Manveer Singh Sandhu
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THE TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by **1) SHRI TEJINDER SINGH S/O BALBIR SINGH RENU,** aged about 49 years, Occupation – Business acting through Power of Attorney holder Shri Chanchal Singh S/o Balbir Singh Renu and **(2) SHRI CHANCHAL SINGH S/O BALBIR SINGH RENU**, aged about 45 years, Occupation – Business, both Partners of M/S. C.S.T.S. RENU, (PAN No. AAIFC0634N) having office at Hotel Pritam building, Agrasen Square, Gandhibagh, Nagpur and both resident of "Pooran Niwas", Dalal Compound, Raj Nagar, Katol Road, Nagpur – 440 013, hereinafter called **"THE OWNER/DEVELOPER"**, to prepare the Title Verification and Search Report of Nagpur Improvement Trust Plot bearing Plot No 1-A admeasuring about 1500 Sq. Mt. situated in Kh. No. 153/1 in the Panchpaoli Housing Accommodation Scheme of N.I.T., Mauza : Nari, bearing City Survey No. 447, Sheet No. 331/105, bearing Municipal House No. 2287/K/1-A Ward No. 57, facing Kamptee Road, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur, I, Manveer Singh Sandhu, Advocate, do hereby submit my Report as under:-

1. That title History of N.I.T. Plot no. 1-A for the last 30 years from this date shows following chain of transactions: -

   A) That, Nagpur Improvement Trust has allotted Plot No. 1-A, which is specifically described in the schedule hereunder to Shri Harishchandra Lajpatrai Sachdeva and Shri Surinder Mohan Rallaram Khurana by Letter of Allotment No. ES/10217 dt. 26.09.1988 for a period of 30 years renewable lease and accordingly Nagpur Improvement Trust executed an Indenture of Lease dt. 02.04.1991 thereby giving all lease hold rights in the said plot of land to the said allottee which is registered with Sub Registrar Nagpur City -1 in Book No. A-1, Volume No. 2010 at pages 44 to 46 dt. 02.04.1991 registered at Sr. No. 4158(P) dt. 02.04.1991.

B) That, **OWNER/DEVELOPERS** herein alongwith others purchased the above said land jointly by contributing proportionately under a Co-op. Society to be constituted by them for developing the said land into an Industrial cum Residential Apartment scheme thereon from its owners in the name of the proposed Society namely Gangasagar Co. op. Housing Society under a registered Sale Deed dt.22.65.1991 registered with Sub Registrar Nagpur -2 in Book No. 1-A, Volume No. 1419 at pages 171 to 180 registered at Sr. No. 7414 dt. 22.65.1991.

C) That, the said Gangasagar Co. op. Housing Society Ltd. and it's members got the plan of the Building to be constructed thereon having Ground Floor Industrial premises and upper floors for residential apartment scheme sanctioned from the Building Engineer of the Nagpur Improvement Trust Nagpur vide building permit bearing No. 12357/5106/ PH/I/A dt. 29.09.1992, and accordingly carried & completed the construction of entire R.C.C. structure, however completed construction of Ground Floor Workshop Blocks on the said plot of land by allotting the said proposed Workshop Blocks to the interested buyers and getting their contribution towards the cost of said blocks.

D) That, during the course of carrying on of the said project the initial members of the Society found it difficult to contribute and invest their own funds for the said scheme and hence after negotiations between the members finally sold the said entire land with the constructed Ground Floor workshop to be given to the allotee buyers to the OWNER/ DEVELOPERS along with Shri Balbir Singh Renu and the members of the Society.

E) That, accordingly Gangasagar Co. op. Housing Society constituted by the **OWNER/DEVELOPERS** and the other members entered into an agreement to sell of the said entire land with construction thereon as is where is basis on 06.10.1995 for a consideration in favour of the **OWNER/DEVELOPERS** and Shri Balbir Singh Renu. Thereafter the **OWNER/DEVELOPERS** and Shri Balbir Singh Renu as the members of the said Society and as the Developer continued to own and possess the said property to be developed by them in due course of time as and when they decide by further investing their own funds thereof.

F) That, the **OWNER/DEVELOPERS** and Shri Balbir Singh Renu having already purchased the said property for a consideration since long and they being already in use occupation and possession of the said property since the Agreement to Sell dt. 06.10.1995, got the said Agreement to Sell regularized on payment of necessary Stamp Duty, penalties etc. and thereafter Shri Balbir Singh Renu expressed his desire not to continue with the said project and accorded his consent to the other '**CO-PURCHASER**' the **OWNER/DEVELOPERS** herein to own the said property and hence the OWNER/DEVELOPERS became the exclusive co-owners of the said entire property under a registered document of Sale Deed dt. 07.07.2011 executed by the said M/S Gangasagar Society in their favour with the consent of Shri Balbir Singh Renu registered with Sub Registrar Nagpur -8 in Book No. 1 at Sr. No. 3849 dt. 07.07.2011.

