Shri Purushottam N. Porkute
B. Com. L.L.B.
Advocate

Bar Council Registration
No. MAH/1314/1988.

Resi. : Gokul Park, Manish Nagar, Somalwada, Nagpur.

TITLE VERIFICATION & SEARCH REPORT

(Non Encumbrance Certificate)

Having been engaged by **SHRI SUDHIR BABURAOJI KALE a sole Proprietor of M/s. Shri Sai Associates Nagpur** for the Purpose of search and verification of title report in respect of the property described below I the undersigned Advocate do hereby submit my title report of search and opinion about the title in respect of the same:

1. That the transferor **M/s. Shri Sai Associates** is the sole and absolute owner and in possession of ALL THAT piece and parcel of land bearing **Plot No. R 3,** containing by admeasuring Length North-South: 50.00 Mtrs. and Breadth East –West: 30.00 Mtrs. thus the total Plot area **1500 Sq. Mtrs.** being a part or portion of the entire land bearing Khasra No. 135, P. H. No. 12, of **Mouza: Godhani Railway Situated in front of Mannewar Colony Ward No. 1 Godhani Railway** within the limits of Grampanchayat Godhani Railway Tahsil Nagpur Rural and district Nagpur.

2. That I have taken the search in respect of the abovesaid property mentioned above in the office of Sub Registrar Nagpur by inspecting the evidence of the Search Fee **for the period of 1987 to 2016 (30 Years)** by paying the necessary Search Fees in the followings.

1987 to 2004 (18 Years) by paying the necessary search fee of Rs. 450/- on 19/11/2016 vide search Application No. 9136 and also 2005 to 2016 (12 years) by paying the necessary search fee of Rs. 300/- vide application No. 9201, dated 24/10/2016. I have taken search by inspecting the revenue records and also perused the documents placed before me.

3. That the title history and the links in the chain of title regarding this property search and inspection I have trussed out the history of the property which is given below:

Title Links:-

AND WHEREAS Originally the said land bearing Survey/Khasra No. 135 of Mouza : Godhani Railway land Area 1.74 Hector belonged to 1) Shri Harivijay Moreshwar Hadge 2) Smt. Heerabai Moreshwar Hadge 3) Smt. Asha Yadaoraoji Kurve.

Cont. 2 ....

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AND WHEREAS the said original owner 1) Shri Harivijay Moreshwar Hadge 2) Smt. Heerabai Moreshwar Hadge 3) Smt. Asha Yadaoraoji Kurve have sold the Agriculture land area 1.74 Hector to **Shri Sheikhji S/o. Mohd. Sheikh by way of Registered Sale Deed dated 9/8/1988** which is duly registered in the office of the Joint Sub Registrar Nagpur at Serial No. 2752.

AND WHEREAS the said Khasra land as per Development plan in the year 2000 i.e. convert the Residential zone. And the said owner Shri Sheikhji S/o. Mohd. Sheikh and also one son Shri Sheikh Mushtaque and one Daughter ku. Sultana D/o. Sheikh have submitted the return Under Section 8(4) in U.L.C. Department and 3 shares allotted i.e. 1500 x 3 = 4500 Sq. Mtrs. as a Retainable land as per Order by the Additional Collector of U.L.C. Nagpur vide order Case No.93/2002 dated 19/12/2002.

AND WHEREAS the original owner had prepare a Layout plan and obtained a Non Agricultural residential order passed by the Collector vide **Rev. Case No. 82/NAP/34/2002-2003, order passed on 26/02/2004 in respect of Khasra No. 135 of MOUZA: GODHANI RAILWAY.**

AND WHEREAS the said 1) **Shri Sheikh S/o Mohd. Sheikh 2) Mushtaque S/o. Sheikh 3) ku. Sultana Sheikh** had sold the Retainable land area 0.45 Hector (4500 Sq. Mtrs.) out of Khasra No. 135 to the transferor **M/s. Shri Sai Associates acting through its Proprietor Sudhir Baburaoji Kale** by way of Registered **Sale Deed dated 22/04/2003 which is duly registered in the office of Sub Registrar No. 10, Nagpur at Serial No. 1630 on even date.**

