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पावती

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Friday, 31 January 2014 2:28
PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 772 दिनांक: 31/01/2014

गावाचे नाव: वानाडोंगरी त.सा.क्र. 46

दस्तऐवजाचा अनुक्रमांक: हगन-0-2014

दस्तऐवजाचा प्रकार ::

सादर करणाऱ्याचे नाव: अॅड चंद्रशेखर अनवाने, मॉडल मिल चौक नागपूर

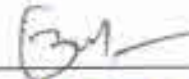
वर्णन शोध अर्ज क्र.255/2014 मौजा वानाडोंगरी प.ह.नं.46, खसरा नं.60 शोध वर्ष 2002 ते 2014 (13 वर्ष)

SEARCHFEE

रु. 325.00

एकूण:

रु. 325.00

 HGN

1); देयकाचा प्रकार: By Cash रक्कम: रु 325/-

सह मुख्य निबंधक, नागपूर,
जिल्हा

Chandrashekhar Anwane
Advocate
Panel On : Shikshak Sahakari Bank,
Nagpur.

RESI / OFF. :
Ramwadi, New Shukrawari Rd.,
Near Model Mill Sq.
Mob. 9373217895

COURT CHAMBER : Room No. 521, 5th Floor, Nyay Mandir, NAGPUR PH. 2531987 Ext. 41

Ref. No.

Date: 31/01/2014

TITLE VERIFICATION REPORT

That having been engaged by M/s Krishna Buildcon acting through its Partners 1. Shri. Parag S/o Pandurang Urade 2. Shri Sanjay S/o Vishwanath Bele, for the purpose of search and verification of title in respect of the property mention below, I, the undersigned Advocate do hereby submit of verification report and opinion about the title in respect of the same as under.

That I have taken the search in respect of the below mentioned property at Part of Kh. No. 16, Mouza- Wagdara, Tah- Hingna, Dist.- Nagpur by inspecting the record of concerned Sub-Register by paying prescribed fees vide receipt No. 772 dt. 31/01/2014 at Sub-Registrar of Nagpur, for a period of 13 Years from 2002 (13 Years) as per the requirement and direction of the Bank/ Institution.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of Agricultural Land admeasuring 1.03 Hectares being the Western Portion of the said entire land bearing Kh. No. 16, admeasuring 2.22 Hectares of Mouza – WAGDARA, P.H. No. 46, by dividing the same East-West, Rental Rs.4.46/-, Occupant Class – I, within the limits of Grampanchayat – Wagdara,, Tah. Hingna and Dist.- NAGPUR

ON THE EAST	: Balance Portion of Kh. No.16
ON THE WEST	: Kh. No. 21
ON THE NORTH	: Kh. No. 17
ON THE SOUTH	: Kh. No. 15

That the chain of transaction over the said schedule of property as under.

- 1) From the document produced and the records inspected it is observed that, (1) Shri. Abdul Alim S/o. Abdul Karim, (2) Shri. Abdul Salim S/o. Abdul Karim, (3) Shri. Abdul Rahim S/o. Abdul Karim are the joint / co-owners of All That Agricultural Land admeasuring 2.22 Hectares, bearing Kh. No. 16, of Mouza - WAGDARA, P.H. No.46, Rental Rs.4.46, Occupant Class - I Rights, within the limits of Grampanchayat - Wagdara in Tah.- Hingna and Dist.- NAGPUR, as per 7/12 records of 2001.
- 2) WHEREAS, Shri. Abdul Alim S/o. Abdul Karim & 2 Others sale the Western Portion admeasuring 1.03 Hectares out of the aforesaid entire land to M/S Krishna Buildcon acting through its partners 1. Parag Pandurang Urade 2. Sanjay Vishwanath Bele vide its registered Sale Deed Dt. 12/09/2012 at Sr. No. 4026/2012 which is duly registered in the office of sub Registrar, Hingna.
- 3) That the said Land part of Kh. No. 16 was specified for Residential purpose in the sanctioned Regional Development plan of Nagpur. So the Owners converted the above mentioned land to Non Agricultural use on dated 09/07/2013 by order of Collector by Revenue case no. 379/N.A.P.-34/2012-2013.
- 4) That the Owners submitted layout plan of part of Kh. no. 16 for Group Housing to Chairman, Nagpur Improvement Trust. The Chairman, Sanctioned the layout plan of part of KH NO. 16 Mouza Wagdara, Tah. Hingna, Dist. Nagpur on dated 18/06/2013. Nagpur Improvement Trust executed the agreement of development of layout with M/S *Cr. Anand Krishna* Krishna Buildcon on Dated 05/08/2013.
- 5) That the owners with a view to develop the plot for Group Housing in the land bearing part of Kh. No. 16 into Shop/flats get the proposed

plans of Group Housing to be constructed on part of Kh. No. 16 Mouza, Wagdara, Dist. Nagpur sanctioned by Chairmen Nagpur Improvement Trust vide letter No. B.E. (Metro) /B.P./372 dated 31/12/2013 vide Permit no. B.E. (Metro) / West /Hingna Tahsil / Case No. MB 3968/2013081610/370.

- 6) That for the purpose of registration of Agreements, Sale deeds, Agreement to Sale, Mortgage deed, Cancellation deed, Correction deed and for the valid transfer of undivided share & registration of Deed of Declaration of the above property **M/s KRISHNA BUILDCON** through their partners nominated their Attorney Mr. Rahul B. Shinde, Aged about 31 yrs Occupation: Service. R/o Mahal, Nagpur and such execution of this document shall only after signing of both the partners of M/S Krishna Buildcon 1. Parag Pandurang Urade 2. Sanjay Vishwanath Bele and the said Attorney had been duly executed & registered at Sr. No. 370/2014 on dt. 23/01/2014.
- 7) The present owner acting through presentation Power of Attorney with a view to develop the land into multifamily residential flats /shop executed & registered "Deed of Declaration" on piece & parcel of land described above under section of Maharashtra Apartment Ownership Act 1970 which is registered at Sr. No. 374/2014 Dt. 23/01/2014.

MUTATION

That having acquired the said property, the present owner **M/s KRISHNA BUILDCON** acting through its Partners 1. Shri. Parag S/o Pandurang Urade 2. Shri Sanjay S/o Vishwanath Bele, has their name mutated in 7/12 Patwari extract. The above scheduled layout plan of the property was sanctioned by Nagpur Improvement Trust (NIT) on dt. 18/06/2013. The Present Owner has also sanctioned the building plan from Nagpur Improvement Trust.

I hereby say that:

A) I have inspected the records of Sub-registrar's offices wherein the links of the schedule property was properly established.

B) All the relevant documents of schedule property placed before me and after perusing the same along with sale deed, Presentation Power of Attorney, Deed of Declaration, Sanction Plans, 7/12. of the schedule property. It is free from all types of encumbrances & title of owner is clear and marketable.

C) Further in view of personal verification and affidavit from the owners it has been stated that they had not mortgage nor transferred the same at anywhere.

Thus I am of the opinion that the present owner, M/s Krishna Buildcon acting through its Partners 1. Shri. Parag S/o Pandurang Urade 2. Shri Sanjay S/o Vishwanath Bele, bears perfect title, interest over the said schedule property. Therefore it is good and mortgageable security for raising loan as such and hence there is no impediment in creating charge over the said property by way of Mortgage.

Nagpur

Dated. 31.01.2014


(C. V. Anwane)
Advocate