



Off - M-1, Satkar Apartment, Opp. T. B. Hospital,
Bharat Mata Square, Itwari, Nagpur 440002
e-mail - advmanishjain2373@gmail.com
Mob - +91-9172457187 Off - +712-2731301

Date : 20th December, 2016

GRN	MH006875386201617E	BARCODE			Date	19/12/2016-19:00:55		Form ID	
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Search Fee				TAX ID (If Any)				
	Other Items				PAN No. (If Applicable)				
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR				Full Name		ADVOCATE MANISH JAIN		
Location	NAGPUR								
Year	2016-2017 One Time				Flat/Block No.				
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				325.00	Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
Total				325.00	Amount In Words	Three Hundred Twenty Five Rupees Only			
Payment Details					FOR USE IN RECEIVING BANK				
BANK OF BARODA									
Cheque-DD Details					Bank CIN	REF No.	02003942016121902619		58103106
Cheque/DD No					Date		19/12/2016-19:10:17		
Name of Bank					Bank/Branch		BANK OF BARODA		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Mobile No.: 9172457187

TO WHOM-SO-EVER IT MAY CONCERN

TITLE VERIFICATION AND SEARCH REPORT

Subject : Search and Title Verification Report, regarding all That piece and parcel of land bearing Plot Nos. 23, 24 & 24-A out of the layout o Jai Gruha Nirman Sahakari SAstha Maryadit, Nagpur containing by total admeasurement 465.79 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 76/4(P) of Mauza - Manewada, P.S.K. 39-A including all other easementary rights appurtenant belonging thereto bearing corporation House No. 6633/E/23+24+24-A, City Survey No. 595 and Sheet No. 60 of Mauza - Manewada, situated at Manewada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil - Nagpur.

Sir,

01. That, the person named in "Schedule A", which is forming the part & parcel of this Report, the intended Builder & Developer, approached with the relevant documents of Title and requested to give Search Report in respect of the Property specifically described in the "Schedule C" and Brief History of the Property in "Schedule D", which is forming the part & parcel of this Report.
02. That, I have perused the documents mentioned in the "Schedule E", which is forming the part & parcel of this Report. I have also caused a search of Index II at the Sub Registrar's Office, Nagpur city 4 and confirmed the registration of the documents referred to in the "Schedule E".
03. That, I have personally inspected the concerned deeds, documents and also the record after the due payment of Search Fees vide Receipt No. 58103106 through GRN Application No. MH006875386201617E dated 19TH Dec, 2016 at Joint - Sub Registrar Office, Nagpur City, Nagpur for the period of 13 yrs. i.e. since 2004 till 2016.

04. That, during the Search, I did not come across any transaction so as to effect the title of the owner, person named in "Schedule B", which is forming the part & parcel of this Report, in respect of the said property described in "Schedule C" and Brief History of the Property in "Schedule D", which is forming the part & parcel of this Report. I have also got confirmed that the said property is not the subject matter of any acquisition proceedings and is not covered under or affected by the Urban Land Ceiling Regulation Act, Bombay Land Requisition Act or any other enactment for the time being in force or sanctioned development plan of Municipal Corporation of City of Nagpur.

05. That, relying upon the documents referred to in the "Schedule E", which is forming the part & parcel of this Report, and the Search taken, I am of the opinion and accordingly I certify that person named in "Schedule B", which is forming the part & parcel of this Report, is recorded owner and possessor of the above said proposed property, more specifically in described in "Schedule C", which is forming the part & parcel of this Report, attached herewith and has got Clear and Marketable Title and is Free from all encumbrances.

06. That, an instant report is prepared by the undersigned after the careful study of records at offices of Sub-Registrar Office, Nagpur City - 4, verified the concerned records with utmost care so that there should not be any doubt in any regards. However since the said verification involves the perusal of volumes, records at the Office of Sub-Registrar, Nagpur City - 4, consisting of Thousands of papers there is likelihood of human error, which can be arise in the given circumstances even at the hands of person action with a great caution and sincerity. Needless to mention chance of causing such error is almost nil.

Hence this Title Verification and Search Report.


Manish Jain
Advocate

Enclosures :

01. Copy of Sale Deed dated 11/05/2016 bearing Doc. No. NGN4/2627/2016.
02. Copy of General Power of Attorney dated 19/11/2016 bearing Doc. No. NGN4/6052/2016.
03. Copy of Deed of Declaration dated 19/11/2016 bearing Doc. No. NGN4/6051/2016.
04. Copy of Sale Deed dated 30/11/199 bearing Doc. No. 253 (Chha).
05. Copy of Sanctioned Building Plan alongwith Building Permit.
06. Copy of Property Ruled Card (P.R. Card) (Akhiv Patrika).
07. Copy of NMC Tax Receipt for the period 2016-17.

