

Adv. PAYAL DESAI

Nagpur

Date - 20/07/2017

TITLE SEARCH & VERIFICATION REPORT

Dear Sir,

As per the instructions of M/s Urich Grace Infrastructure Pvt Ltd through Director Shri Sawrabh Taori

NAME OF THE TITLE HOLDER M/s Urich Grace Infrastructure Pvt Ltd through Director Shri Sawrabh Taori

Hereinafter referred to as the owners

I. DESCRIPTION OF THE PROPERTY

All the piece and Parcel of Plotable Land adm 5758 sq metres & amenities area adm 932.735 sq metres i.e. total adm 6691.185 sq metres, comprising residential plots, Amenities Space in Kh no. 34/1 C (K), ph no. 42, Mouza Gavsi Manapur, Tah Nagpur Gramin, Dist Nagpur.

Postal Add: **HIBISCUS GARDEN**, KH NO. 34/K-1, Gawasi, Tah Nagpur Rural, Dist Nagpur

Bounded As:

ON East	Kh no. 34/1/B
ON West	Kh no. 35
ON North	Kh no. 33
ON South	Road & thereafter Kh no. 30

1. DEVOLUTION OF TITLE

On the basis of the search taken by me, I submit my report as under;

After verification and careful perusal of the relevant document, I found that M/s Urich Grace Infrastructure Pvt Ltd through Director Shri Sawrabh Taori is the R/O Nagpur is the absolute owner of the said property in the possession of All the piece and Parcle of Plotable Land adm 5758 sq metres & amenities area adm 932.735 sq metres i.e. total adm 6691.185 sq metres, comprising residential plots, Amenities Space in Kh no. 34/1 C (K), ph no. 42, Mouza Gavsi Manapur, Tah Nagpur Gramin, Dist Nagpur.

History

I have gone through the all documents which has been produced by the M/s Urich Grace Infrastructure Pvt Ltd pertaining to the below described property and I had done online search with IGR Web site & verify records available in the Sub Registrar Office at Nagpur.

- Whereas said land bearing Kh no. 34/1 adm 3.71 hr. Mouza Gavsi Manapur originally belongs to Shri Ashok Nilkanth Dogre, Shri Siddartha Nilkanth Dongre,

Payal R. Desai

Advocate

81, Old Subhedar Lay-out,

Ayodhya Nagar,

Nagpur-440024.

Shri Vikas Bhimrao Dogre, Miss Shilpa Bhimrao Dogre, Smt Pramila Bhimrao Dongre, Smt Panchshila Hemraj Tembhare .

- And Whereas Shri Siddartha Nilkanth Dongre, Shri Vikas Bhimrao Dogre, Miss Shilpa Bhimrao Dogre, Smt Pramila Bhimrao Dongre sold 1/4th Undivided share bearing adm 0.93 hr (9300 sq metrs) out of Kh no. 34/1 out of total adm 3.71 hr. To M/s Laxmi Swapnapurti Planners & Developers Pvt LTD through Director Shri Harish Ramesh Gawai vide sale deed dt. 07/05/2012 sr no. 2510 sub reg 7.
- And Whereas Shri Siddartha Nilkanth Dongre, Shri Vikas Bhimrao Dogre, Miss Shilpa Bhimrao Dogre, Smt Pramila Bhimrao Dongre sold 1/4th Undivided share bearing adm 0.93 hr (9300 sq metrs) out of Kh no. 34/1 out of total adm 3.71 hr. To Shri Sandeep Ramesh Gawai vide sale deed dt. 07/05/2012 sr no. 2508 sub reg No 7.
- And Whereas Shri Ashok Nilkanth Dogre, Smt Panchshila Hemraj Tembhare sold ½ adm 1.86 hr, out of Kh no. 34/1 adm 3.71 hr to Shri Harish Ramesh Gawai vide sale deed dt.07/05/2012 Sr. No.2509 Sub Reg. No.7
- And whereas M/s Laxmi Swapnapurti Planners & Developers Pvt LTD through Director Shri Harish Ramesh Gawai entered into an agreement for development dt. 25/10/2012 sr no. 5151 sub reg 10 with M/s Urich Grace Infrastructure Pvt Ltd authorizing the developer to develop the said Kh no. 34/1 adm 3.71 hr. and construct a multistoried scheme on the said plot , sell the flats in the multistoried scheme to prospective purchaser of the flats in the said multistoried scheme. And receive the consideration from the prospective purchasers.
- And whereas Shri Sandip Gawai, Shri harish Gawai, M/s Laxmi Swapnapurti Planners & Developers Pvt LTD through Director executed a power of attorney dt. 25/10/2012 sr no. 5159 sub reg 10 Nagpur in favour of M/s Urich Grace Infrastructure Pvt Ltd authorizing attorney to execute registered deeds and documents in favour of the prospective purchasers.
- And Whereas Shri Sandip Gawai, Shri harish Gawai, M/s Laxmi Swapnapurti Planners & Developers Pvt LTD through Director promoted a multistoried scheme styled HIBISCUS GARDEN apartments on the said Kh NO 34/1 k adm 0.93 hr and submitted the said scheme to the provisions of the Maharashtra Apartments ownership Act 1970.
- And whereas the deed of declaration for the said HIBISCUS GARDEN apartments is registered on 25/08/2016 sr no. 4651 sub reg Nagpur.
- And whereas the building plan is duly approved by NIT vide building permit dt. 07/07/2016.
- And Whereas M/s Laxmi Swapnapurti Planners & Developers Pvt LTD through Director Shri Harish Ramesh Gawai sold Land adm 5758 sq metrs & amenities area adm 932.735 sq metrs i.e. total adm 6691.185 sq metrs, to M/s Urich Grace Infrastructure Pvt Ltd through Director Shri Sawrabh Taori
- And Whereas name of M/s Laxmi Swapnapurti Planners & Developers Pvt LTD through Director Shri Harish Ramesh Gawai duly muted in 7/12.
- And Whereas M/s Urich Grace Infrastructure Pvt Ltd through Director Shri Sawrabh Taori has been applied for mutation.

