ADVOCATE. SUDARSHAN G. RAMTEKE

OFFICE AT 70 BANK COLONY BHAGWAN NAGAR

NAGPUR 440027 MOB NO: 8275744324

To,

WHOMSOEVER IT MAY CONCERN

Subject: TITLE VERIFICATION & SEARCH REPORT

Having being engaged by M/S Maa Kaushalya Developers, Registered Partnership firm having its office at Plot No. 13 Sumit Nagar, Jaitala Road, Nagpur acting through its partner **SHRI. DEVDATTA PURUSHOTTAM DEHANKAR** and 3 others to inspect the title in respect of the property agreed to be developed by the partnership firm under Registered Agreement of Development dt.13/06/2017 and property owned by one of the partner of firm by name Smt. Madhavi w/o Arun Sawarkar and the property is " ALL that piece and parcel of the land bearing **Plot No.6A**, in the layout of raghavendra gruhnirman sahakari sanstha, Nagpur bearing a part or portion of the land bearing Khasara .No.62/1 situated at **Mouza-,Manewada**, P.H.N NO.39, city survey No.589,sheet No.44/399, containing by admeasurement about 4753.76 sq. ft. (447.2300sq mtrs. As per N.I.T/ R.L LETTER) within the limits of Nagpur municipal corporation Ward No.14 , NMC House No.6621/A/6 and Nagpur improvement trust, Tahsil and District Nagpur. I Advocate Sudarshan G. Ramteke submit my report on the basis of following documents.

1) Original Registered Agreement of Development dt.13/06/2017 in respect of plot No.6-A Executed by Smt. Madhavi Arun Sawarkar in favour of M/s Maa Kaushalya Developers, Registered Partnership Firm acting through its partners Shri. Devdatta Purushottam Dehankar & 3 others.

2) Original Registered Power of Attorney dt.13/06/2017 in respect of plot No.6-A Executed by Smt. Madhavi Arun Sawarkar in favour of M/s Maa Kaushalya Developers, Registered Partnership Firm acting through its partners Shri. Devdatta Purushottam Dehankar & 3 others.

3) Original copy of Registered Sale Deed dt.08/01/1988 in respect of plot No.6-A Executed by the Secretary, Raghvendra Gruhnirman Sahakari Sanstha Nagpur In Favour of Sau .Sandhya Vijayrao Chinchmalatpure.

4) Original Registered Sale Deed dt.21/06/1993 in respect of plot No.6-A Executed by the Secretary, Raghvendra Gruhnirman Sahakari Sanstha Nagpur In Favour of Sau .Sandhya Vijayrao Chinchmalatpure.

5) Original Correction Deed dt.15/05/2010 in respect of plot No.6-A Executed by Sau .Sandhya Vijayrao Chinchmalatpure in favour of Sau. Madhavi Arun Sawarkar Correcting the boundaries of the Plot No.6-A.

6) Original Correction Deed dt.24/08/2015 in respect of plot No.6-A Executed by Sau .Sandhya Vijayrao Chinchmalatpure in favour of Sau. Madhavi Arun Sawarkar Correcting the Area of the Plot No.6-A.

7) Original Deed of Declaration dt.14/12/2017 in respect of plot No.6-A Executed by M/s Maa Kaushalya Developers, Registered Partnership Firm acting through its partners.

8) Original Correction Deed dt.06/02/2018 in respect of plot No.6-A Executed by M/s by Maa Kaushalya Developers, Registered Partnership Firm acting through its partners .

9) Original Correction Deed dt.16/05/2018 in respect of plot No.6-A Executed by M/s by Maa Kaushalya Developers, Registered Partnership Firm acting through its partners.

10) Xerox Copy of Lay-out Plan.

11)Original RL Letter dt. 05/12/2015 issued by N.I.T Nagpur.

12) Xerox Copy of Building permit & Commencement Certificate along with Building construction Plan dt.26/05/2017 sanctioned By N.I.T, Nagpur.

13) Xerox Copy of Revised Building permit & Commencement Certificate along with Building construction Plan dt.02/12/2017 sanctioned By N.I.T, Nagpur.

14) Xerox Copy of NMC Tax RECEIPT DT. 06/02/2016.

15) Certified copy of Property Card dt. 10/05/2017 issued by the office of City Survey, Nagpur.

16)Xerox Copy of Partnership Deed dt.08/08/2016 of M/s Maa Kaushalya Developers.