AND WHEREAS the transferor M/s. **Shri Sai Associates** acting through its **Proprietor Sudhir Baburaoji Kale** has paid the Development Charges (Metro) amount paid of Rs. 31,48,515/- and STP charges of Plot 1,69,650/- and also scrutiny charges of Plot amount of Rs. 1,000/- Thus the total amount paid of Rs. 33,18,165/ paid on 1/11/2012 in the office of the Nagpur Improvement Trust Metro and the transferor has obtained a Release Letter from the Nagpur Improvement Trust, Nagpur vide its **Release Letter No. AE/(Metro-1)/65, dated 30/01/2013 in respect of Plot No. R3, Plot area 1500 Sq. Mtrs.**

AND WHEREAS the name of the Transferor is recorded in respect of Plot No. R3 in Talathi 7/12 records, Nagpur Improvement Trust (Metro) records, Grampanchayat records and other relevant revenue records as a absolute owner thereof. As a result therefore the Transferor has absolute full rights to Develop the said property with heritable and transferable rights therein.

Cont. 3 ....

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AND WHEREAS the Transferor has obtained a sanctioned Building Plan from the Building Engineer (Metro) of the Nagpur Improvement Trust, Nagpur **vide** its **Building Permit No. BE(Metro)South/Nagpur(Rural) Case No. MB-1827/ 2016060716/923, dated 8/9/2016** and the Transferor is desirous to develop the said Plot of land by constructing a Multistoried building consisting of several Residential apartments various type building therein proposed in Building known as **OM ATHARVA APARTMENT.**

AND WHEREAS the transferor **M/s. Shri Sai Associates** has execute and registered a "**DEED OF DECLARATION**" under section 2 of the Maharashtra Apartment Ownership Act-1970. The same Deed of Declaration duly registered in the office of the Sub-Registrar No.7, Nagpur at Serial **Registration No. 8578, dt. 17/11/2016** and the said property is already submitted to the provisions of the Maharashtra Apartment Ownership Act– 1970.

4. That on the basis of documents placed before as follows:

a) A Copy of Sale Deed dated 9/8/1988 at Sr.No.2775 in the name of Sheikh

b) Return U/Section 8/4 filed in ULC and obtained a Retainable share in three names 1) Sheikh 2) Mushtaque and 3) ku. Sultana Sheikh. Retainable order passed on 19/12/2002.

c) Non Agriculture Order copy.

d) Sale Deed executed by 1) Sheikh 2) Mushtaque and 3) ku. Sultana Sheikh. As a Retainable land area 4500 Sq. Mtrs. in favour of Transferor and the same sale deed dated 22/4/2003 at Serial Registration No.1630.

e) 7/12 Extract in respect of Plot No. R3 issued from Talathi Revenue Department

f) Release Letter in respect of Plot No. R3 issued from Assistant Engineer Metro Nagpur Improvement Trust, Nagpur

g) Building Plan duly sanctioned by the Assistant Engineer Metro Nagpur Improvement Trust Nagpur.

h) Grampanchayat Tax Receipt in respect of Plot No. R3

i) Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act-1970 in respect of OM ATHARVA APARTMENTS standing on Plot No. R3, duly registered in the office of the Sub Registrar No. 7, Nagpur at Serial Registration No. 8578, Dated 17/11/2016 above documents placed before me and search taken by me, I am the opinion that the property of the above para which is owned by the transferor **M/s. Shri Sai Associates**

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acting through its sole **Proprietor Shri Sudhir Baburaoji Kale.** I do not find any entry of the other transfer of creation of any Mortgage, Lien charge on the property mentioned above during the period from purchase the said property. The abovesaid property is neither alienated nor any encumbrance, charge or lien has been created on the mentioned above during the time of above period.

5. That I am satisfied that the property is heritable and transferable and transferor has right to transfer the same as good valid and marketable title. I therefore certify that the said property described in the schedule in the above para is free from all any encumbrances or any charges whatsoever and the title of the transfer is free, clear and marketable.

6. That there is no impediment if the said Transferor **M/s. Shri Sai Asociates** acting through its Sole **Proprietor Shri Sudhir Baburaoji Kale** with the above mentioned property in favour of financial institution from where they are seeking the loan and it will be a good valid and marketable security for such institution for securing the loans.

Hence this report of search and verification of title for further steps.

22/11/2016.

Nagpur
Dated: 22/11/2016

Adv. Purushottam N. Porkute
Advocate

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