Suresh Agrawal, vide sale deed dated 17/04/1993, which is duly registered in the office of Sub Registrar Nagpur - 7 on even date at Sr. No. 636, volume No. 56, Page Nos. 81 to 82 in book No. 1. Thus Smt. Ranjana Suresh Agrawal Grower became the absolute owner of the Plot Nos. 108 & 109 and her name was mutated in the City Survey record.

   d) That the aforesaid plot of land is belongs to "1900 Unauthorised Layout". That the Government of Maharashtra under Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) ordinance, 2001 decided to develop the aforesaid layouts through Development Authority Nagpur Improvement Trust. Thus, Nagpur Improvement Trust vide its Board Resolution No. 15 dated

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27/01/2001 fixed the development price for the development of the aforesaid Layout as per the ordinance; AND

e) That aforesaid owner Smt. Ranjana Suresh Agrawal, paid Rs. 1000/- on 29/07/2002 and Rs. 77,711/- on 09/04/2007 for Plot Nos. 108 & 109 towards the Development Charges to the Nagpur Improvement Trust and its Building Engineer (N-E/W/S), Nagpur Improvement Trust, Nagpur regularized the said plot of land vide Permit No. BE (NE) 1900/3983 dated 18/04/2007; AND

f) That the area of Plot No. 108 & 109 was admeasuring 418.2100 Sq. Meters however, some portion of the land admeasuring 36.5990 Sq. Mtrs. is surrendered to Nagpur Improvement Trust for the purpose of road winding and therefore, the plot area is reduced to 381.6110 Sq. Mtrs.

g) That Smt. Ranjana suresh Agrawal, through her power of attorney Shri Santosh Ramchandra Banode, sold the aforesaid Plot Nos. 108 & 109 to Shri Rakesh Narayandas Grover, vide Sale Deed dated 16/05/2007, which is duly registered in the office of sub registrar Nagpur -08, on even date at Sr. No. 2787, Book No. 1. Thus Shri Rakesh Narayandas Grover became the absolute owner of the Plot Nos. 108 & 109 and his name is mutated in the City Survey record; AND

h) That Shri Rakesh Narayandas Grover, sold the aforesaid Plot Nos. 108 & 109 to Shri Nitin Vithobaji Girhe vide Sale Deed dated 16/06/2012, which is duly registered in the office of Sub registrar Nagpur -5 on even date, at Sr. No. 3193, in Book No. 1; Thus the Shri Nitin Vithobaji Girhe became the absolute owner of the Plot Nos. 108 & 109 and his name is mutated in the City Survey record.

i) That later on Shri Nitin Vithobaji Girhe decided to construct a Multistory building on the said plot of land but due to some technical reason he cancelled his proposal and sold said plots No. 108 & 109 to **M/s. VEDA REALTORS** Through its Partner **Shri Raju S/o Laxmikant Itkelwar**, by virtue of Registered Sale deed dated 22-5-2014 which is duly registered in the Office of Sub-Registrar Nagpur-4, in additional Book No. 1, at Registered No. 3272.

j) In this way **M/s. VEDA REALTORS** Through its Partner **Shri Raju S/o Laxmikant Itkelwar,** became the absolute owner of the said Property.

k) That **M/s. VEDA REALTORS** Through its Partner **Shri Raju S/o Laxmikant Itkelwar** decided to construct a Multistory building under Apartment Act, on said plot of land and hence executed Deed of Declaration on 26-7-2017 which is duly registered in the Office of Sub-Registrar Nagpur-4 vide document No 3931. Also submitted the Building plan in the Office of NIT and the Competent Authority from NIT sanctioned building vide Building Permit No. B.E.(NORTH)/Case No. 2609/Tracking No. 2012082857 dtd. 9-11-2012.

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l) That **M/s. VEDA REALTORS** Through its Partner **Shri Raju S/o Laxmikant Itkelwar** to be constructed a building name and styled as HRUGWE-3 which consisting Parking on Ground Floor and three Floors including various residential apartment in the said building.

m) That the link of the chain of title has been established. All the transaction has been duly verified from the relevant record of Registrar of Documents and Govt. Offices and other authorities.

5) For the said property, I have perused the following Documents:

i) Copy of Sale Deed dated

ii) Copy of Aakhive Patrika

iii) Copy of Sanction layout Map.

iv) Copy of Sanction Building Permit

v) Copy of Corporation Tax Receipt.

vi) Copy of Sanction Plan.

vii) copy of Deed of Declaration

I have taken the search of records of Registrar's office from Inspection Book No. (II) and also other relevant records, for the last 13 years by paying the necessary search fee of Rs. 325/- paid Vide Receipt No. MH004047604201718E dated 31-7-2017 in the Office of Sub Registrar Nagpur-4. The original search fee Receipts is enclosed herewith

6) On the basis of documents placed and the searches made by me, I certify that the property referred in the schedule, which is owned by the present owner **M/s. VEDA REALTORS** Through its Partner **Shri Raju S/o Laxmikant Itkelwar** and the said property is free from all types of encumbrances.

7) That, I have verified and tallied the documents from the records of the Registrar of Documents.

8) That the conclusion, after inspecting necessary on line searches at the concerned Sub-Registrars office update and as the result of the such searches.

9) I certified that all documents are duly stamped whenever the stamp duty is payable on the documents in accordance with the provisions of Bombay Stamp Act, 1958 / Indian Stamp Act, 1899, as amended up to date. Similarly, the relevant documents have been registered / attested, wherever these documents require Registration & Attestation.

10) That for sanctioning the loan the following documents may kindly be obtained from the Borrower / Mortgagor :

a) Copy of Sale Deeds

b) Copy of Aakhive Patrika

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c) Copy of Sanction layout Map.

d) Copy of Sanction Building Permit

e) Copy of Corporation Tax Receipt.

f) Copy of Sanction Plan.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Plot Nos. 108 and 109 admeasuring 381.611 Sq Mtrs. (4108 Sq. Ft.) in the layout of Green Field Gruha Nirman Sahakari Sanstha Limited, Nagpur, being a part and parcel of entire land bearing Kh. No. 77, P. H. No. 11 of Mouza - Zingabai Takli, bearing Corporation House No. 596/A/108+109, City Survey No. 89, Sheet No. 659/20, Ward No. 61 within the limits of Nagpur Municipal Corporation Nagpur and Nagpur Improvement Trust, Nagpur and said plot bounded as under–

On the East - Layout Road.
On the West - Plot Nos. 91, 92 & 93
On the North - 30 Ft. Road.
On the South - Plot No. 107.

Hence This Title Report.

Nagpur
Dated :-

(Mr. B. M. Sathe)
Advocate

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CHALLAN

MTR Form Number-6

GRN MH004047604201718E	BARCODE	Date 31/07/2017-14:39:45	Form ID

Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR		Full Name	Adv B M Sathe
Location NAGPUR		Flat/Block No. Premises/Building	Plot No 2
Year 2017-2018 From 31/07/2005 To 31/07/2017		Road/Street	Wardha Road
Account Head Details	Amount In Rs.	Area/Locality	Nagpur
0030072201 SEARCH FEE	325.00	Town/City/District	
		PIN	4 4 0 0 2 5
		Remarks (If Any)	Mouza- Zingabai Takli Kh No 77 P. H. No 11 Plot No 108 and 109 CTS No 89 Sheet No 659/20
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details UNION BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02901792017073138955	65030603
Cheque/DD No.		Bank Date	RBI Date	31/07/2017-14:42:00	Not Verified with RBI
Name of Bank		Bank-Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document Mobile No. : 9325442091

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .