SHRIKANT W. MARUSKAR

Advocate

Mob. No. 9370999234

Court :-Old Treasury Bar Room No. 5, Table No. 15,District Court, Civil Lines, Nagpur – 440 001.

Resi :-Flat No. FF-3, Nand Apartment, Indraprastha Lay-out, Swawalambi Nagar, Nagpur – 440 0025.

TITLE VERIFICATION & SEARCH REPORT

NIL ENCUMBRANCE CERTIFICATE

Having being engaged by **Shrikruhna Developers, acting through its Partners 1.Mukund S/o Krishnarao Agre** R/o: Age:59 Yrs, Occ: Business, 2. **Purushattam S/o Krishnarao Agre** R/o: Age:58 Yrs, Occ: Business, Both resident of:150, Hanuman nagar, Nagpur - 9, I herewith submitting my Title Verification & Search Report regarding All that piece & parcel of **Nazul Leasehold Plot** bearing No.**5** admeasuring **743.218 Sq. Mtr.** (8000 Sq.Ft.), situated amongst City Survey No.1147, Sheet No.53/25, bearing Ward No.74 N.M.C. House No.34 of Mouza: Lendra, situated at Central Bazaar road, Ramdaspeth, Nagpur within limits of N.I.T. & N.M.C., Nagpur as under.,

That by depositing the necessary fess in the Office of the Joint Sub-Registrar Nagpur vide 1.Receipt No.2594 dated 30.3.2013, 2.Receipt No.4382174 dated 1.4.2013 & 3.Receipt No.19840 dated 3.4.2013, I verified the below mentioned Title Documents viz.,

SCHEDULE OF PROPERTY

All that piece & parcel of **Nazul Leasehold Plot** bearing No.**5** admeasuring **743.218 Sq. Mtr.** (8000 Sq. Ft.), situated amongst City Survey No.1147, Sheet No.53/25, bearing Ward No.74 N.M.C. House No.34 of Mouza: Lendra, situated at Central Bazaar road, Ramdaspeth, Nagpur within limits of N.I.T. & N.M.C., Nagpur.

The **Nazul Leasehold Plot No.5** boundaries are as under :

East : Plot No.6.

West : Plot No.4.

North : Central Bazaar road.

South : Conservancy Lane.

[redacted] इतर पावती

Saturday,30 March 2013 1:11 PM

Original/Duplicate
नोंदणी कं. :39म
Regn.:39M

पावती क्रं.: 2594 दिनांक: 30/03/2013

गाकाचे नाव:
दस्तऐवजाचा अनुक्रमांक: नवल3-0-2013
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: ॲड. श्रीकांत भास्कर रा. स्वालंबीनगर नागपूर
वर्णन सीड अर्ज 451/13 सन 1999 ते 2013 एकुण 15-वर्ष बीजा: तेलंगखेडी प्लॉट नं.5 सिटी सर्वे नं.1147 वार्ड नं.74

SEARCHFEE रु. 375.00

एकूण: रु. 375.00

सह दुय्यम निबंधक
वर्ग-२ नागपूर-क्र. 3

1): देयकाचा प्रकार: By Cash रक्कम: रु 375/-

3/30/2013

नोंदणी ३९ म.
Regn. 39 m.

पावती क्रमांक

दस्तऐवजाचा/अर्जाचा अनुक्रमांक ८८-७/२३

दिनांक 31/8/2023 सन २०

दस्तऐवजाचा प्रकार— बोधा अर्ज

सादर करणाराचे नाव— श्री. श्रीकांत भडसावळे.

खालीलप्रमाणे फी मिळाली :—

	रु.	पैसे
नोंदणी फी		
नक्कल फी (फोलिओ		
पृष्ठांकनाची नक्कल फी		
टपाल खर्च		
नकला किंवा प्रती (कलम ६		
शोध किंवा निरीक्षण		
दंड—कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) फोलिओ		
इतर फी (मागील पानावरील) बाब क्र.		
..		
..		
..		
..		
एकूण		

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

दुय्यम निबंधक

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र.-८.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवण्यात हवाली करावा.

रावरम्हणे.

9222/13

पावती क्रमांक 09861 दस्तऐवजाचा/अर्जाचा अनुक्रमांक

नोंदणी ३९ म.
Regn. 39 m.