17) Xerox Copy of Registration Certificate dt.31/08/2016 OF M/s Maa Kaushalya Developers Issued by the Registrar of Firms.

THAT THE FLOW OF TITILE OF PLOT NO.6-A OWNED BY SAU.MADHAVI ARUN SAWARKAR AND AGREED TONBE DEVELOPED BY M/s MAA KAUSHALYA DEVELOPERS IS AS FOLLOWS:

1. WHEREAS ORIGINALLY ALL that piece and parcel of the land bearing **Plot No.6A,** in the layout of raghavendra gruhnirman sahakari sanstha, Nagpur bearing a part or portion of the land bearing Khasara ,No.62/1 situated at **Mouza-,Manewada,** P.H.N NO.39, Ward No.14,city survey No.589,sheet No.44/399, containing by admeasurement about 4753.76 sq. ft. (447.2300sq mtrs. As per N.I.T/ R.L LETTER) within the limits of Nagpur municipal corporation and Nagpur improvement trust, Tahsil and District Nagpur was Purchased by Sau. Sandhya Vijayrao Chinchmalatpure from raghavendra gruhnirman sahakari sanstha, Nagpur by way of registered sale deed dt.08/01/1988. The said Sale Deed is duly registered in the office of Joint Sub-Registrar, Nagpur No.1 in Add. Book No.1, Volume No.985, Page No.165-166 at Sr.No. 422.
2. THAT Sau. Sandhya Vijayrao Chinchmalatpure sold this plot No.6-A by Executing Registered sale deed dt.21/06/1993 to Sau. Sau. Madhavi Arun Sawarkar by a Sale Deed dated 21/06/1993, which is duly registered in the office of the Joint Sub Registrar, Nagpur-11 in their Add. Book No.707; page No.230 to 231 at Sr.No.3462.

3. That The Registered Correction Deed dt.15/05/2010, which is duly registered in the office of the Joint Sub Registrar, Nagpur-2 in their Add. Book at Sr.No.1933/2010 in respect of plot No.6-A Executed by Sau .Sandhya Vijayrao Chinchmalatpure in favour of Sau. Madhavi Arun Sawarkar Correcting the boundaries of the Plot No.6-A and interestingly The same Correction Deed dt.15/05/2010 was also corrected on dt.24/08/2015 which is duly registered in the office of the Joint Sub Registrar,Nagpur-4 in their Add. Book at Sr.No.4126/2015 thereby Correcting the Area of the Plot No.6-A.
4. WHEREAS Sau. Madhavi Arun Sawarkar HAS APPLIED FOR Regularization of her Plot No.6-A vide application No.63648 dt.29/07/200. That After completing all necessary formalities the N.I.T Nagpur has issued R.L. Letter dt.05/12/2015 thereby regularize the area admeasuring 447.2300 sq. mtrs. Out of 459 Sq.mtrs.
5. That the name of Sau. Madhavi Arun Sawarkar is duly Mutated as an owner of this Plot No. 6-A in the records of N.I.T, City Survey & NMC and all the taxes of NMC are paid upto 31/03/2016 as per Tax Receipt dt.16/02/2016.
6. WHEREAS Sau. Madhavi Arun Sawarkar Decided to develop Plot No.6-A and therefore entered into Registered agreement of Development dt.13/06/2017 **with** M/s. MAA KAUSHALYA DEVELOPERS, A REGISTERED PARTNERSHIP FIRM consisting of 4 Partners namely (1) **Shri DEVDATTA S/O PURUSHOTTAM DEHANKAR, (2)Shri. AMOL S/O TARASING RAJPUT (3) Shri. PIYUSH S/O ARUN SAWARKAR (4) SMT. MADHAVI W/O ARUN SAWARKAR** . the said agreement of Development is Registered in the office of Joint Sub Registrar,Nagpur-8 at Sr.No.1455/2017. Similarly , on the same day Sau. Madhavi Arun Sawarkar also executed Registered Power of Attorney in favour of Shri DEVDATTA S/O PURUSHOTTAM DEHANKAR & 3 others partners of M/s MAA KAUSHALYA Developers And the same is Registrar in the office of Joint Sub Registrar,Nagpur-8 at Sr.No.1456/2017.
7. WHEREAS M/s. MAA KAUSHALYA DEVELOPERS, A REGISTERED PARTNERSHIP FIRM through its partners namely (1) **Shri DEVDATTA S/O PURUSHOTTAM DEHANKAR, (2)Shri.**

AMOL S/O TARASING RAJPUT (3) Shri. PIYUSH S/O ARUN SAWARKAR (4) SMT. MADHAVI W/O ARUN SAWARKAR executed power of attorney **FOR ADMISSION** IN FAVOUR OF SHRI. DEVDATTA S/O PURUSHOTTAM DEHANKAR the said agreement POWER OF ATTORNEY FOR ADMSSION is Registered in the office of Joint Sub Registrar,Nagpur-8 at Sr.No.1463/2017.

