SHRIVALLABH K. KSHEERSAGAR

ADVOCATE

51, Balaji Nagar (East), Old Subhedar Layout, Nagpur 24

Ph. No. 9423638764

TITLE VERIFICATION REPORT

I have investigate the title relating to the property described herein below and my findings are as under:

That The Chairman, Nagpur Improvement Trust is the owner of All that piece of land bearing Plot No.36, Mouza- Parsodi, Kh.No.63 to 69, 71 situated in Bhamti Parsodi Street Scheme of N.I.T. layout , admeasuring 432.175 Sq.Mt., bearing C.T.S. No. 1130/36, Sheet no. 11,12,23,24 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur.

That NIT allotted above said Plot no. 36 to Gaurav Ravindra Duragkar on lease hold right for 30 years and the said document i.e. Lease Deed was registered in the office of Sub Registrar No. 1 Nagpur bearing Sr. No. 4742/2014.

That Shri Gaurav Ravindra Duragkar decided to develop the said plot by constructing a residential building complex. Then Shri Gaurav Ravindra Duragkar entered into an Agreement of Development & Sale with M/s Devi Prabha Builders & Developers , Nagpur a partnership firm on 17/05/2016 bearing Sr.No. 2832/2016 & same was registered in the office of Sub Registrar Nagpur 1 & also executed and registered the Power of Attorney on 17/05/2016 bearing Sr.No. 2833/2016 in the same office.

That the Developer has accordingly prepared a plan of multistoried building containing apartment proposed to be constructed on the said plot and the same is duly sanctioned and approved by the Building Engineer of Nagpur Municipal Corporation , Nagpur vide it's Building Permit No. 78/B.P./Parsodi(W)/TP/N.M.C./101.

That I inspected the said property with different authorities for the title verification . On inspection I have seen the present owner have good & marketable title & the following sequence against the said property & my findings are as under:-

a) It is seen from the record in the City Survey Office that the name of owner was mutated in the record bearing Property Card No. 1130/36 in Mouza Parsodi.

b) The name of present owner also mutated in the record of corporation & the present owner has also deposited the Tax till 2017. It is also observed that name of present owner also mutated in the record of N.I.T.

c) For the clear & non- encumbrances title , I also inspected the record kept & preserved by the Sub Registrar Office of Nagpur & for the said purpose I deposited necessary inspection charge on 26/07/2017 vide Receipt No. 4509509 in the respective office for the search of the property referred above. I have found relative entries in token register.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land bearing Plot No. **36**, Mouza **Parsodi**, Kh. No. 63 to 69 & 71 situated in Bhamti Parsodi Street Scheme of N.I.T.. layout, admeasuring **432.175 sq.mt.**, bearing CTS No. **1130/36**, Sheet No.**11,12,23,24** within the limits of Nagpur Municipal Corporationm and Nagpur Improvement Trust, Nagpur and boundes as under -

Towards the East	-	Road
Towards the West	-	Plot No. 31,32,33,34
Towards the North	-	Plot No. 35
Towards the South	-	Plot No.37

Hence this report.

Nagpur

Dt. 27/07/2017

(S.K. Ksheersagar)

Advocate