2. Minor's Interest / HUF Property:

In this Property there is not the question of Minor's interest.

3. Possession:

M/s Urich Grace Infrastructure Pvt Ltd through Director Shri Sawrabh Taori acquired title and interest over the property under Search.

4. Applicability of Local Laws:

Here I can say that the above said Property is not subjected to any local laws which prevents for creation of Mortgage.

Res. **Payal R. Desai**
Advocate
81, Old Subhedar Lay-out,
Ayodhya Nagar,
Nagpur-440024.

5. Final Opinion and Recommendation (Encumbrance Certificate & Legal Opinion):

For the Purpose of this report I had done online search with IGR Web site & verify records available in the Sub Registrar Office at Nagpur. The above entries of Docs. Supplied are also verified online for inspection by the office of sub registrar on IGR Web Site. On-line Search for 2004 to 2017 is done in all the offices.

The Search for the entire period is done. The charges or rights created by unregistered documents can not be ascertained. Hence as abundant precaution M/s Urich Grace Infrastructure Pvt Ltd through Mr Sawrabh Taori given Public Notice Public Notice Dated 27-09- 2016 to call for objections from any person/(s),entity/(ies) pertaining to this transaction of the said property, the Purchaser has not received any objection from any person/(s) whatsoever.

On the basis of searches taken of the records of Sub Registrar Office for 13 years by paying requisite charges vide, Receipt No. MH004207186201617E dt. 13/09/2016 and Receipt no. MH003694179201718E dt. 20/07/2017 and the documents produced before me, I am the opinion That, M/s Urich Grace Infrastructure Pvt Ltd through Director Shri Sawrabh Taori is having clear and marketable title over said property and said property is free from encumbrances and is not alienated or transferred in any manner whatsoever. 49476670

As per Building Plan 07/07/2016, Release Letter for sale of Unit in above scheme is required. But as per new norms as may be decided by NIT/ NMC Stipulated condition will be applicable.

6. CERTIFICATE:

The link in the chain of the title has been properly established. All the transactions have been duly verified from the relevant records. On the basis of the search made by me and the documents place before me, I certify that the property referred in the schedule by M/s Urich Grace Infrastructure Pvt Ltd through Director Shri Sawrabh Taori is the R/O Nagpur is clear and hence I certify that the property is free from all type of encumbrances, charges, lien and mortgages or order claim affecting the clear title, as on the date.

In the Result, I have to state that I have made necessary search at the concerned Sub - Register office up to date as the result of searches and on the basis of the same I hereby state that the said property is free from all charges and has got the clear and marketable title.

Place :- Nagpur

Date:- 20/07/2017


Adv. Payal Desai.

Payal R. Desai
Advocate

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