8. THAT Sau. Madhavi Arun Sawarkar has submitted the proposed Building construction plan to N.I.T Nagpur which is duly sanctioned by N.I.T Nagpur under their Building Permit & commencement Certificate dt.26/05/2017. That thereafter Sau. Madhavi Arun Sawarkar revised Building Construction Plan which is duly sanctioned by N.I.T Nagpur under their Building Permit & commencement Certificate dt.02/12/2017.
9. That it is also informed by the developers that they have to allot 2 Apartments on the FIRST FLOOR to Sau. Madhavi Arun Sawarkar as per Agreement of Development. That M/s. MAA KAUSHALYA DEVELOPERS, A REGISTERED PARTNERSHIP FIRM having acquired all rights to develop Plot No.6-A by constructing Multi-storied Self-contained Separate Residential APARTMENT & also acquired right to sale the same Under Registered General Power Of Attorney.
10. WHEREAS THAT thereafter Grantors , Registered The DEED OF DECLARATION under the provisions of MAHARASHTRA APARTMENTS OWNERSHIP ACT . The DEED OF DECLARATION Registered in the office of Joint Sub Registrar, Nagpur-8 at Sr.No.3268 dt. 14/12/2017. That it is further Noticed that The DEED OF DECLARATION registered in the office of Joint Sub Registrar,Nagpur-8 at Sr.No.3268 dt. 14/12/2017 was further AMENDED/CORRECTED on dt. 06/02/2018 the office of Joint Sub Registrar, Nagpur-8 at Sr.No.375.
11. It is important here to mentioned that, The correction Deed dt.06/02/2018 is also Corrected on dt. 16/05/2018 in the office of Joint Sub Registrar,Nagpur-8 at Sr.No.1403.

12. That on the basis of the documents placed before me and on the strength of the search obtained by me i submit that as on today Plot No.6-A stands in the name of Sau. Madhavi Arun Sawarkar and her title to this property is absolutely clear ,marketable and free from all encumbrances. That M/s. MAA KAUSHALYA DEVELOPERS has all legal rights to develop this Plot & sale the Flats to be constructed on this Plot to the prospective Purchasers.
13. That bank has to obtained all agreements of sale from the Prospective purchasers. The bank also has to obtained NOC from Prospective purchasers for Mortgaging the property for Project Loan with a specific Direction to the purchasers to deposit entire remaining balance consideration to the loan account of the developer.

SCHEDULE OF PROPERTY

ALL that piece and parcel of the land bearing **Plot No.6A,** in the layout of raghavendra gruhnirman sahakari sanstha, Nagpur bearing a part or portion of the land bearing Khasara .No.62/1 situated at **Mouza-,Manewada**, P.H.N NO.39, Ward No.14,city survey No.589,sheet No.44/399, containing by admeasurement about 4753.76 sq. ft. (447.2300sq mtrs. As per N.I.T R.L LETTER) within the limits of Nagpur municipal corporation and Nagpur improvement trust, Tahsil and District Nagpur, AND BOUNDED AS UNDER:-

ON THE EAST	:	PLOT NO.17 & 18
ON THE WEST	:	18.28 mt. Wide Road
ON THE NORTH	:	PLOT NO.5-A
ON THE SOUTH	:	12.19 mt. Wide Road

DATE: 16/05/2018

PLACE: NAGPUR

S.G.RAMTEKE

ADVOCATE

LEGAL OPINION- TITLE REPORT-ANNEXTURE TO LAWYER OPINION

1.	Name Of The Applicant/borrower	M/s. MAA KAUSHALYA DEVELOPERS, A REGISTERED PARTNERSHIP FIRM represented by its partners **Shri DEVDATTA S/O PURUSHOTTAM DEHANKAR** & 3 others
2.	Whether Borrower is the owner of the property, if not who is the owner and what is his relationship to the Borrower.	No, One of the Partner of M/s Maa Kaushalya Developers By name Sau. Madhavi Arun Sawarkar is the owner of plot.
3.	The Status of the owner of property State individual, H.U.F, Firm ,company	Individual
4.	Description of the property	As Mentioned in title report
5.	list of documents originally produced/Xerox	As Mentioned in title report
6.	List Of Further Document Called For And Verified before Rendering opinion	Nil
7.	history Of Title based on Documents mentioned	As Per report
8.	In whose name Patta Stands- in the name of the present owner or predecessor in title	In the name of present owner.
9.	Details of encumbrances if any and if so how they are discharged (ED for minimum	Nil

