

MANGALA B. MANOHAR
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TITLE VERIFICATION AND SEARCH REPORT

TO,
THE ICICI Bank Ltd.,
Nagpur

Sir,

Subject:- Title Verification And Search Report in respect of file submitted Miss Manisha Champatrao Aswale

- a. **Name of the Title Holder:** - Shree Balaji Bricks Pvt. Ltd., acting through Director Miss Manisha Champatrao Aswale
- b. **Nature of the Land :** Residential
- c. **Land ownership :** Freehold
- d. **Name/s of the person/s offering mortgage:** - APF
- e. **Status of the Owner/s and Mortgagor/s :** Owner
- f. **Name of Project:** - "MRIDA MANSION"

II. Description of the property:-

SCHEDULE OF PROPERTY

THAT All that piece and parcel of land bearing Plot No. 49, admeasuring about 397.46 Sq. Mtrs., i.e., 4278.33 Sq. Fts., being a part & portion of the entire land bearing Kh. No. 77/2, 77/3 A, Situated at Mouza - Babulkheda, P. H. No. 39, bearing City Survey No. 4753, Sheet No. 478/80, bearing Corporation House No. 5738/D/49, Ward No. 14, within the limits of NIT and NMC, Tahsil and District Nagpur and the said Property is bounded as below:-

Towards East	:	9.14 Mtrs., Wide Road
Towards West	:	Layout of Ishwari Gruhnirman Sahakari Sanstha
Towards North	:	Plot No. 48
Towards South	:	Plot No. 50

I have caused necessary searches in the Sub-Registrar Office at Nagpur for the period from the year 2005 to 2017 and in the Records, Municipal Mutation and all other relevant documents in respect of the aforesaid property, My report is as follows for the abovementioned Property.

POSTAL ADDRESS:

"MRIDA MANSION"
Plot No. 49
Kh. No. 77/2, 77/3 A
Mouza - Babulkheda, P. H. No. 39
bearing City Survey No. 4753
Tahsil & District- Nagpur 440027 (M.S.)

Mangala B. Manohar
Mangala B. Manohar
Advocate

Area as Per Deed of Declaration

Sr. No	Floor	Flat No	Built Up Area in Sq. Fts.,	Built Up Area in Sq. Mtrs.	Super Built Up Area in Sq Fts.,	Super Built Up Area in Sq Mtrs.,	Undivided Share in Plot of Land in %
1	Ground Floor	G-1					
2	First Floor	101	475.81	44.20	795.90	73.94	11.92
3	First Floor	102	475.27	44.15	735.14	68.30	11.01
4	Second Floor	201	475.27	44.15	735.14	68.30	11.01
5	Second Floor	202	475.27	44.15	735.14	68.30	11.01
6	Third Floor	301	475.27	44.15	735.14	68.30	11.01
7	Third Floor	302	475.27	44.15	735.14	68.30	11.01
8	Fourth Floor	401	475.27	44.15	735.14	68.30	11.01
9	Fourth Floor	402	475.27	44.15	735.14	68.30	11.01
	TOTAL	9	4277.97		6677.02		100

III. List of Documents produce for verification:-

1. Copy of Sale Deed dt. 09/03/2001, bearing Sr. No. 1604, bearing Registration No. 1547, executed by The Central Railway Employees (Construction Department) Proposed Cooperative Housing Society Ajni Nagpur, acting through Shri Prabhakar Pandurang Dastane, in favour of Shri Devnath Narsimhan,
2. Copy of Sale Deed dt. 12/08/2002, bearing Sr. No. 2897, executed by Shri Devnath Narsimhan, in favour of Shri Manoj Shankarrao Barapatre
3. Copy of Sale Deed dt. 13/04/2015, bearing Sr. No. 2563, SRO-3, executed by Shri Manoj Shankarrao Barapatre, in favour of Shree Balaji Bricks Pvt. Ltd., acting through Director Miss Manisha Champatrao Aswale
4. Copy of Layout Plan
5. Copy of Regularization Letter dt. 20/05/2002, bearing Permit No. BE(S)/572/417/796 of 2001, issued by NIT, in the name of Shri Devnath Narsimhan
6. Copy of Building Permit dt. 14/12/2016, issued by Nagpur Improvement Trust Nagpur, bearing Permit No. BE(SOUTH)/Case No. AB-2932/Tracking No. 2016100749/1207
7. Copy of Akhiv Patrika dt. 02/02/2017, issued by the City Survey Office, in the name of Shree Balaji Bricks Pvt. Ltd., acting through Director Miss Manisha Champatrao Aswale
8. Copy of Tax Receipt dt. 13/10/2014, issued by NMC, paid upto 2014-2015
9. Copy of Deed of Declaration dt. 04/02/2017, bearing Sr. No. 503, executed by Shree Balaji Bricks Pvt. Ltd., acting through Director Miss Manisha Champatrao Aswale

