**Mrs. Sushma P. Palkar**
B.Com, MBA, LL.B.
**Advocate**

Office : Plot no 30 Ambazari Layout Nagpur
Court Office : District court Room No. 321, 3rd Floor, Civil Lines, Nagpur
Phone : 9767470623

## TITLE VERIFICATION AND SEARCH REPORT

Having being engaged and instructed by Arvind Sahakari Bank ltd, Nagpur, for submitting, Search Report of the property bearing ALL THAT piece and parcel of property bearing plot No.5 in block N (N-5) , out of the sanctioned layout of the Scientific Co operative Housing society Ltd., Nagpur containing by admeasurements 738.70 sq mtr (as per sale deed 742.55 sq mtr)alongwith being a portion of the entire land bearing Kh no. 4/1 , 4/2 7/2 ,24 25 and 26/1-4 of Mouja Ajani , P S K 9 bearing corporation House no 278, City Survey No. 401 and sheet No. 33 of Mouza Ajani situated at Scientific Society Rani Laxmi Nagar, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 75 in Tahsil and District Nagpur proposed to be mortgaged, for search in respect of the said immovable property, so as to sanction loan by the bank, I the undersigned Advocate do hereby submit my opinion on verification and report as under:

1 I had gone through the complete description of immovable property offered as security for proposed mortgage by deposit of title deed.

2 I had tried to take search of the records of Sub-Registrar's Office Nagpur for last 13 years from 2003 to 2016 by paying the necessary fee vide Receipt No. 1111214276, dtd.04/07/2017.The original search fee receipt is enclosed herewith. All the concerned records and the Day Book Registers were searched for the aforesaid period. And shows the following details for the said property:-

### Schedule of Property offered as security

ALL THAT piece and parcel of property bearing plot No.5 in block N (N-5) , out of the sanctioned layout of the Scientific Co operative Housing society Ltd., Nagpur containing by admeasurements 738.70 sq mtr (as per sale deed 742.55 sq mtr)alongwith being a portion of the entire land bearing Kh no. 4/1 , 4/2 7/2 ,24 25 and 26/1-4 of Mouja Ajani , P S K 9 bearing corporation House no 278, City Survey No. 401 and sheet No. 33 of Mouza Ajani situated at Scientific Society Rani Laxmi Nagar, Nagpur within the limits of Nagpur Municipal Corporation Ward No. 75 in Tahsil and District Nagpur and bounded as under :

Towards East- 60 ft wide Road
Towards West- Plot No.8
Towards North- Plot No.4
Towards South- Plot no 6

3 <u>Particulars of the documents scrutinize</u>:-

a) Verified original registered sale deed bearing document No. NPR/4306/1973 DT. 28/11/1973 executed in favour of Shri Vilas Vithalrao Udhoji , shri Dilip Vithalrao Udhoji and Shri Rajiv Vithalrao Udhoji by Smt. Shama Widow Dattopant Pendse.
b) Verified certified copy of Sale deed registered in Addl Book No 1 Volume No.5 , Page No.89 to 90 , as serial No.174 on 14/04/1939 executed in favour of Shri Narayan Pendse by Scientific Co operative Housing Society at Laxmi Nagar, Nagpur.
c) Verified Layout Sanction Map for Khasara No. 4/1 , 4/2 7/2 ,24 25 and 26/1-4.
d) Copy of Akhiv Patrika in the name of Shri Vilas Vithalrao Udhoji , Shri Rajiv Udhoji, Dilip Udhoji
e) Copy of Tax Receipt 2012-2013,
f) Copy of NA ORDER revenue case no 104/A-2/66-67 dt 26/10/1976.
g) Verified original development Agreement bearing No. NGN-4/3448/2017 DT. 03/07/2017 in favour of M/S SHREE CONSTRUCTION proprietor Shri Sachin Ashok Khare by Shri Vilas Vitthalrao Udhoji, Shri Dilip Vithalrao Udhoji , Shri Rajiv Vithalrao Udhoji

h) Verified General Power of Attorney in favor of Shree Construction Through its proprietor Shri Sachin Ashok Khare by Shri Vilas Vitthalrao Udhoji, Shri Dilip Vithalrao Udhoji , Shri Rajiv Vithalrao Udhoji.

5. **Brief history flow of title for last 13 years:-**

That on perusal of the documents supplied to me and after verification it appears that initially Shri Narayan Pendse owned the said land as his separate property purchased in the year 14/04/1939 from scientific Co operative Housing Society Limited.

That further said entire land bearing Khasara No. 4/1 , 4/2 , 7/2 , 25 and 26/1-4 of Mouja Ajani (Khurd) is converted into non Agricultural Use vide order Dt. 26/10/1976 passed by the sub Divisional Officer , Nagpur in Revenue case no. 104/A-2 /66-67.

Later on Shri Narayan Pendse executed his LAST WILL and TESTAMENT on 12/06/1964 in favour of Smt. Shama Dattopant Pendse.

That thereafter Smt. Shama Dattopant Pendse executed registered sale deed in favour of Shri Vilas Vithalrao Udhoji , Dilip Vithalrao Udhoji and Rajiv Vithalrao Udhoji .

Thereafter Shri Vilas Vithalrao Udhoji , Dilip Vithalrao Udhoji and Rajiv Vithalrao Udhoji have jointly entered into agreement of development with M/s Shree Construction acting through its Proprietor vide registered document bearing No. NGN-4/3448/2017 DT. 03/07/2017 for consideration amount of 8,87,14000/- and accordingly executed registered irrevocable General Power of Attorney in favour of M/S SHREE CONSTRUCTION acting through its Proprietor Shri Sachin Ashok Khare bearing document no. 3449/2017/NGN4 DT. 03/07/2017.

