

BHARTI S. DABHADKAR
M.A.LL.B.

61, Narendra Nagar, Nagpur
09921860163

Advocate.

Date: 28.07.2017

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by **M/s HBK Infrastructure** for the purpose of verifying its title in respect of the property described below, I the undersigned do hereby submit my report of verification and search as under. That I have got verified and inspected the records at the office of the Sub-Registrar Nagpur for the last Thirteen years i.e., from 2005 to 2017 with respect to Leasehold Plot bearing Plot. No.17, City Survey No.867, Sheet. No.25 of Mouza- GADGA in the limits of the Nagpur Municipal Corporation, Nagpur as more specifically described in Schedule of property below to find out the documents, if any recorded therein effecting any kind of transfer by way of sale, gift, exchange, mortgage, lease or otherwise of the above said property. The particulars of which are as under:-

DESCRIPTION OF PROPERTY

ALL That Piece and Parcel of Land bearing **Plot. No. 17**, admeasuring **4260 Sq. Ft.** (395.76 Sq. Mt) including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 867, Sheet No.25 of **Mouza- Gadga**, situated at Dharmapeth, Nagpur, within the limit of Nagpur Municipal Corporation in Ward No. 70, in Tahsil & District-Nagpur, which is bounded as under:

On East: Plot. No.18.

On West: Plot. No.16.

On North: Conservancy Lane.

On South: Road.

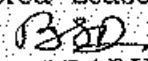
Purchaser/Owner : M/s HBK Infrastructure.

TITLE HISTORY

On the basis of documents submitted and from the search taken at the Office of Sub-Registrar Nagpur, I submit my report as under:-

ALL That Piece and Parcel of Land bearing Plot. No. 17, admeasuring 4260 Sq. Ft. (395.76 Sq. Mt) including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 867, Sheet No.25 of Mouza- Gadga, situated at Dharmapeth, Nagpur, within the limit of Nagpur Municipal Corporation in Ward No. 70, in Tahsil & District-Nagpur was originally belongs to Nagpur Municipal Corporation, Nagpur.

Later on the Nagpur Municipal Corporation, Nagpur transferred the above said property in the name of **1. Smt. Gangabai Kesharao Indolikar, 2. Mr. Shrikant Kesharao Indolikar, 3. Mr. Vinayak Kesharao Indolikar & 4. Ku. Sumati Kesharao Indolikar** in their favour by duly executing a registered Lease Deed for a term


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commencing from 01.04.1989 and ending on 3.03.219 dated 24.11.1998 in the Office of Joint Sub-Registrar, Nagpur in Addl Book No.1 Volume No. 578 from pages 75 to 81 at Sr. No.3310(P). By virtue of the said Lease Deed the above said persons became the leasehold owners of the said property and they have mutated their names in the record of City Survey Office, Nagpur and Nagpur Municipal Corporation as a leasehold owner of the said property.

Whereas Smt. Gangabai Kesharao Indolikar left for heavenly abode on 31.12.2001 leaving behind her 2 sons namely Mr. Shrikant Kesharao Indolikar & Mr. Vinayak Kesharao Indolikar and only daughter Ku. Sumati Kesharao Indolikar as her only legal heirs of the deceased.

Whereas the aforesaid Ku. Sumati Kesharao Indolikar left for heavenly abode on 5.07.2010 and she was bachelor leaving behind her 2 brothers namely Mr. Shrikant Kesharao Indolikar and Mr. Vinayak Kesharao Indolikar, the owners named hereinabove, as her only legal heirs of the deceased. As a result thereof the Owners have now become the Joint/Co-owners of the aforesaid property with heritable and transferable rights therein.

Whereas for the cogent reasons and good cause the Owners have jointly decided to develop the aforesaid property into a RESIDENTIAL ESTATE by constructing a Multistoried building thereon consisting of various self contained separate Apartments therein. And accordingly the owners obtained a Sanctioned Building Plan from the competent Authority, i.e., Nagpur Municipal Corporation on dated 03.06.2017 vide Building Permit N. 591/DRPeth ZoneII/NMC/2017.

Whereas having no experience about the building construction activities the Owner have jointly decided to entrust the entire work of Development of the said property to any well experience builder of the City.

