Mob. : 9370228200

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Ref. No. .....

Date : 05/01/2013

SEARCH AND TITLE VERIFICATION REPORT

Having been engaged by the Br. Manager, Akola Urban Cooperative Bank Ltd, Gandhibag, Nagpur for the purpose of search and verification of title in respect of the property mentioned below. I, the under signed Advocate do hereby submit verification report and opinion about the title in respect of the same as under :-

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land admeasuring 12,000 sq.mtrs., being a portion of entire bearing Kh, No. 24/3, P.H. No. 34-A situated at Wathoda, Mouza-Wathoda, bearing City Survey No. 34, Sheet No. 565/18 (324/19 Old), within the limits of Nagpur Municipal Corporation Ward No. 21 and Nagpur Improvement Trust, Nagpur, in Tahsil and District Nagpur. The property is bounded as under :-

East : Road

West : Remaining Land of Kh No. 24/3

North : Land of Sabina Society.

South : Land of Shri Malgade.

I have already paid requisite search fee vide receipt no. 18403 dt. 31/12/12, for the period of last 30 years, from & 1983 to 2012 to office of Sub-Registrar, Naypur City no. 1, and

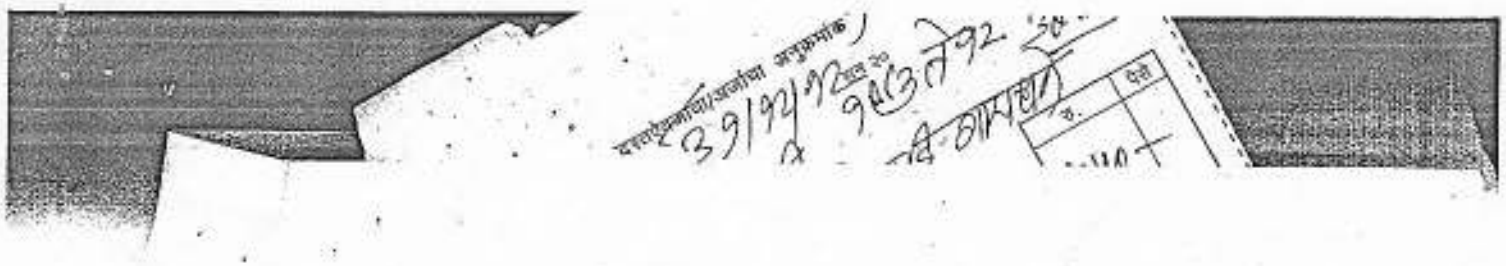
verified the record of the office of Sub-Registrar, Nagpur/ pertaining to the said property. I have also perused all relevant documents placed in my hand and give my opinion as under :-

It reveals from the record that all that piece and parcel of land bearing Kh.no. 24/3, admeasuring 3.81 H.R. P.H.no. 34-A, land revenue Rs.34.55 Bhogwatdar Class-I rights, Mouza - Wathoda was originally belonged to Shri Parashram Shiva Narad and Shri Purushottam Shiva Narad, their names are found to have been mutated as joint owners of said property in all the relevant records.

The said owners Shri Parashram Shiva Narad and Shri Purushottam Shiva Narad sold the land bearing Kh. no. 24/3/ admeasuring 0.48 R. out of total land admeasuring 3.81 R. to Sabina Co-operative Housing Society Ltd., Nagpur/ vide two separate sale deeds dated 14/12/1994 wnich is duly registered in the office of Sub-Registrar, Nagpur on even date at sr. nos. 9263(p) & 9264(p) in Book no. 1.

That, the aforesaid owners (1) Shri Parasram Shiva Narad (2) Shri Purushottam Shiva Narad, (3) Shri Manohar Parasram Narad, (4) Shri Raju Parasram Narad, (5) Shri Krishna Purshottam Narad, (6) Smt. Pushpa Arun Chakole, (7) Smt. Kalpana Fagoji Vairagade and (8) Smt. Sangita Pramod Ghuguskar decided to develop the remaining land/aforesaid property and for that purpose entered into an Agreement of Development on dated 16/05/2007 with Ved Bhumi Builders & Developers Pvt. Ltd., which is duly registered in the office of Sub-Registrar Nagpur-1, on even date at Sr. no. 2885 in Book no. 1.