IV. TRACING PARTY'S TITLE TO THE PROPERTY FOR 13 YEARS:-

From the papers submitted above it is clear that All that piece and parcel of land bearing Plot No. 49, admeasuring about 397.46 Sq. Mtrs., i.e., 4278.33 Sq. Fts., being a part & portion of the entire land bearing Kh. No. 77/2, 77/3 A, Situated at Mouza - Babulkheda, P. H. No. 39, bearing

City Survey No. 4753, Sheet No. 478/80, bearing Corporation House No. 5738/D/49, Ward No. 14, within the limits of NIT and NMC, Tahsil and District Nagpur, initially belonged to The Central Railway Employees (Construction Department) Proposed Co-operative Housing Society Nagpur. That the Layout Plan is duly sanctioned by the Nagpur Improvement Trust, Nagpur.

That thereafter The Central Railway Employees (Construction Department) Proposed Co-operative Housing Society Nagpur, acting through Shri Prabhakar Pandurang Dastane, sold the said land bearing Plot No. 49, to Shri Devnath Narsimhan, by virtue of the Sale Deed dt. 09/03/2001, which is duly registered before the Sub-Registrar, Nagpur at Sr. No. 1604, bearing Registration No. 1547. As such Shri Devnath Narsimhan became the owner of the said Property. And his name is duly mutated in the Revenue Record.

It is observed that the said property was under 572 Lay- Out scheme of NIT under Regularisation Of Unauthorized Construction Of The House/Plot as per Maharashtra Gunthewari Developments Act 2001. And the owner of the said Plot No. 49 i.e. Shri Devnath Narsimhan has Paid Development Charges to NIT. And thereafter the NIT has issued Regularisation Letter for Plot No. 49 dt. 20/05/2002, bearing Permit No. BE(S)/572/417/796 of 2001, in favour of Shri Devnath Narsimhan

That thereafter Shri Devnath Narsimhan sold the said land bearing Plot No. 49, to Shri Manoj Shankarrao Barapatre by virtue of the Sale Deed dt. 12/08/2002, which is duly registered before the Sub-Registrar, Nagpur at Sr. No. 2897. As such Shri Manoj Shankarrao Barapatre became the owner of the said Property. And his name is duly mutated in the Revenue Record.

That thereafter Shri Manoj Shankarrao Barapatre sold the said land bearing Plot No. 49, to Shree Balaji Bricks Pvt. Ltd., acting through Director Miss Manisha Champatrao Aswale, by virtue of the Sale Deed dt. 13/04/2015, which is duly registered before the Sub-Registrar, Nagpur -3, at Sr. No. 2563. As such Shree Balaji Bricks Pvt. Ltd., acting through Director Miss Manisha Champatrao Aswale became the owner of the said Property. And its name is duly mutated in the Revenue Record.

That thereafter the owners of the said aforesaid land intended to developed the said land, bearing Plot No. 49, by constructing a multistoried building thereon to be known and styled as "MRIDA MANSION". And the building plan is sanctioned by NIT on dt. 14/12/2016, bearing Permit No. BE(SOUTH)/Case No. AB-2932/Tracking No. 2016100749/1207. And the aforesaid property was submitted to the MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970 and Deed of Declaration to that effect which is duly registered before the Sub-Registrar Nagpur -2, at Sr. No. 503 on dt. 04/02/2017.

I have taken the Search Index -II and day Book made available for inspection in the by paying requisite charges and the documents produced before me, I am of the Opinion that Shree Balaji Bricks Pvt. Ltd., acting through Director Miss Manisha Champatrao Aswale is the owners of the said property. However, charges or rights created by unregistered documents cannot be ascertained and known from the entries from the Govt. Record. Hence by way of an abundant precaution an affidavit from the owner be taken stating on oath that his title over the property is clear and marketable and that said property is not transferred or alienated in any manner whatsoever.

V. TAX LAND REVENUE RECEIPT: - Owner is suggested to produce Latest Tax Receipt

VI. APPLICATION OF CEILING/ LAND CEILING ACT: - Not Applicable

VII. ENCUMBRANCES: - From the papers submitted above, aforesaid property is free from all types of encumbrances.

VIII. ADDITIONAL DOCUMENT: - NIL

- IX.**
1. Minor's Interest / HUF Property: - Not Applicable.
 2. Mutation of the name of the owner in revenue records: - Yes, in the name of Shree Balaji Bricks Pvt. Ltd., acting through Director Miss Manisha Champatrao Aswale is mutated in the Revenue Record.