G) That, the **OWNER/DEVELOPERS** have now changed the name of the said proposed building from Ganga Complex to PRITAM APARTMENT and now onwards same is referred to as **PRITAM APARTMENT**.

H) That, the **OWNER/DEVELOPERS** hereinabove being the owners of the said plot developed the said plot into scheme of Residential Cum Industrial Building complex known as "**PRITAM APARTMENT**" as per the building Plan sanctioned by the Building Engineer of the Nagpur Improvement Trust Nagpur vide Building Permit bearing No. 12357/5106/PH/I/A dt. 29.09.1992 and later by revised sanction by the hands of The Assistant Director Town Planning – Nagpur Municipal Corporation, Nagpur vide Building Permit No. 162/BP/NARI/TP/NMC/125 (Revise) dated 30.03.2013.

I) That, the Deed of Declaration and also a Deed of Apartment within the meaning of the Maharashtra Apartment Ownership Act, 1970 dated 10th April 2013 is registered in the office of Sub-Registrar No.6, Nagpur at Serial No. 2327 on 2013.

J) However, later error was found said registered Deed of Declaration dated 10.04.2013 in size, area & undivided share pertaining to Workshop No. 12 & 13. Accordingly Deed of Correction came to be registered in the Office of the Sub-registrar No.6 at Serial No.3587 on dated 11.08.2016.

K) The links in the chain of title have been properly established. All the transactions have been duly verified from the relevant records of Registrar of Documents, City Survey, Municipal Corporation, N.I.T. etc.

2. I, have taken the search of Records of Registrars officer from Inspection book No.1 and other relevant records for last 30 years by paying necessary Search Fee of Rs. 750/- paid vide receipt No. 5935, dated 07.08.2017. The original search fee receipt is enclosed herewith.

3. That all the relevant documents of title i.e. a) Lease Deed b) Aakhiv Patrika of City Survey C) Agreement of Development D) Power of attorney executed and registered at Nagpur E) Corporation Tax Receipt F) Ground Rent Receipt placed before me are Xerox copies only. I have verified and tallied the documents from the records of appropriate authorities.

4. I, have not come across any transactions between anybody in relation to the property as mentioned in the 'Schedule', hence a document in form of duly sworn affidavit is not required.

5. I certify that all the relevant documents are duly stamped, wherever the stamp duty is payable in these documents, in accordance with the provisions of the Bombay stamp act 1958. Similarly the relevant documents have been registered, wherever these documents require registration.

6. In result, I have to state that I have made necessary searches at the concerned Sub Registrar's office upto date and as the result which I, am of the opinion: -

"That, the title of the owner to the plot no. 1-A, is clear, marketable and free from all encumbrances whatsoever and Shri Tejinder Singh Balbir Singh Renu & Chanchal Singh Balbir Singh Renu are entitled to deal with prospective purchaser/s in respect of N.I.T. Plot No 1-A admeasuring about 1500 Sq. Mt. situated in Kh. No. 153/1 in the Panchpaoli Housing Accommodation Scheme of NIT, Mauza : Nari, bearing City Survey No. 447, Sheet No. 331/105, bearing Municipal House No. 2287/K/1-A Ward No. 57, facing Kamptee Road, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur".

SCHEDULE OF PROPERTY

N.I.T. Plot No 1-A admeasuring about 1500 Sq. Mt. situated in Kh. No. 153/1 in the Panchpaoli Housing Accommodation Scheme of NIT,

Mauza : Nari, bearing City Survey No. 447, Sheet No. 331/105, bearing Municipal House No. 2287/K/1-A Ward No. 57, situated facing Kamptee Road, Nagpur within the limits of Nagpur Municipal Corporation, Tahsil and District : Nagpur and bounded as follows :-

ON EAST	:	Plot No. 1
ON WEST	:	Plot no. 1B
ON NORTH	:	Plot No. 153/1
ON SOUTH	:	Kamptee Road

Within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil & District: Nagpur

Nagpur
Date : - 07/08/2017

Manveer

Manveer Singh Sandhu
Advocate

पावती क्रमांक

नोंदणी ३९ म
Regn. 39 m

दस्तऐवजाचा/अर्जाचा अनुक्रमांक 4934

दिनांक 6/8/17 सन २०

दस्तऐवजाचा प्रकार—

सादर करणाराचे नाव—

खालीलप्रमाणे फी मिळाली :—

	रु.	पैसे
नोंदणी फी		
नक्कल फी (फोलिओ		
पृष्ठांकनांची नक्कल फी		
टपाल खर्च	640-	
नकला किंवा ज्ञापने (कलमे ६४ ते ६७)		
शोध किंवा निरीक्षण		
दंड—कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ		
इतर फी (मागील पानावरील) बाब क्र.		
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एकूण	640-	

दस्तऐवज / नक्कल रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल. / या कार्यालयात देण्यात येईल.

मुख्यम निबंधक

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा / हवाली करावा.

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र.१

सादरकर्ता.