नोंदणी ३९ म.
Regn. 39 m.

पावती क्रमांक

दस्तऐवजाचा/अर्जाचा अनुक्रमांक 4669

दिनांक 27/6/96 सन २०

दस्तऐवजाचा प्रकार— 2118/97 - 2003 ते 96

सादर करणाराचे नाव— अॅड. के. एल. [illegible]

खालीलप्रमाणे फी मिळाली :—

	रु.	पैसे
नोंदणी फी		
नक्कल फी (फोलिओ)		
पृष्ठांकनांची नक्कल फी	64	0
टपाल खर्च		
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.		
..		
..		
..		
..		
एकूण	64	0

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

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

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

सादरकर्ता.

KAMAL L. SATUJA ADV.

OFF.: K.L.S ASSOCIATES, GANDHI CHOWK, SADAR, NAGPUR

Dt. 29/07/2017

SEARCH REPORT FOR PROPERTY SITUATED AT NAGPUR

The purpose of this Report is to document our/ my preliminary comments arising out of the Search Report conducted by me on behalf of **M/S HEMDEEP CONSTRUCTION THROUGH ITS PROPRIETOR MR. HEMANT S/O BALIRAM MADNE**, Aged about **45 Yrs.**, Occ.: **Business,** R/o 17, Nehru Colony, Anant Nagar, Nagpur – 13 in respect of **All** that piece and Parcel of the land bearing **Plot no. 5 & 6** in the **Layout** carved by **Reserve Bank Workers Co-operative Housing Society Ltd. Nagpur.** The Length and Width of **Plot No. 5 – North-South = 60 Ft., East-West= 40 Ft.,** respectively**, total admeasuring about 2400 Sq. Ft. i.e. 222.96 sq. mtrs** (the details are given under **"Schedule A")** and, the Length and Width of **Plot No. 6 - North-South =60 Ft., East-West = 40 Ft.** (the details are given under "**Schedule B"),** respectively**, total admeasuring about 2400 Sq. Ft. i.e. 222.96 sq. mtrs** Both the **Plots, 5 and 6** having **Total Length: North to South = 60 Ft., and Width: East to West= 80 Ft. and Jointly admeasuring 4800 Sq.Ft. i.e 445.93 sq. mtrs & it bears City Survey no.534, Patwari Halka No. 8, Sheet no. 164/64, Khasra no. 58/1, Mouza: Borgaon** bearing **N.M.C. House no. 563 /05, & 563 / 06,Ward no. 62,** within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & Dist: Nagpur and bounded as under:-

Boundaries of (Schedule A) PLOT NO. 5 :

Towards the East :30 Ft. Wide Road Towards the West;Plot no.6

Towards the North:30 Ft. Wide Road Towards the South:: Plot No. 10

Boundaries of (Schedule B) PLOT NO. 6 :

Towards the East :Plot No. 5 Towards the West:Plot no.7

Towards the North:30 Ft. Wide Road Towards the South:Plot No. 9

(Hereinafter referred to as the **"said property"** for the sake of bravity)

1. **Background**

We understand that **M/S HEMDEEP CONSTRUCTION THROUGH ITS PROPRIETOR MR. HEMANT S/O BALIRAM MADNE** purchased the "Said Property" from vide Registered Sale Deed bearing Serial No. 6758/2015, Dated 1ST December 2015 and it came to be registered in the office of Sub-Registrar, Nagpur-01

M/S HEMDEEP CONSTRUCTION THROUGH ITS PROPRIETOR MR. HEMANT S/O BALIRAM MADNE requested me to conduct a legal due diligence on the documents and the said premises as he has to register its project in RERA and obtain loan from bank to purchase the said property.

2. **Scope of Review**

I understand that, **MR HEMANT BALIRAMJI MADNE** submitted the following documents :

- **a.** Title Documents
- **b.** Approved Sanctioned Plan
- **c.** Latest Municipal Tax Receipt
- **d.** Sale deed
- e. Sanction Map

However, I am provided with copies of certain documents in respect to the said premises, which are as listed in schedule I

