Gangwani vide Sale Deed dated 03/10/2013 duly registered in the office of Sub Registrar Nagpur -3 at registration Serial No. 5002/2013. Since then the said company is the sole and absolute owner of the said plots.

At the time of agreement to Sell with the above named owners M/s. Gangwani Construction Pvt. Ltd., through its Director Mr. Murlidhar Parasram Gangwani decided to amalgamate the Plots and develop the said plot Nos. 178 & 179 and proposed to construct a building thereon as per Sanctioned Plan and Building Permit duly sanctioned by the Nagpur Municipal Corporation vide Building Permit No. 08/BP/NARI/TP/NMC/04 dated 09/04/2013. For this purpose it has got No Objection Certificate for amalgamation from NIT and obtained amalgamation plan approved by ADTP Town Planning/Amalgamation/27 dated 28/03/2013.

Thereafter Mrs M/s. Gangwani Construction Pvt. Ltd., through its Director Mr. Murlidhar Parasram Gangwani decided to develop the said plot and construct a multistoried building named and styled as GANGWANI PLAZA and prepared building plan and got the same sanctioned by N.M.C. vide Building Permit No. 08/BP/NARI/TP/NMC/04 dated 09/04/2013 and proposed to constructed said residential building according to the sanctioned plan.

The Builder has constructed a multistoried building on the said amalgamated plots named and styled as GANGWANI PLAZA and selling the same to prospective buyers.

For the purpose of clear title in the said building to the prospective buyers the Deed of Declaration is to be executed but the same is yet to be executed and registered in the relevant Sub Registrar Office, Nagpur.

(d) Borrower/s :-

The present Borrower applicants Mr. Amit S/O Shankarlal Rochlani and Mrs. Mahak S/O Amit Rochlani were desirous of owning an Apartment No. 204 having super built up area 1150 Sq. Ft. i.e. 106.83 Sq. Mtrs. situated on the Second Floor of the said building and has entered into agreement to Sell with M/s. Gangwani Construction Pvt. Ltd., through its Director Mr. Murlidhar Parasram Gangwani on dated 03/10/2013 duly registered in the office of Sub registrar Nagpur 3 at registration serial No. 5007/2013. In the capacity of the agreement holders of the said property they are mortgaging the same with the Bank.

5. **Search and Investigation ;**

5.1 The persons who is/are the present owner/s of the property/ies	GANGAWANI CONSTRUCTION PVT. LTD.
5.2 Whether the party has absolute, clear and marketable title over the property/ies proposed to be mortgaged and can create to valid mortgage on the property/ies.	YES
5.3 a) What is the nature of the title of the owner i.e. tenancy right, full ownership, occupancy rights, possessory rights, minor's right or any other type of right? Clarify.	Full Ownership
b) Leasehold immovable property/ies.	Leasehold property/ies

ADV. KASHMIRA PANI

Scanned by CamScanner