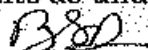
Later on the above said Owners namely 1. Smt.Gangabai Kesharao Indolikar, 2. Mr. Shrikant Kesharao Indolikar, 3. Mr. Vinayak Kesharao Indolikar & 4. Ku. Sumati Kesharao Indolikar AND M/s HBK Infrastructure through its partners namely 1. Mr. Shankar Murlidhar Murarka 2. Smt. Asha Shankar Murarka, 3. Smt. Nrendra Kaur Harmit Singh Sethi, 4. Mr. Satpal Singh Harmit Singh Sethi & 5. Mr. Manmeet Singh Harmit Singh Sethi On Second Part AND 1. Mr. Shripad Shrikant Indolikar & 2. Mrs. Nandini Prashant Indolikar On One Part executed an Agreement of Development on dated 19.07.2017 which is duly registered in the Office of Joint Sub-Registrar No.4 at Sr. No. 4-3783-2017. At the time of execution of an Agreement of Development the above said Firm has duly paid the requisite stamp duty as levied by the Government.

Thereafter Mr. Shrikant Kesharao Indolikar & Mr. Vinayak Kesharao Indolikar jointly executed a General Power of Attorney in favour of M/s HBK Infrastructure through its partners namely 1. Mr. Shankar Murlidhar Murarka 2. Smt. Asha Shankar Murarka, 3. Smt. Nrendra Kaur Harmit Singh Sethi, 4. Mr. Satpal Singh Harmit Singh Sethi & 5. Mr. Manmeet Singh Harmit Singh Sethi in respect of the above said property which is duly registered in the Office of Sub Registrar Nagpur-4, on dated 19.07.2017 at Sr. No. 4-3784-2017 wherein the owners has given every right to the Developers in respect of the said property.

Whereas in view of the said Development Agreement the said Owners also executed Deed of Declaration under section 2 of the Apartment Ownership Act, in respect of the above said property on 19.07.2017 which is duly registered in the Office of Sub-Registrar Nagpur-4 at Sr. No. 4-3785-2017

Documents Verified from the Original:

1. In the above said matter particularly in respect of the above said property I have inspected and verified the following documents as under:


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Advocate

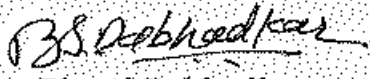
1. Original Development Agreement dt. 19.07.2017 which is registered in the office of Sub-Registrar Nagpur-4 at Sr. No. 4-3783-2017.
2. Original Power of Attorney dt. 19.07.2017 which is registered in the Office of Sub-Registrar Nagpur-4 at Sr. No. 4-3784-2017.
3. Original Deed of Declaration dt. 19.07.2017 which is registered in the Office of Sub-Registrar Nagpur-4 at Sr. No. 4-3785-2017.
4. Original Sanctioned Building Plan dt. 03.06.2017 issued by the Nagpur Municipal Corporation, Nagpur in the name of Mr. Shrikant K Indoikar & Mr. Vinayak K Indolikar.
5. Original Lease Deed dt. 24.11.1998, which is registered in the Office of Sub-Registrar Nagpur in Addl. Book No.1, Volume No. 578 on Pages 75 to 81 at Sr. No. 3310(P).
6. Certified copy of Property Card in the name of Mr. Mr. Shrikant K Indoikar & Mr. Vinayak K Indolikar.

I certify that Intending Borrower/Purchasers has an absolute, clear and Marketable title over the Schedule property/(ies). I further certify that the above title deeds are genuine.

On the basis of search taken by me it is clear that the above said property is not alienated or transferred in any manner and is free from encumbrances of any kind whatsoever. I have taken Online Search for a period of 13 years in the Office of Joint Sub-Registrar Nagpur and inspected, verified and scrutinized the documents in respect of the aforesaid property by depositing Rs. 325/- on dt. 28.07.2017 vide GRN No. MH003940358201718E.

Hence this Report.

Place : Nagpur.
Date : 28.07.2017


Bharti Dabhadkar
Advocate
BHARTI DABHADKAR
Advocate



CHALLAN
MTR Form Number-6

GRN MH003940358201718E		BARCODE 		Date 28/07/2017-12:03:35		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID (If Any)			
Other Items				PAN No.(If Applicable)			
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		Adv Bharati Dabhadkar	
Location NAGPUR				Flat/Block No.			
Year 2017-2018 One Time				Premises/Building			
Account Head Details			Amount in Rs.		Road/Street		
0030072201 SEARCH FEE			325.00		Nagpur		
					Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					Plot no 17 CS No 867 Sheef no 25 Mz Gadga Tah Dist Nagpur From 2005		
					To 2017-13 Yrs		
					Amount In Three Hundred Twenty Five Rupees Only		
Total			325.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	00040572017072809763	IK00GJ0WV6
Cheque/DD No.				Bank Date	RBI Date	28/07/2017-12:04:39	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
सदर चडलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न केल्याच्या दस्तासाठी लागू नाही.
Mobile No. : Not Available