SCHEDULE - A

(Name & Address of Intended Builder & Developers)

M/S MAHALAXMI CONSTRUCTIONS
Through its Proprietor
Mrs. VIJAYA VIJAYRAO INGLE
R/o House No. M/683, Shanti Road, Near Itwari High School,
Itwari, Nagpur 440002

SCHEDULE - B

(Name & Address of Recorded Owner)

Mrs. VIJAYA VIJAYRAO INGLE
R/o House No. M/683, Shanti Road, Near Itwari High School,
Itwari, Nagpur 440002

SCHEDULE - C

(Description of the Property)

"All that Piece and Parcel of Land bearing Plot No. 23, 24, & 24-A out of the layout of Jai Gruha Nirman Sahakari Sanstha Maryadit, Nagpur contained by total admeasuring 465.79 Sq. Mtrs., being a portion of the entire land bearing Kh. No. 7/4(P) of Mauza - Manewada, P. S. K. 39-A including all other easementary rights appurtenant belonging thereto bearing Municipal corporation House No. 6633/E/23+24+24-A, City Survey No. 595 and Sheet No. 60 of Mauza - Manewada, situated at Manewada, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 14 in Tahsil & District - Nagpur and the same is bounded as under :

To the East :	By 09.00 Mtr Wide Road;
To the West :	By Plot No. 25A, 25 & 26;
To the North :	By Plot No. 22;
To the South :	By 09.00 Mtr Wide Road.

SCHEDULE - D

(Brief History of the Property and how the owner has derived title)

That, as per records all that piece and parcel of the land bearing Plot Nos. 23, 24 & 24-A total admeasuring 465.79 Sq. Mtrs. Being a portion of the entire land bearing Kh. No. 76/2(P) of Mauza - Manewada, was purchased by Mrs. Vijaya Wd/o Late Vijayrao Ingle from Shri Atulesh S/o Ashok Lahure vide Sale Deed dated 11/05/2016 duly registered before the Sub Registrar, Nagpur City - 4 at Serial No. NGN 4 - 2627 - 2016.

That, Shri Atulesh S/o Ashok Lachure, having purchased the same by him from Jai Gruha Nirman Sahakari Sanstha Maryadit Nagpur, A Society duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 (Act No. XXIV of 1961) bearing Registration No. NGP/HSG/CTY/TD/397/85-86 having its office at Nagpur, by a Sale Deed dated 30/11/1999, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur City 8 in Addl. Book No. 1, Volume No. 407 on Pages 22 to 24 at Sr. No. 3247(P) on even date.

That, out of the aforesaid Plots, Plot Nos. 23, 24, & 24-A are covered under the Scheme of 1900 Layouts of the Nagpur Improvement Trust, Nagpur.

That, for Regulation and Development of the said Plot No. Plot Nos. 23, 24, & 24-A from the Nagpur Improvement Trust, Nagpur under the provisions of the Maharashtra Guthewari Developments (Regularization, Upgradation and Control) Act, 2001, the said Shri Atulesh Ashok Lachure had applied to the Nagpur Improvement Trust, Nagpur for the same. He also paid/deposited the Development Charges for Regularization and Development of the said Plots of land in the Office of the Nagpur Improvement Trust, Nagpur as demanded by it.

That, considering the application of the said Shri Atulesh Ashok Lachure and also on receipt of the Development charges as demanded by it from him, the Nagpur Improvement Trust, Nagpur later on regularized the said Plot Nos. 23, 24 & 24-A and accordingly a Regularization Letter to that effect is also issued by the Building Engineer (South), Nagpur Improvement Trust, Nagpur vide his Permit No. BE(S)/1900/(U/L)/14011/302 dated 09/04/2009 in Case No. 20030420310 and Layout No. 1900/Man/1906 in favour of the said Shri Atulesh Ashok Lachure. As per the said Regularization Letter dated 09/04/2009 the area of the said Plot Nos. 23, 24, & 24-A is shown and declared as 465.79 Sq. Mtr. instead of 534.19 Sq. Mtr. Thus the total area of the said Plot Nos. 23, 24, & 24-A is at present 465.79 Sq. Mtr.