3. **Title of the Said Property**

   a. **All** that piece and Parcel of the land bearing **Plot no. 5 & 6 [detailed & specified as the said property]**

   b. **AND WHEREAS Mr. Triloknath Bhupindernath Sidhra** purchased the **"said property" i.e. All that piece and parcel of land bearing (Plot No. 5)** from **Reserve Bank Workers co –operative Housing, Society Ltd., Nagpur** vide registered sale deed bearing **registration No. 4713 (P), Dt. 7th December 1981** AND **Plot No. 6** had been purchased by **Mr. Bhupinder Barkatram Sidhra (Father of Mr. Triloknath Bhupindernath Sidhra)** Sale Deed bearing **registration no. 2532 (P), Dt. 21st November 1980** in the office of Sub Registrar, Nagpur-3. As the father of Mr. Triloknath Sidhra i.e. **Mr. Bhupinder Barkatram Sidhra** died on 20/02/1992 and after his death, all the Legal Heirs of Mr. Bhupinder B. Sidhra i.e. Mr. Rajiv B. Sidhra, Mr. Umesh B. Sidhra, Mrs. Chanchal Ashok Sharma and Sau. Sunita Anil Sharma relinquished their respective undivided shares in Plot No. 6 in favor of Mr. Triloknath Bhupindernath Sidhra, vide registration number of Relinquishment Deed, 1431/2009, Dt. 20/03/2009 in the Office of Sub-Registrar, Nagpur and the Name of Mr. Triloknath Bhupindernath Sidhra has properly been mutated in City Survey as the sole owner of Plot no. 6; In lieu of it **Mr. Triloknath Bhupindernath Sidhra was the sole owner of both the Plot no.5 & 6.**

   c. **Mr. Triloknath Bhupindernath Sidhra** sold **the said property to Mr. Sanjay Gupta vide** registered sale deed bearing registration no. 1956 & 1957 dt. 20th March 2012 in the office eof Joint Sub Registrar, Nagpur -2

d. **Mr. Sanjay Gupta sold the said property from HEMDEEEP CONSTRUCTION THROUGH ITS PROPRIETOR Mr. HEMANT s/o BALIRAMJI MADNE vide** registered sale deed bearing registration no. 6758 dt. 1st December 2015 in the office of Joint Sub Registrar, Nagpur -1

I had caused a search in the office of sub-registrar, Nagpur vide receipt no. 5691/17 Dt 28/07/2017 by paying the necessary fees. During my search from the office of Sub registrar – Nagpur -1 it is learnt that, said property is almost 20 years old and as per the availability of index registrar, I did not find any adverse entry thereby revealing any charges, lien or encumbrances over the said property.

Usage of the Property

Residential

3. **Conclusion**

In view of the above I am of the view that **M/S HEMDEEP CONSTRUCTION THROUGH ITS PROPRIETOR MR. HEMANT S/O BALIRAM MADNE** is the absolute owner of the **"said property"** possessing all the rights over the said property.

4. Hereinabove, I am provided my view / observation based on the documents submitted to me and also in the light of search conducted at the office of registrar of sub-authorities/ local authorities.

Further, as desired by **MR HEMANT S/O BALIRAMJI MADNE** for the purpose of obtaining loan from bank, to better understand the risk, if any, in proceeding with the said transaction and mitigating the same, I provide my recommendations as follows :- Submitted all the documents as sought in para stated above.

SCHEDULE I

a. Title Documents **b.** Sale Deed
c. NOC from NIT **d.** Latest Municipal Tax Receipt
e. Electric Bill

SCHEDULE II

All that piece and Parcel of the land bearing **Plot no. 5 & 6** in the **Layout** carved by **Reserve Bank Workers Co-operative Housing Society Ltd. Nagpur.** The Length and Width of **Plot No. 5 – North-South = 60 Ft., East-West= 40 Ft.,** respectively, **total admeasuring about 2400 Sq. Ft. i.e. 222.96 sq. mtrs** (the details are given under **"Schedule A")** and, the Length and Width of **Plot No. 6 - North-South =60 Ft., East-West = 40 Ft.** (the details are given under "**Schedule B"),** respectively, **total admeasuring about 2400 Sq. Ft. i.e. 222.96 sq. mtrs** Both the **Plots, 5 and 6** having **Total Length: North to South = 60 Ft., and Width: East to West= 80 Ft. and Jointly admeasuring 4800 Sq.Ft. i.e 445.93 sq. mtrs & it bears City Survey no.534, Patwari Halka No. 8, Sheet no. 164/64, Khasra no. 58/1, Mouza: Borgaon** bearing **N.M.C. House no. 563 /05, & 563 / 06,Ward no. 62,** within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil & Dist: Nagpur

[Adv. K.L. Satuja]

Annexture : Payment receipt made to Sub Registrar Nagpur as Search veracity of title of aforesaid property.