



TITLE VERIFICATION AND SEARCH REPORT

To,
Shri. Sachin S/o Ashok Khare
R/o Nagpur.

1. **Name of the Owner :**

Smt. Shanta W/o Damodhar Parwani
R/o Nagpur.

2. **Description of Property :**

ALL THAT piece and parcel of land bearing Plot No. 9 Block 'R', in the layout of Scientific Co-operative Housing Society Ltd., Kh.No.4/1, 4/2, 7/2, 24, 25 & 26/1-2, City Survey No.346, Ward No.75, Municipal House No. 331, Mouza-Ajani, Tah. & Distt. Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust and bounded as under -

Towards East	:	Plot no. VIII in block 'R'
Towards West	:	Plot no. X in block 'R'
Towards North	:	Conservancy Lane
Towards South	:	40 feet Road

3. **Place of Inspection :**

- i) Office of the Sub-Registrar No. 1, 2, 3, 4, & 8
- ii) N.M.C., N.I.T. & City Survey.

4. **Date of Inspection :**

25.10.2016, 26.10.2016 & 27.10.2016

5. **Period of which records were inspected :**

At the Office of Registrar Nagpur records 1987 to 2016 were inspected from Index Registrars and some of the records of 2016 were inspected from the day book. The affidavit sworn by the Owner is also obtained.

6. **Particulars of Title :**

ALL THAT piece and parcel of land bearing Plot No. 9 Block 'R', in the layout of Scientific Co-operative Housing Society Ltd., Kh.No.4/1, 4/2, 7/2, 24, 25 & 26/1-2, City Survey No.346, Ward No.75, Mouza-Ajani, Tah. & Distt. Nagpur.

That, the above mentioned property Originally owned by Scientific Co-operative Housing Society Ltd. That, the Society sanctioned the layout from NIT. That, NIT approved the layout by Agreement dated 22.2.1952. That, Society through Secretary Kogji same was sold out to Shri.Ranbirsingh S/o Raghubsingh Thakur by registered Sale Deed dated 6.2.1953 duly registered in the office of Sub-Registrar Nagpur Sr.No. 81 on 7.2.1953. That, Agreement to Sell between the parties was also executed between the parties on 1.3.1938. That, Shri.Ranbirsingh S/o Raghubsingh Thakur sold out the above mentioned property to Mrs. Usha Anandrao Deshpande by registered Sale Deed dated 5.2.1966 same was duly registered in the office of Sub-Registrar Nagpur Sr.No. 534. That, Mrs. Usha Anandrao Deshpande sold out the above mentioned property to Scientific Co-operative Housing Society Ltd. through Secretary Shri. Shankar Vishwanathrao Garde by registered Sale Deed dated 1.3.1972 same was duly registered in the office of Sub-Registrar Nagpur Sr.No. 966.

That, Scientific Co-operative Housing Society Ltd. through Secretary Shri. Shankar Vishwanathrao Garde sold out the above mentioned property to present owner Smt.Shanta W/o Damodhar Parwani by registered Sale Deed dated 1.3.1972 same was duly registered in the office of Sub-Registrar Nagpur Sr.No. 167/1972. That, NIT sanctioned the building permit map vide building permit no. LS/1098/9185 on 22.9.2002.

Thus the title of the present owner is clear and marketable.

CERTIFICATE

On the basis of inspection of Index Registers, documents, placed before me and Affidavit sworn by the present Owner, I can say that there is no mortgage, charge, lien or any encumbrances on the property described in Para 2 herein above and it is a free from the same.

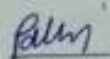
I, further say that during the course 30 years of inspection of Index Registers, as I aforesaid, I did not come across with any entry creating any right, title or interest adverse to that of the present owner is clear.

Thus, the title of the present owner is clear and marketable and can be validly mortgaged.

DOCUMENT TO BE OBTAINED FOR VALID MORTGAGE :

- 1) Sale Deed registered Dated 1.3.1972 between Smt.Shanta W/o Damodhar Parwani and Scientific Co-operative Housing Society Ltd. (Original)
- 2) Sale Deed registered Dated 1.3.1972 between Scientific Co-operative Housing Society Ltd. and Mrs. Usha Anandrao Deshpande (Original)
- 3) Sale Deed registered Dated 5.2.1966 between Mrs. Usha Anandrao Deshpande and Shri.Ranbirsingh S/o Raghubirsingh Thakur (Original)
- 4) Sale Deed registered dated 7.2.1953 between Shri.Ranbirsingh S/o Raghubirsingh Thakur and Scientific Co-operative Housing Society Ltd. (Original)
- 5) Sanction Map (Original)
- 6) Akhiv Patrika (Original)
- 7) N.M.C. Tax Receipt (Xerox)
- 8) Share Certificates (Original)
- 9) NOC For Sale from Scientific Co-operative Housing Society Ltd. (Original)

NAGPUR
DATED : 27/10/2016


(Adv. PALLAVI KHAPRIKAR)

Encl. :-

- 1) Affidavit
- 2) Receipts Nos.