That, the aforesaid Shri Atulesh Ashok Lachure later on transferred the aforesaid property by way of Sale to Smt. Vijaya Wd/o Vijayrao Ingle, the Grantor named here-in-above, by way of Sale Deed 11/05/216, which is duly registered at the office of Sub Registrar, Nagpur City -4, in Book No. 1 at Sr. No. NGN 4 - 2627 -2016 on even date. As a result therefore the Intending Builder & Developer has now become an exclusive, absolute and full owner of the aforesaid property more specifically in described in "Schedule C", which is forming the part & parcel of this Report, with heritable and transferable rights, interest and title therein.

That, as per Sale Deed the description of the Property is as follows:

To the East :	By 09.00 Mtr Wide Road;
To the West :	By Plot No. 25A, 25 & 26;
To the North :	By Plot No. 22;
To the South :	By 09.00 Mtr Wide Road.

That, later on Smt. Vijaya Wd/o Vijayrao Ingle, Proprietor of M/s Mahalaxmi Constructions, being interested to develop the said property, more specifically in described in "Schedule C", which is forming the part & parcel of this Report, into a purely residential multistoried building on the said property, more specifically in described in "Schedule C", which is forming the part & parcel of this Report, to be known and styled as "Mahalaxmi Palace -1, which is duly sanctioned and approved by the Building Engineer(s), Nagpur Improvement Trust vide his Building Permit No. BE (South)/Case No. AB-0707/Tracking No. 2016092087/1031 dated 24/10/2016 and copy of the Sanctioned Map and Building Permit is attached herewith and is made a part & parcel of this Report. The said Property is situated in Ward 14 and bearing Municipal Corporation House No. 6633/E/23+24+24-A, City Survey No. 595 and Sheet No. 60 of Mauza - Manewada, Nagpur.

That, for carry out & look after the construction work the present owner Smt. Vijaya Wd/o Vijayrao Ingle executed General Power of Attorney on 19/11/2016 therein appointed her son Mr. Abhishek S/o Vijayrao Ingle as her constituted Attorney vide duly registered General Power of Attorney in the office of & before the Sub-Registrar, Nagpur City - 4, at Sr. No. NGN 4 - 6052 - 2016 on even date.

That, the said Developer is developing the said property, more specifically in described in "Schedule C", which is forming the part & parcel of this Report, by way of constructing Multistoried Residential Complex thereon known as "Mahalaxmi Palace -1" and are submitted to the provisions of Maharashtra Apartment Ownership Act, 1970 vide a Deed of Declaration dated 19/11/2016 duly registered in the office of Sub-Registrar, Nagpur City -4 at Serial No. NGN 4 - 6051 - 2016.

SCHEDULE - E **(List of Documents scrutinized / verified)**

Intending Builder & Developer has placed before me the following documents. And my opinion is based on careful study of:

01. Index Register for the period from 2004 to 2016 dated 20/12/2016.
02. Xerox copy of Sale Deed dated 11/05/2016 which was registered at Sr. No. 2627/2016 on 11/05/2016 executed by Shri Atulesh Ashok Lachure in favour of Smt. Vijaya Wd/o Vijayrao Ingle in the office of Sub Registrar, Nagpur City 4, Nagpur.
03. Xerox copy of Deed of Declaration dated 19/11/2016 which was registered at Sr. No. 6051/2016 on 19/11/2016 executed by Smt. Vijaya Wd/o Vijayrao Ingle in the office of Sub Registrar, Nagpur City 4, Nagpur.
04. Xerox copy of General Power of Attorney dated 19/11/2016 which was registered at Sr. No. 6052/2016 on 19/11/2016 executed by Smt. Vijaya Wd/o Vijayrao Ingle in favour of MR. Abhishek S/o Vijayrao Ingle in the office of Sub Registrar, Nagpur City 4, Nagpur.

05. Xerox copy of Building Plan dated 24/10/2016 alongwith Building Permit No. BE (South)/Case No. AB-0707/Tracking No. 2016092087/1031 Dated 24/10/2016 Sanctioned by Nagpur Improvement Trust, Nagpur.
04. Xerox copy of Sale Deed dated 30/11/1999 which was registered at Sr. No. 353 (Chha) on 30/11/1999 executed by Jai Gruha Nirman Sahakari Sanstha Maryadit Nagpur through its Secretary Shri Madhukar Vishwanath Chamat in favour of Shri Atulesh Ashok Lachure in the office of Sub Registrar, Nagpur City 8, Nagpur.
05. Xerox copy of Latest Property Ruled Cared (P.R. Card) (Akhiv Patrika) dated 14/07/2016.
06. Xerox copy of Latest Nagpur Municipal Corporation Tax Receipt bearing R. No. 07/2016-17/0055250 dated 18/07/2016.

Place : Nagpur
Date : 20/12/2016


Manish Jain
Advocate