That, the aforesaid owner Shri Parasram Shiva Narad left for heavenly abode leaving benind him his legal heirs (1) Shri Manohar Parasram Narad, (2) Shri Raju Parasram Narad, (3) Smt. Sangita Pramod Ghuguskar who became absolute joint owners of the aforesaid



That the aforesaid Kh. no. 24/3 admeasuring 3.33 H.R. having been converted into non-agricultural i.e. Residential use vide order dt. 29/06/2007 passed by the Addl. Collector, Nagpur in Revenue case no. 95/NAP-34/2006-2007.

That, the urban land (ceiling and Regulation) Act, 1976 having come into force w.e.f. 17/02/1976 the said owners had filed a statement/Return under section 6(2) before Deputy Collector of competenent Autnority, U.L.C. Nagpur for land bearing Kh. no. 24/3 admeasuring 33300 sq.mtrs. of Mouza - Wathoda vide ULC case no .36/2007. After scrutiny of the returns filed by the owners, the competent authority vide its order u/s. 8(4) dated 18/05/2007 has allowed 12000 sq.mtrs. Retainable land i.e. 8 Retainable shares each (1,500 Sq.Mtrs.) in the name of the aforesaid owners and an area admeasuring 21300 sq.mtrs. was declared as surplus vacant land.

That, the aforesaid owners lateron having applies for exemption to the aforusaid surplus vacant land for the plots/ construction of the houses as per the guidelines issued under Govt. Resolution no. CSC-ULC-1091/5(3977)/D-XII/dated 15/01/1992 by the General Administration Department, the Government of Maharashtra, Housing and special assistance department, through competent authority, U.L.C. Nagpur, in exercise of the powers conferred by sub-Section (1)(a) of section 20 of the said Act, by its order no. ATP/ULC/HSG/1/WS1801/ 2007 dated 06/08/2007 exempted the aforesaid surplus vacant land from the provisions of chapter-III of the said Act subject to the conditions contained therein on the Housing scheme pattern.

That, after the aforesaid owners Shri Purushottam Shiva Narad (2) Shri Manohar Parasram Narad, (3) Shri Raju Parasram Narad, (4) Smt. Sangita Pramod Ghuguskar, (5) Shri Krishna Puruhottam Narad, (6) Smt. Pushpa Arun chakole, (7)

Smt. Kalpana Fagoji Vairagade transferred the aforesaid surplus land admeasuring 12000 sq.mtr. to M/s Ved Bhumi Builders and Developers Pvt. Ltd, vide sale deed dated 27/08/2009 which is duly registered in the office of Sub-Registrar, Nagpur-1, on even date at Sr. no. 4270 in Book no. 1. Thus, M/s Ved Bhumi Builders and Developers Pvt. Ltd., become absolute owner of the aforesaid property.

That, while searching the records, it was found that some records having been torned and some record was missing. So also indexing of record as required under Registration Act, 1908 is incomplete. Therefore, the inspection of such record was not possible. However, the owner/Developer Ved Bhumi Builders and Developers P. Ltd, declared by swearing an Affidavit regarding clear title and non-encumbrance of the said property. Therefore, on the basis of record available, I am of the opinion that the property referred to in the schedule appended hereto is free from all encumbrances, and title of the owners is clear and marketable. Further it is good mortgeaable security for raising loan and to create charge over the said property by way of collateral security.

The mortgagor be required to produce following documnets with our our bank

1. Agreement of Development (Sr.No. 2885 dt. 16/05/07)
2. Sale Deed (Sr.No. 4270 dt. 28/08/09)
3. Tax Receipts of NMC No. 214451 dt. 10/03/08.
4. Copy of City Survey (Property Card)
5. 7/12 extract.

Nagpur
Date : 05/01/2013

J.D. Gaidhane
Advocate

No. 4244

नोंदणी ३९ म.
Regn. 39 m.

पावती क्रमांक

दस्तऐवजाचा/अर्जाचा अनुक्रमांक 9(893

दिनांक 29/12/92 सन २०

दस्तऐवजाचा प्रकार—

सादर करणाराचे नाव—

खालीलप्रमाणे फी मिळाली :—

	रु.	पैसे
नोंदणी फी	640	—
नक्कल फी (फोलिओ)		
पृष्ठांकनाची नक्कल फी		
टपाल खर्च		
नकला किंवा झाप्ने (कलमे ६४ ते ६७)		
शोध किंवा निरीक्षण		
दंड—कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ)		
इतर फी (मागील पानावरील)		
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एकूण	640	—

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

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

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

सादरकर्ता.

... Ward No. ...
... Trust, Nagpur, in Tal. ...