BHARTI S. DABHADKAR **61, Narendra Nagar, Nagpur**
M.A.LL.B. **09921860163**

Advocate.

Date: 25.08.2016.

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by HDFC, Bank in the matter of M/S Nirmiti Builders, for the purpose of verifying its title in respect of the property as described below, 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 o the Sub Registrar Nagpur for the last Fifteen years i.e., from 1987 to 2016 with respect to NA Land bearing Khasra no.82/4, P.H. No. 39 of Mouza- Babulkhedawithin the limits of Nagpur Municipal Corporation, Nagpur as more specifically described in Schedule of property below 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. The particulars of which are as under:

DESCRIPTION OF PROPERTY

ALL THAT PIECE and PARCEL of land bearing Plot No. 12, 13, 14, 15 and 16 totally admeasuring 9648 Sq.Ft. (869.32 Sq,Mtrs) in Kh. No.82/4, Mzouza-Babulkheda, P.H.No. 39, Tahsil and District Nagpur, which is bounded as under:-

East:- Plot No. 11. North:-9.00 Mtrs. Wide Road.
West: Khasra No.82/2. South:- Other Layout.

Owner:- M/S Nirmiti Builders.

TITLE HISTORY

On the basis of documents submitted and from the search taken at the office of Sub-Registrar Nagpur, I submit my report as under:-

TAHT all that Piece & parcel of Agricultural land admeasuring about 0.42 Hectares in khasara No. 82/4 , P.H. No. 39 of Mouza – Babulkheda, Dist. Nagpur within the limits of Nagpur Municipal Corporation was originally belonged to Smt. Sumitrabai Kashiram Dhote. Her Grandfather Late Mr. Sitaram Bajirao Dhawale bequeathed said property by a Registered Will Dt. 1/9/1941. After the death of Mr. Sitaram Bajirao Dhawale , Smt. Sumitrabai Kashiram Dhote became the absolute owner of the abovementioned property.

At the time of verification of records it is found that, Mr. Ramchandra Sadashiv Garade having no right, title or interest in the abovementioned property, was trying to lay a false claim over it . Left with no other alternative Smt. Sumitrabai Kashiram Dhote, filed civil suit no. 275/90 for grant of permanent Injunction & restraining him from his activities. The Hon"ble Court was pleased to Decree the said Civil Suit in favour of Smt. Sumitrabai Kashiram Dhote by passing a Judgment Dt. 29/6/1996. Thereafter Mr. Ramchandra Sadashiv Garade preferred an appeal thereby challenged the Judgement and Decree, in Regular Civil Appeal No. 416 of 1996. Lateron the Appellant by preferring an application in the Appellate Court stating therein that the appellant do not want to contest the matter further and sought permission to withdraw the same unconditionally. Accordingly the Appellate Court considered the said application and was pleased to disposed off the Regular Civil Appeal bearing No. 416/1996, on 18.03.2009. By virtue of these

B.S. Dabhadkar

9. Any person who contravences any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and applicances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution.

10. W.C, Bath & washing places shall conform to requirement contained in table 12 to 26 attached to Building Regulation of the Nagpur city.

11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Chairman's order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Improvement Trust or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 12 to 26 through licensed plumber as mentioned in 12 above and completion Notice in form 'J' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Chairman, NIT.

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Improvement Trust.

15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.

16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Improvement Trust or the Municipal Corporation or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected there with.

17. The permit holder is not allowed to collect earth/materials from or through Nagpur Improvement Trust land and road sides without permission in writing from Chairman who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hinderance to the road user. The excavated material/debris deposited shall be removed within three days of use of land.If any material is stacked or dumped on Nagpur Improvement Trust land without Trusts prior permission and if such permission is granted but subsequently if it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Improvement Trust at the risk and cost of this permit holder and Nagpur Improvement Trust shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Improvement Trust.

18. Subject to the condition that the party will plant and grow in vacant land 13 Nos. of shady trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act.1975.

19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Improvement Trust.

20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.

21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

22. Neccessary arrangement for rain water harvesting shall be done

23. Keeping Safe Horizontal & Vertical distances from H.T/L.T Lines for Proposed Construction as per Table No. 3 of D.C.R. 2000 and as per Clause 80 of Indian Electricity Rules 1956

Enclosure : One Copy / One Set of Sanctioned Plan

20160225133

Date of Generation : 03/05/2016

(Niyaz Ali)
Building Engineer (S)
Nagpur Improvement Trust
Nagpur, Dated

Copy to : -

1. The Divisional Officer, South Division Hanuman Nagar Nagpur, Nagpur Improvement Trust for information with a copy of sanction plan (enclosed herewith) for record

sd/-

(Niyaz Ali)
Building Engineer (S)
Nagpur Improvement Trust
Nagpur