दिनांक 3/8/13 सन २०

दस्त, शोध (१९८४ ते १९९०) ७वर्ष

सादर करणाऱ्याचे नाव – [illegible]

खालीलप्रमाणे फी मिळाली :–

	रु.	पैसे
नोंदणी फी		
नक्कल फी (फोलिओ पोजा - लांब)		
पृष्ठांकनाची नक्कल फी शि.ए.स.नी. - १९४६	१६५	००
टपाल खर्च		
नकला किंवा ज्ञापने (कलम ६४ ते ६७) फी. - ६४		
शोध किंवा निरीक्षण फोटो फी. - ५		
दंड–कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ)		
इतर फी (मागील पानावरील बाब क्र.		
" "		
" "		
" "		
एकूण	१६५	००

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

सह दुय्यम निबंधक, वर्ग-२, [illegible]

दस्तऐवज खाली नमूद दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा हवाली करावा.

सादरकर्ता.

CERTIFICATE OF TITLE

I have examined the Original Title Deeds of Title referred to in my opinion are valid secondary evidence of Right, title and Interest.

I confirm having made a search in the Land/Revenue records. I do not find anything adverse against the Title Holder.

I Certify that **Radhabai W/o Krishnarao Agre** has an absolute, clear and Marketable title over the Schedule property on production of the Original Title Deeds as well as site verification regarding possession of Title Holder. I further certify that the copies of title deeds are genuine and the original title Deeds of the scheduled property would be authenticate the Ownership of the Title holder.

Following scrutiny of Land Records / Revenue Records and relative Title Deeds, I hereby certify the genuinessness of the Title Deeds, Suspicious / Doubt, if any, has been clarified by making necessary enquiries. The property appears to be free from all encumbrances.

I Further Certify that **Radhabai W/o Krishnarao Agre** has absolute, clear and Marketable title over the Schedule property . I further certify that the above copies of title deeds are genuine and a valid mortgage can be created on the basis of the original title deeds and the said Mortgage would be enforceable.

April 11, 2012.

Place : Nagpur

Signature of Advocate



Sheet showing flow of title from the Mother Deed to the Latest Title Deed.

1. While verification it is revealed that All that piece & parcel of **Nazul Leasehold Plot** bearing No.**5** admeasuring **743.218 Sq. Mtr.** (8000 Sq.Ft.), situated amongst City Survey No.1147, Sheet No.53/25, bearing Ward No.74 N.M.C. House No.34 of Mouza: Lendra, situated at Central Bazaar road, Ramdaspeth, Nagpur within limits of N.I.T. & N.M.C., Nagpur Originally belonging to Title Holder namely **Radhabai W/o Krishnarao Agre** same being purchased by her by **Sardar Harbans Singh Sethi S/o Budhsingh Sethi** vide Deed of Transfer on dated 30.5.1956 which is duly registered at serial No.1615 in Joint Sub-Registrar, Nagpur.

2. Subsequently the Nazul Demparmet renewed the Lease of the aforesaid property for the further period of 30 (Thirty) years commencing from 1.4.2005 till 31.3.2035. on vied Lease Deed dated 29.4.2008 which is duly registered at serial No.2833 in Joint Sub-Registrar No.1, Nagpur

3. That the aforesaid Title Holder being desirous to construct Multistoried Building consisting of various Commercial Offices, Chambers etc., in the aforesaid property, hence entered in to Agreement of Development with **Shrikruhna Developers, acting through its Partners 1.Mukund S/o Krishnarao Agre 2. Purushattam S/o Krishnarao Agre** on dated 3.1.2013 registered at serial No.66 in joint sub-Registrar No4, Nagpur.

4. At this juncture the said Title Holder also executed General Power of Attorney in favour of the said **Shrikruhna Developers, acting through its Partners 1.Mukund S/o Krishnarao Agrey 2. Purushattam S/o Krishnarao Agrey** on dated 3.1.2013 registered at serial No.67 in joint sub-Registrar No4, Nagpur.

5. While verification, I found that the name of Title Holder is duly mutated in the relevant record of right i.e. on Akhiv Patrika as well as also mutated in the record of N.M.C. Hence in my opinion the said property has Clear Title.

6. That the chain of the title of the above property for the last 30 years is properly established & the title of the property in question is legal and marketable, free from any anomaly and the bank can accept such property in mortgage as good and enforceable security.

7. That in view of the torn, incomplete, mutilated index records which are also not available in sequence and readily and due to non connectivity to the index of registered documents because of the centralize registration system since November-2005, it is necessary to secure the sworn affidavit from the