That therefore in terms of above mentioned terms of development agreement and irrevocable power of attorney the proposed borrower M/S SHREE CONSTRUCTION through its Proprietor Shri Sachin Ashok Khare has all the rights of development and sale of flats/ apartments alongwith undivided share to prospective purchaser and also he has right to apply for loan and financial assistance from financial institution and banks and

mortgage the said property and only be responsible for said financial transanctions as per the clause 15 of power of attorney.

Hence the proposed borrower is entitled for application for grant of loan and has all the rights to submit the said property against the security of loan.

6 <u>Mode & Manner of creation of charge or/and subsequent charge being accepted by way of producing no dues certificate or/and no objection certificate, equitable mortgage, deposition of title deed or otherwise in respect of the same mode is expressly stated as under:-</u>

a) original registered sale deed bearing document No. NPR/4306/1973 DT. 28/11/1973 executed in favour of Shri Vilas Vithalrao Udhoji , shri Dilip Vithalrao Udhoji and Shri Rajiv Vithalrao Udhoji by Smt. Shama Widow Dattopant Pendse.

b) certified copy of Sale deed registered in Addl Book No 1 Volume No.5 , Page No.89 to 90 , as serial No.174 on 14/04/1939 executed in favour of Shri Narayan Pendse by Scientific Co operative Housing Society at Laxmi Nagar, Nagpur

c) original development Agreement bearing No. NGN-4/3448/2017 DT. 03/07/2017 in favour of M/S SHREE CONSTRUCTION proprietor Shri Sachin Ashok Khare by Shri Vilas Vitthalrao Udhoji, Shri Dilip Vithalrao Udhoji , Shri Rajiv Vithalrao Udhoji certified copy of building sanction map bearing No.

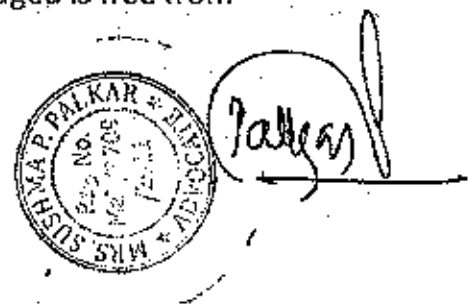
d) Original General Power of Attorney in favor of Shree Construction Through its proprietor Shri Sachin Ashok Khare by Shri Vilas Vitthalrao Udhoji, Shri Dilip Vithalrao Udhoji , Shri Rajiv Vithalrao Udhoji.

e) Certified copy of Lay out Sanction plan

f) Certified copy of NA ORDER 104/A-2/66-67 dt 26/10/1976

g) Copy of Tax Receipt for 2017-2018.

h) Indemnity or affidavit to be submitted by the proposed borrower specifically stating that the property to be mortgaged is free from



encumbrances of any kind and free from court case/litigations in any court of law in India

7 **Certificate on the title of property:**

That all the document of title placed before me mentioned in para 3 above have been verified, on perusal of those documents it appears That therefore in terms of above mentioned terms of development agreement and irrevocable power of attorney the proposed borrower M/s SHREE CONSTRUCTION through its Proprietor Shri Sachin Ashok Khare has all the rights of development and sale of flats/ apartments alongwith undivided share in land to prospective purchaser and also firm (M/s Shree Construction ) has right to apply for loan and financial assistance from financial institution and banks and mortgage the said property and he only be responsible for said financial transanctions as per the clause 15 of power of attorney.

Hence the proposed borrower is entitled for application for grant of loan and has all the rights to submit the said property against the security of loan and can create equitable / registered mortgage on said property under reference and can have marketable title to the said property and mortgage created by him as security for the loan granted by the bank is legally enforceable. The bank can advance loan on security of said property under reference as per rules of bank subject to mode and manner above stated in para 6 and indemnity or affidavit to be submitted by the proposed borrower specifically stating that the property to be mortgaged is free from encumbrances of any kind or any nature on oath.

Hence submitted.

Nagpur
Dated: 04/07/2017

Sushama Palkar
Advocate

# CHALLAN

MTR Form Number-6

| GRN | MH003151876201718E | BARCODE | | Date | 04/07/2017-23:03:36 | Form ID | |
|---|---|---|---|---|---|---|---|
| Department | Inspector General Of Registration | | | Payer Details | | | |
| Type of Payment | Search Fee<br>Other Items | | | TAX ID (If Any) | 12759470 | | |
| | | | | PAN No.(If Applicable) | | | |
| Office Name | PND1_JT DISTT REGISTRAR PUNE URBAN | | | Full Name | PALKAR PRAVIN SUSHMA | | |
| Location | PUNE | | | | | | |
| Year | 2017-2018 One Time | | | Flat/Block No. | | | |
| Account Head Details | | Amount In Rs. | | Premises/Building | | | |
| 0030072201 | SEARCH FEE | 350.00 | | Road/Street | | | |
| | | | | Area/Locality | | | |
| | | | | Town/City/District | | | |
| | | | | PIN | | | |
| | | | | Remarks (If Any) | | | |
| | | | | Amount In Words | Three Hundred Fifty Rupees Only | | |
| Total | | 350.00 | | | | | |
| Payment Details | IDBI BANK | | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 6910333201707051028 3 | 128511288 |
| Cheque/DD No. | | | | Date | | 04/07/2017-23:03:22 | |
| Name of Bank | | | | Bank-Branch | | IDBI BANK | |
| 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

Mobile No. : Not Available

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे , इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .



Print Date 04-07-2017 11:04:35