	of 13 years to be verified?)	
10.	Whether any minor interest litigation/attachment charge is involved in the property?	No.
11.	whether latest tax receipt are produced	The Taxes of NMC are paid upto 31/03/2016 as per tax receipt dt.16/02/2016.
12.	Whether chitta 10(1) extract/ adabgal verified?	N.A
13.	if property is building is the plot in approved layout?	YES
14.	is there any excess/vacant land attracting provision if land ceiling act	No
15.	Is the property affected by urban land ceiling and regulation act, if so whether permission of relevant authority been obtained for creating encumbrance?	No
16.	Is the title and possession of the party to the property clear, absolute and marketable and valid or by deposit of title deeds could be created?	Yes
17.	The list of documents which are to be deposited for creating Mortgage by deposited of title deeds?	All documents mentioned in my Tile Report.
18.	The list of additional documents like.	Affidavit

	"NIL", E.C. for subsequent period/affidavit indemnity required to be Obtained By the Bank.	
19.	Whether there is any indication or doubt to show that the land belongs to Gov. or it is under acquisition proceedings of the Govt.	No
20.	Any other remark which the lawyer rendering title deed opinion wishes to make	The Party may be directed to record charge of the bank in the Revenue records
21.	Is there is any bar for mortgaging the lands as per any local laws prohibition for offer of agricultural land as security for borrowing outside the state commercial ,non-commercial borrowing	No
22.	Has The building been constructed after approval of plan by relevant authorities and assessed to tax?	Building construction plan is sanctioned

CERTIFICATION:

I personally visited the Registrar Office at Nagpur, Search the records and ensured the correctness of the entries in the register and there is no omission of any encumbrances in the E.C.

I also certify that the Registrar Sale Deed dt.21/06/1993 in respect of plot No.6-A is duly executed by Sau. Sandhya Vijayrao Chinchmalatpure in the name of Sau. Madhavi Arun Sawarkar and the same is duly registered in the office of Joint Sub-Registrar Nagpur No.11 in their Add. Book No.707; page No.230 to 231 at Sr.No.3462 dt. 21/06/1993

AND

Registered agreement of Development dt.13/06/2017 in respect of Plot No.6-A is duly Registered between Sau. Madhavi Arun Sawarkar and M/s. MAA KAUSHALYA DEVELOPERS, A REGISTERED PARTNERSHIP FIRM represented by its partners **Shri DEVDATTA S/O PURUSHOTTAM DEHANKAR** & 3 others in the office of Joint Sub Registrar,Nagpur-8 at Sr.No.1455/2017.

AND

Sau. Madhavi Arun Sawarkar also executed Registered Power of Attorney in favour of Shri DEVDATTA S/O PURUSHOTTAM DEHANKAR & 3 others partners of M/s MAA KAUSHALYA Developers And the same is Registrar in the office of Joint Sub Registrar,Nagpur-8 at Sr.No.1456/2017.

Therefore the documents are genuine and can be acted upon

I also enclose a copy of Receipt dt.16/05/2018 issued by the concerned authority for having remitted the fee of Rs.325/- for such Search.

Hence this search report

DATE: 16/05/2018

PLACE: NAGPUR

S.G.Ramteke.

S.G.RAMTEKE

ADVOCATE

CHALLAN

MTR Form Number-6

GRN	MH001663514201819E	BARCODE		Date	18/05/2018-09:22:13	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Search Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	Full Name	ADV SUDARSHAN G RAMTEKE
Location	NAGPUR		
Year	2018-2019 From 18/05/2006 To 18/05/2018	Flat/Block No.	70 BANK COLONY
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	BHAGWAN NAGAR
0030072201 SEARCH FEE	325.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 7
		Remarks (If Any)	MOUZA MANEWADA CTS NO 589 PLOT NO 6 A SEARCH FOR 13 YEARS
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	691033320180518104 78	166683011
Cheque/DD No.		Bank Date	RBI Date	18/05/2018-09:22:41	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 8275744324

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न केलेल्या दस्तासाठी लागू नाही.

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