" हरी ओम "

Advocate KAUSHIK A. PUJARI
B.A., L.L.B.
Criminal Civil Company Bank's and Tribunal Lawyer

Office Address : 173, LIT College Road, Near Mahadeo Mandir, Ramnagar, Nagpur
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7387155511, 9595150650

Date : 08/05/2015

TITLE SEARCH & VERIFICATION REPORT

Name of the Borrower : SHRI. BHALCHANDRA S/O LATE SHHRI. JAGESHWAR JOSHI & 8 Other, acting thorugh their duly constituted Attorney M/S SANSKRUTI DEVELOPERS, actingthorugh its sole Prorietor Shri. Bhavesh S/o Deorao Kuchanwar

R/o Nagpur.

I/We Mr. Kaushik A. Pujari, Advocate has investigated the title of SHRI. BHALCHANDRA S/O LATE SHHRI. JAGESHWAR JOSHI & 8 Other, acting thorugh their duly constituted Attorney M/S SANSKRUTI DEVELOPERS, actingthorugh its sole Prorietor Shri. Bhavesh S/o Deorao Kuchanwar, Nagpur of the immovable properties situated at Nagpur on the basis of the deeds and other documents (more described in schedule I), Encumbrances certificates, the discussions I/We had with the mortgagor the revenue authorities and searches carried out by us in the office of the sub registrar Nagpur for inspection of the records (relating to litigation) in the courts which has jurisdiction over the said immovable properties and the site inspection.

My report on the title is as under:

1 . Description of the Immovable Property

SCHEDULE OF THE PROPERTY

ALL that piece and parcel of land bearing Nazul Leasehold Plot no. 93 in civil station Expension Scheme of Nagpur Improvement trust Farm Land Layout, containing by admeasurement 1238.40 Sq. Mtrs. of Mouza- Lendhra bearing City Survey No. 1038 and Sheet no. 51/15 of Mouza- Lendhra, situated at Canal Road, farmland Layout, Ramdaspeth, Nagpur, within the limits of the Nagpur Municipal Corporation Ward no. 72, circle no. 20 Division no. 8 in Tahsil and District-Nagpur and the same is bounded as under.

ON THE EAST : Plot no. 3
ON THE WEST : Plot No. 1

Advocate K. A. Pujari

SANSKRUTI DEVELOPERS NAGPUR

GRN -	MH000 747842 201516M	BARCODE		Date 08/05/2015-17:33:36	Form ID 0
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Search Fee		TAX ID (If Any)		
			PAN No.(If Applicable)		
Office Name	NGP4_IT NAGPUR NO 4 SUB REGISTRAR		Full Name	Adv Kaushik A Pitani	
Location	NAGPUR				
Year	2015-2016 One Time		Flat/Block no.	Plot no. 173	
	Account Head Details	Amount in Rs.	Premises/Bldg		
0030072201	SEARCH FEE	325.00	Road/Street	Near Mahadeo Mandir LIT college Road	
			Area/Locality	Ramnagar Nagpur	
			Town/City/District		
			Pin	4 4 0 0 1 0	
			REMARKS (If Any)	Plot no. 93 Mouza- Landhra CS No. 1038 , Sheet no. 61/15 (13 years search)	
			Make payment at any branch of STATE BANK OF INDIA Before 15/05/2015		
Total		325.00			
Amount in Words	Three Hundred Twenty Five Rupees Only				
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
	Cheque-DD Details		Bank CIN	REF No.	CP19005374
Cheque/DD No.			Date		
Name of Bank			Bank Branch	STATE BANK OF INDIA	
Name of Branch			Scroll No. ,Date		

Mobile No. : 7057155511

Kaushik A. Pitani
ADVOCATE

SHRUTI DEVELOPERS
NAGPUR

SHRI. AGESHWAR JOSHI, And 5 Married daughters namely DR. SMT VIDYA W/O VASANT TELANG, MRS. PRADNYA W/O PRAKASH GOVARDHAN, MRS. VINITA W/O VILAS KOTWALIWALE, MRS. KALYANI W/O SUBHASH BUTI, MRS. POORNIMA W/O GOVIND SHIRPURKAR the jointly by way of intestate succession, being the only legal heirs of the deceased.

WHEREAS SHRI. BHALCHANDRA S/O LATE SHHRI. JAGESHWAR JOSHI, SHRI. MORESHWAR S/O LATE SHRI. JAGESHWAR JOSHI, SHRI HEMANT S/O LATE SHRI. JAGESHWAR JOSHI,SHRI. SHRIKANT S/O LATE SHRI. AGESHWAR JOSHI, DR. SMT VIDYA W/O VASANT TELANG, MRS. PRADNYA W/O PRAKASH GOVARDHAN, MRS. VINITA W/O VILAS KOTWALIWALE, MRS. KALYANI W/O SUBHASH BUTI, MRS. POORNIMA W/O GOVIND SHIRPURKAR have entered into Agreement of Development with M/S SANSKRUTI DEVELOPERS a Proprietary Concern, acting thorugh its sole Proprietor Shri. Bhavesh Deorao Kuchanwar, to develop the aforesaid property and the said Agreement of Development is duly registered at the office of the Sub-Registrar, Nagpur-6 in Book no. 1 at Sr. No. 4213 on 17/08/2012.