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A. Manishar
Director

Area as Per Deed of Declaration

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It is observed that the said property was under 572 Lay- Out scheme of NIT under Regularisation Of Unauthorized Construction Of The House/Plot as per Maharashtra Gunthewari Developments Act 2001. And the owner of the said Plot No. 49 i.e. Shri Devnath Narsimhan has Paid Development Charges to NIT. And thereafter the NIT has issued Regularisation Letter for Plot No. 49 dt. 20/05/2002, bearing Permit No. BE(S)/572/417/796 of 2001, in favour of Shri Devnath Narsimhan

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I have taken the Search Index -II and day Book made available for inspection in the by paying requisite charges and the documents produced before me, I am of the Opinion that Shree Balaji Bricks Pvt. Ltd., acting through Director Miss Manisha Champatrao Aswale is the owners of the said property. However, charges or rights created by unregistered documents cannot be ascertained and known from the entries from the Govt. Record. Hence by way of an abundant precaution an affidavit from the owner be taken stating on oath that his title over the property is clear and marketable and that said property is not transferred or alienated in any manner whatsoever.

V. TAX LAND REVENUE RECEIPT: - Owner is suggested to produce Latest Tax Receipt

VI. APPLICATION OF CEILING/ LAND CEILING ACT: - Not Applicable

VII. ENCUMBRANCES: - From the papers submitted above, aforesaid property is free from all types of encumbrances.

VIII. ADDITIONAL DOCUMENT: - NIL

- IX.
1. Minor's Interest / HUF Property: - Not Applicable.
 2. Mutation of the name of the owner in revenue records: - Yes, in the name of Shree Balaji Bricks Pvt. Ltd., acting through Director Miss Manisha Champatrao Aswale is mutated in the Revenue Record.

Manohar

3. Possession: - Shree Balaji Bricks Pvt. Ltd., acting through Director Miss Manisha Champatrao Aswale is in possession of the said property as on date.
4. Payment of municipal / local taxes/etc: - To obtain latest Current Tax Receipt from the owner.
5. Applicability of the Urban Land (Ceiling and Regulation) Act, 1976: - Not Applicable
6. Applicability of Local laws: - That, the said immovable property is not subjected to any local laws that prevents for creation of mortgage.
7. Searches:-

I have carried out the search in the office of the Sub Registrar Nagpur (jurisdiction), Mouza - Babulkheda. As per the records of the website www.ignmaharashtra.gov.in. The records have not been updated completely and connectivity of the registrar offices is not available, hence affidavit from the owner is recommended. All the transactions have been duly verified from the relevant records of the Registrar by paying search fee of Rs.325/- paid in the office of Sub-Registrar. The Original Search fee Receipt in the Office of Sub-Registrar is enclosed herewith this Report.

- i) Searches in the Office of Sub-Registrar of Assurance:-Yes
- ii) Enquires made in the Officer of Mandal / Revenue Officer:- Yes
- iii) Searches in the Office Registrar of Companies:- Not Applicable.

7. Description of the Search / Inspection Receipt :

ANNEXURE	:	Search Receipts
	:	Sub-Registrar office at Nagpur 1
Search Receipt No.	:	MH008255792201617E
Date of search receipt	:	06/02/2017
Search for the period	:	13 Years (2005 to 2017)

8. Lis-pendence: - That affidavit to be obtained for the said immovable property is not subject to the lis-pendence.
9. Site Inspection: - I have not inspected the site.
10. Conclusion and Recommendation : It is suggested that the owners of the said property should swear an affidavit regarding their ownership and no encumbrances over the referred property. It is suggested that to verify Original Title Documents of the above mentioned Property.

X.FINAL CERTIFICATE: - All the above discussed Sale Deeds were executed for a valid sale consideration, conveying marketable title in favour of their respective vendees. These documents were properly stamped and registered. The recitals of the documents reveal and disclose the actual, physical and vacant possession was delivered in favour of the vendees. Indemnity clause was also mentioned as usual. All the said documents are legally enforceable. In view of the foregoing facts and circumstances & perusing the documents forwarded,

I certify that the title deed intended to be deposited relating to the property and offered as security by way of equitable mortgage, and the documents of title referred to above are perfect evidence of title and that, if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable mortgage. I further certify that, Shree Balaji Bricks Pvt. Ltd., acting through Director Miss Manisha Champatrao Aswale is the owner of the property referred of Part -II, having clear and marketable title over the same.

Nagpur
Dt.06/02/2017


MANGALA B. MANOHAR
(Advocate)
Mangala B. Manohar
Advocate