

TITLE VERIFICATION AND NON-ENCUMBRANCE REPORT

DATE : 31.07.2017

(To whom so ever it may concern)

Having been engaged by Prathamesh Shelters, a proprietary concern, acting through it's proprietor Shri. Prashant Jainarayan Jaiswal, I am submitting this title verification and non-encumbrance report as under :-

1. That, the above named Prathamesh Shelters has engaged me to submit the verification and non-encumbrance report in respect of plot of land bearing No. 58, admeasuring 748.87 sq. mtrs., situated in the layout of Gokul Housing Society Ltd., Gittikhadan, Nagpur bearing Survey No. 72/1, 73/2, 76/1, 77, 78/1, 81 & 82, situated in Mouza Borgaon, P.H. No. 8-A, having City Survey No. 11 & Sheet No. 116/14, Ward No. 62, House No. 808/C/58, within the area of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District Nagpur.
2. That, the said Prathamesh Shelter has produced the following documents to me for the purpose of verification.
 - a) Sale deed executed by Gokul Housing Society, Gittikhadan, Nagpur in favour of Anuradha Nandkishor Sarda and Niraj Jugalkishor Sarda in respect of the above said plot No. 58, which is duly registered in the office of Sub-registrar Nagpur No. 2, at Sr. No. 5319(P), on 31.05.1990 (Original).
 - b) Sale deed executed by Anuradha Nandkishor Sarda and Niraj Jugalkishor Sarda in favour of Prathamesh Shelter in respect of the above said plot No. 58, which is duly registered in the office of Sub-registrar Nagpur No. 1, at Sr. No. 5890/2015, on 15.10.2015 (Original).

- c) Tax receipt issued by City of Nagpur Municipal Corporation for the year 2016-2017 dated 20.06.2016 in respect of Plot No. 58 (Original).
- d) Akhiv Patrika (Property card) issued on 13.04.2017 by City Survey Office No. 3, Nagpur, indicating that the name of Prathamesh Shelters has been duly mutated in the record of City Survey Office (Original).
- e) Order dated 13.08.2012 regarding conversion of plot No. 58 into non-agricultural property, which was passed by Additional Tahsildar, Non-agriculture assessment No. 5, Nagpur, in Revenue Case No. 246/NAP34/2012-2013 of Mouza Borgaon (Photostat).
- f) Building permit and commencement certificate dated 06.06.2017 issued by Nagpur Improvement Trust granting permission to Prathamesh Shelters to commence and complete the work of proposed building which will be known and styled as "Prathamesh Palms" consisting of 16 Apartments, bearing permit No. B.E.(WEST)/Case No. AB-1659/Tracking No. 20161208165/9626/868 (Original).

3. That, I have gone through and examined the documents supplied by Prathamesh Shelters to me and I found them to be true and genuine.

4. That, in addition to the inspection of documents I have also taken search in respect of title of Prathamesh Shelters over the above said plot No. 58 in the concerned office of Sub-registrar at Nagpur for a period of 13 years i.e. from the year 2005 till 28.07.2017. I have deposited the requisite fees for the said search in the office of Sub-registrar Nagpur No. 1 on 29.07.2017 vide the said number 4509629.

5. That, during my search in the office of Sub-registrar Nagpur I have not come across any adverse entry in respect of plot No. 58. I have also verified the entry of the sale deed dated 15.10.2015, which was executed by Anuradha Nandkishor Sarda and Niraj Jugalkishor Sarda in favour of Prathamesh Shelter in respect of the above said plot, which is

duly registered in the office of Sub-registrar Nagpur No. 1, at Sr. No. 5890/2015, on 15.10.2015.

6. From the verification of title documents verification of record at the Sub-registrar Office, I am of the opinion that Prathamesh Shelters is the absolute and lawful owner of the plot No. 58 which is referred in detail in para No. 1 above. In my opinion there is no encumbrance whatsoever over the above said plot No. 58. The title of Prathamesh Shelters over the said plot No. 58 is free and marketable and without any encumbrance.

Hence this title verification and non-encumbrance report.

Nagpur

Date : 31.07.2017

Yours Sincerely,



Ajit S. Ganu
Advocate

Enclosure :-

- 1) Receipt No. 4509629 dated 29.07.2017 issued by Sub-registrar Office No. 1;