WHEREAS in pursuance of the aforesaid Agreement for the purpose of construction of additional built-up spaces on the said Plot of land the Developer has purchased transferable Development Rights (TDR) of 1000 Sq. Mtrs. of Zone "B" from SHRI. NARENDRA DHARNIDHARJI GANDHI out of the TDR Certificate no. 28/01 by a transfer Deed dated 24/10/2013 and accordingly obtained a TDR certificate No. 28/01/05 in the name of SHRI. BHALCHANDRA S/O LATE SHHRI. JAGESHWAR JOSHI, SHRI. MORESHWAR S/O LATE SHRI. JAGESHWAR JOSHI, SHRI HEMANT S/O LATE SHRI. JAGESHWAR JOSHI,SHRI. SHRIKANT S/O LATE SHRI. AGESHWAR JOSHI, DR. SMT VIDYA W/O VASANT TELANG, MRS. PRADNYA W/O PRAKASH GOVARDHAN, MRS. VINITA W/O VILAS KOTWALIWALE, MRS. KALYANI W/O SUBHASH BUTI, MRS. POORNIMA W/O GOVIND SHIRPURKAR.

Kaushik A. Joshi
ADVOCATE

WHEREAS SHRI. BHALCHANDRA S/O LATE SHHRI. JAGESHWAR JOSHI, SHRI. MORESHWAR S/O LATE SHRI. JAGESHWAR JOSHI, SHRI HEMANT S/O LATE SHRI. JAGESHWAR JOSHI,SHRI. SHRIKANT S/O LATE SHRI. AGESHWAR JOSHI, DR. SMT VIDYA W/O VASANT TELANG, MRS. PRADNYA W/O PRAKASH GOVARDHAN, MRS. VINITA W/O VILAS KOTWALIWALE, MRS. KALYANI W/O SUBHASH BUTI, MRS. POORNIMA W/O GOVIND SHIRPURKAR have started the construction of a Multistoreyed building through **M/S SANSKRUTI DEVELOPERS** on the Parcel of land described above to be known and styled as SANSKRUTI TATVA APARTMENTS according to the plan attached hereto as EXHIBT-A which is duly sanctioned by the Assistant Director, Town Planning Department, Nagpur Municipal

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actingthorugh its sole Prorietor Shri. Bhavesh S/o Deorao Kuchanwar, Nagpur becomes the owner of the above said plot. Hence, accordingly, **SHRI. BHALCHANDRA S/O LATE SHHRI. JAGESHWAR JOSHI & 8 Other,** acting thorugh their duly constituted Attorney **M/S SANSKRUTI DEVELOPERS,** actingthorugh its sole Prorietor Shri. Bhavesh S/o Deorao Kuchanwar, Nagpur acquired title and interest over the property under search.

I have gone through the following document pertaining to the above described property:

i) **The Copy of the Building sanctioned plan.**
ii) **The Copy of the Sale Deed dated 12/09/1962.**
iii) **The Copy of the Deed of Declaration dated 19/03/2015.**
iv) **The Copy of the General Power of attorney dated 17/08/2012.**
v) **The Copy of the Agreement of Development and Sale dated 17/08/2012.**
vi) **The Copy of the Lease Deed dated 15/10/1954.**
vii) **The Copy of the Renewal Lease Deed dated 31/08/2013.**
viii) **The Copy of the Layout Plan.**
ix) **The Copy the aakhiv patrika.**
x) **The Copy of the Tax Receipt dated 15/07/2014**
xi) **The Copy of the N. A. Order dated 04/01/2013.**
xii) **The Copy of the Bulding Permit dated 09/03/2015**

3. Minor's Interest /HUF Property :

In this property there is not the question of minor's interest

4. Mutation of the name of the owner in the revenue records:

In this property the name of the Mortgagor has been mentioned in the revenue records and has been duly mutated after paying the concern taxes.

5. Possession :

SHRI. BHALCHANDRA S/O LATE SHHRI. JAGESHWAR JOSHI & 8 Other, acting thorugh their duly constituted Attorney **M/S SANSKRUTI DEVELOPERS,** actingthorugh its sole Prorietor Shri. Bhavesh S/o Deorao Kuchanwar, Nagpur acquired title and interest over the property under search.

6. Payment of municipal / local taxes/ Cess etc :

Kaustubh A. Kulkarni
ADVOCATE

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marketable and clear and the said property can be safely considered for creation of equitable mortgage subject to obtain following documents.

12. Certificate.

The link in the chain of the title has been properly established. All the transactions have been duly verified from the relevant records. The documents, which I have verified Latest Tax receipt etc from the relevant records. On the basis of the search made by me and the documents place before me, I certify that the property referred in the schedule by **SHRI. BHALCHANDRA S/O LATE SHHRI. JAGESHWAR JOSHI & 8 Other,** acting thorugh their duly constituted Attorney **M/S SANSKRUTI DEVELOPERS,** actingthorugh its sole Prorietor Shri. Bhavesh S/o Deorao Kuchanwar is clear and hence I certify that the property is free from all type of encumbrances, charges, lien and mortgages or order claim affecting the clear title, as on the date.

In the result, I have to state that I have made necessary search at the concerned Sub-registrar office up to date as the result of searches and on the basis of the same I hereby state that the said property is free from all charges and has got the clean and marketable title.

I have verified all the documents from the original documents/records which has been provided to me by **SHRI. BHALCHANDRA S/O LATE SHHRI. JAGESHWAR JOSHI & 8 Other,** acting thorugh their duly constituted Attorney **M/S SANSKRUTI DEVELOPERS,** actingthorugh its sole Prorietor Shri. Bhavesh S/o Deorao Kuchanwar. Hence, I therefore issue this Inspection report and Title Verification Search Certificate.

Hence, I therefore issue this Inspection report and Title Verification Search Certificate.

Place- : Nagpur
Date -: 08/05/2015.

KAUSHIK A PUJARI
(Advocate)

KAUSHIK A. PUJARI
Advocate
High Court Cadre No. D,
Reg. No. D/1,137 Collage Bar Association Nagpur(M)

SANSKRUTI DEVELOPERS NAGPUR