CHALLAN

MTR Form Number-6

GRN	MH005076161201516E	BARCODE		Date	24/11/2015-15:56:39	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee			TAX ID (If Any)			
	Other Items			PAN No. (If Appliacable)			
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR			Full Name	ADV JEEVAN B AKARTE		
Location	NAGPUR						
Year	2015-2016 One Time			Flat/Block No. Premises/Building	302 RITA PLAZA		
Account Head Details		Amount In Rs.		Road/Street	MANEWADA		
0030072201 SEARCH FEE		325.00		Area/Locality	NAGPUR		
				Town/City/District			
				PIN	4	4	0 0 0 9
				Remarks (If Any)	MOUZA MANEWADA LAND S NO 70/1 AND 7 1/1 CTS NO 592 SHEET NO 47 PLOT NO-3		
Total		325.00		Amount In Words	Three Hundred Twenty Five Rupees Only		
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	REF No.	69103332015112412856	76795246
Cheque/DD No				Date		24/11/2015-15:57:38	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9850340624

JEEVAN B. AKARTE

ADVOCATE

Court: New Bar Room, Old Treasury Building
Table No-10, Nyaya Mandir, Nagpur.

Res./Off: T-3, "Rita Plaza" Plot No-24,
Amba Nagar, Besa Road, Nagpur-440024
Mob. No-9850340624.

Date 25/11/2015

TITLE VERIFICATION & SEARCH REPORT

As per the instruction given by my client **Shri Dilip Rambhau Chinchmalatpure** R/o Kelibagh Road, Mahal, Nagpur Dist-Nagpur for preparing the Title Verification and Search Report for securing the financial assistance from the banks. I do hereby submit my report as under:

That I have taken search for more than last 13 years from this date shows following chain of transaction.

That, as per revenue and city survey record the field Survey No.70/1(Part and 71/1 (part) admeasuring 2.61 H.R and 0.70 H.R. respectively, situated at Mouza: Manewada, P.H.No.39-A, Occupancy Class-I having a City Survey No.592 and Sheet No.47 within the limit of Nagpur Municipal Corporation and Nagpur Improvement Trust Nagpur owned **Shri Dilip Rambhau Chinchmalatpure** and hereinafter referred as "Said Land".

That the said owner namely **Shri Dilip Rambhau Chinchmalatpure** applied for conversion of said land into non-agricultural use and the Hon'ble Additional Collector, Nagpur granted permission to convert the said land into non-agricultural use by order passed in vide Revenue Case No.9/NAP-34/2010-2011 dated 25.07.2011.

That further the competent authority Assistant Director Town Planner, Nagpur Improvement Trust Nagpur has sanctioned the layout map vide order No.55NR/Planning/ 4212 Nagpur Rural dated 01.06.2011 and as per sanctioned layout map the vendor demarcated a layout consisting various self contained plots therein.

That, after the conversion of said land into non-agricultural use, the said owner applied to Nagpur Improvement Trust for the release of the **Plot No.3** admeasuring area 1897.50 sq.mts. In the layout of Survey No.70/1 (part) 71/1 (part) of Mouza: Manewada, Nagpur and the NIT released the same vide letter No.EE (South) 22 dated 12.10.2012.

executed a General power of in favour of his brother **Shri Vijay S/o Rambhau Chinchmalatpure** for the execution and registration of the Agreement and sale deeds in favour of the prospective purchasers of the Apartments to be constructed on the said property. The said power of Attorney has registered at serial No.5139 on 23-11-2015 in the office of the Sub Register No.2 Nagpur,

That the said owner namely **Shri Dilip Rambhau Chinchmalatpure** has later on decided to develop the said property and accordingly as per sanctioned plan of a Multistoried Building proposed to be constructed on the said plot bearing No.03 and to be known and styled as **Govind Wing** in **"Golden Park-1"**and the same scheme is duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur vide Building Permit No. BE (S) Case No.AB1145/Tracking No.201501095/493, dated 20.11.2015.

That the said owner namely **Shri Dilip Rambhau Chinchmalatpure** registered documents **"Deed of Declaration"** before Sub-Registrar Office Nagpur No.02, on 23.11.2015 vide documents No.5138/2015 and thereby the Vendor has declared its Scheme in the name of **Govind Wing in "Golden Park-I"** residential flat Scheme to the provisions of Maharashtra Apartment Ownership Act, 1970.

That the said owner namely **Shri Dilip Rambhau Chinchmalatpure** has further nominated, constituted Attorney by executing a General power Attorney in favour of his brother **Shri Vijay S/o Rambhau Chinchmalatpure** for the execution and registration of the Agreement and sale deeds in favour of the prospective purchasers of the Apartments to be constructed on the said property. The said power of Attorney has registered at serial No.5139 on 23-11-2015 in the office of the Sub Register No.2 Nagpur,

Thus the title has been properly established. The above transaction has been duly verified from the relevant records of documents Nagpur. I have caused the search of records Sub- Registrar office for inspection for last thirteen year by paying necessary fees on 24/11/2015.

On the basis of search made by me and documents placed before me, there is no any registration regarding the transfer of property as well as any debt over the said properties also absolute owner and right to developed the said property and sale the same to interested prospective purchaser. That, the present owner has mutates his name in all Government, Semi-government records as a owner i.e. City survey, N.I.T and N.M.C office etc

Similarly , I have seen and gone through the document Deed of Declaration registered before Sub-Registrar Office Nagpur No.02, on 23.11.2015 vide documents No.5138/2015 and thereby said owner has declared its Scheme in

the name of **Govind Wing in "Golden Park-I"** residential flat Scheme to the provisions of Maharashtra Apartment Ownership Act, 1970. The said owner has started construction of the multistoried building containing there are on ground floor 10 shops, on first floor 07 flats, on second floor 07 flats. on third floor 07 flats and on fourth floor 07 flats on the said property.

On the basis of the above referred documents and search made by me. I can say that **Shri Dilip Rambhau Chinchmalatpure** has a full right to developed the said property bearing plot no 03 as well as he has completed all formalities ,legalities, required for lodging the said project as such the project is free from all legal impediments, and encumbrances . Therefore the said project is itself having marketable title as well as its every apartments /flats having the same.

I am satisfied and have confirmed that the said property is heritable and the transferor has right to transfer. All the parties have been joined in the documents and the documents have desired effect, facts and events material to the title have been satisfactorily proved.

In result, I have to state that, I have made necessary searches at the concerned Sub- register office up to date and as the result of such searches and verification of the record of concerned authorities I am satisfied that the property is question is found to be free all types of encumbrances, and the title of the present owner upon the same are clear and marketable.

Hence this my title verification report.

SCHEDULE OF PROPERTY

The all that piece and parcel of land bearing **plot No.3**, admeasuring area 1897.50 sq.mtr. being portion of Survey No.70/1(Part and 71/1 (part) admeasuring 2.61 H.R and 0.70 H.R. respectively, situated at Mouza: Manewada, P.H.No.39-A, Occupancy Class-I having a City Survey No.592 and Sheet No.47 within the limit of Nagpur Municipal Corporation and Nagpur Improvement Trust Nagpur and bounded as under :

Onward East	-	Private Layout,
Onwards West	-	18mtrs vide D. P. Road,
Onwards North	-	Private layout,
Onwards South	-	Plot No.2.

Nagpur
Dated: 25/11/2015

JEEVAN B. AKARTE