TUSHAR C. KAPSE
ADVOCATE

69-G, Freedom Fighter Colony,
Mhalgi Nagar, NAGPUR – 440 034
Ph. No. 2745484, Mob No. 9850360650

Date : 27/05/2016

TITLE VERIFICATION REPORT

TO WHOMSOEVER IT MAY CONCERN

Under the instructions and authority of my client **Shri Sunil Ganpatrao Khadatkar, Partner of M/s Sunrise Buildcon**, I have investigated the title in respect of piece and parcel of the land the detailed schedule is as under.

All That piece and parcel of land bearing **Plot No.16** admeasuring area about **454.8860 Square Meter (as per Regularization Permit of NIT), Plot No.18** admeasuring area about **152.3540 Square Meter(as per Regularization Permit of NIT), as such total area admeasuring about 607.24 Sq. Mtrs.** in **Kh. No. 2/1, 2/3, & 2/4**, P.H. No.11 of **Mauza Zingabai Takli**, bearing City Survey No.6, Sheet No.15 situated in the layout Motikrishna Co-operative Housing Society, Ltd, Nagpur, Ward No.61, within the local limits of N.M.C. & N.I.T., Tahasil & District- Nagpur

Plot No. 16 is bounded as under:

On the East	:	9.00 Mt wide Road
On the West	:	Plot No.31 and 18
On the North	:	9.00 Mt wide Road
On the South	:	9.00 Mt wide Road

Plot No. 18 is bounded as under:

On the East	:	Plot No.16
On the West	:	Plot No.19
On the North	:	9.00 Mt wide Road
On the South	:	Plot No.31

That above said Plot No. 16 originally belonged to the layout Motikrishna Gruhnirman Sahakari Sanstha Mydt, Nagpur bearing Registration No.NGP/(CTY)/HSG/TO/516. That said society has sold said plot No. 16 to Shri Madhusudan Ramsewak Tiwari by way of registered Sale Deed Dt. 24/12/2013 which is duly registered in the office of Sub Registrar Nagpur-8 at serial No.3949.

That the above said Plot No. 16 was covered under the 1900 Unauthorized Layout Scheme of Nagpur Improvement Trust and said Plot No. 16 is Regularized by the Nagpur Improvement Trust as per the Permit for Regularization of Unauthorized construction of the House/Plot/Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 bearing Permit No. BE(N)/1308 Dt. 13/12/2016. As per the said permit regularized area of Plot No. 16 is admeasuring about 454.8860 Sq. Mtrs

Likewise above said Plot No. 18 also belonged to the Motikrishna Gruhnirman Sahakari Sanstha Mydt, Nagpur bearing Registration No.NGP/(CTY)/HSG/TO/516. That said society has sold said plot No. 18 to Shri Madhusudan Ramsewak Tiwari by way of registered Sale Deed Dt. 29/11/2016 which is duly registered in the office of Sub Registrar Nagpur-2 at serial No.5164.

That the above said Plot No. 18 was covered under the 1900 Unauthorized Layout Scheme of Nagpur Improvement Trust and said Plot No. 18 is Regularized by the Nagpur Improvement Trust as per the Permit for Regularization of Unauthorized construction of the House/Plot/Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 bearing Permit No. BE(N)/1309 Dt. 13/12/2016. As per the said permit regularized area of Plot No. 18 is admeasuring about 152.3540 Sq. Mtrs

As such Shri Madhusudan Ramsewak Tiwari is claiming ownership over the Plot No. 16 and 18 as a owner. That the name of Shri Madhusudan Ramsewak Tiwari is duly mutated in the record of City Survey, Nagpur Improvement Trust and Nagpur Municipal Corporation as Owner.

That the Building Engineer of Nagpur Improvement Trust by its order bearing No. ३.३I.(३)/274 Dt.26/03/2018 has amalgamated plot No. 16 and 18. Hence now Plot No. 16 and 18 is only one unit.

That, Shri Madhusudan Ramsewak Tiwari later on decided to develop the said Plot No. 16 and 18 into Residential Estate by constructing a Multistoried Building thereon consisting of various self contained separate Apartment therein,

That Shri Madhusudan Ramsewak Tiwari having no experience and knowledge and monetary facilities available with him, hence he entered into an Agreement of Development dated 09/05/2018 with M/s Sunrise Buildcon through its Partner Shri Sunil Ganpatrao Khadatkar which is duly registered in the office of the Sub Registrar Nagpur - 2 at Serial No. 3430 on even date.

That accordingly, the Shri Madhusudan Ramsewak Tiwari have executed general power of attorney in respect of the above said property in favour of **SHRI. SUNIL GANPATRAO KHADATKAR,** Partner of **M/S SUNRISE BUILDCON,** and the said general power of attorney is duly registered in the office of the sub registrar Nagpur – 2 at Serial No. 3431 on 09/05/2018;

That the Building Map for the building to be constructed on the Plot No. 16 and 18 is not sanctioned yet as well as deed of Declaration in respect of the building to be constructed on Plot No. 16 and 18 is also not executed and registered.

That I have inspected the records, which were made available to me in the office of relevant Sub-Registrar by paying requisite fee vide E Challan bearing GRN MH001996081201819E, receipt No.1111359011 dated 27/05/2018 for the year 2006 to 2018. That during the inspection I have not accrosed any entry in the record of said office in respect of mortgage, sale, or transfer of title by any way of above said property / plot on this basis the title of said properties are clear.

Therefore any prospective buyer who desires to purchase the Undivided Proportionate Share and Interest, after sanctioning of building

Map as well as after executing and registering the Deed of Declaration, in the said plot No.16 and 18 together with built up space in a Multistoried building proposed to be constructed on Plot No. 16 and 18 shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered sale deed from the Owner of said plot.

14. That it is needless to mention here that on obtaining such sale deed, such buyer can very well mortgage his / her property to any financial Institution by way of security for the repayment of loan, if any, advanced to him / her

Hence this report.

NAPUR
DATED : 27/05/2018

TUSHAR C. KAPSE
Advocate

MH001996081201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
27 May 2018	Receipt	Receipt no.: 1111359011
	Name of the Applicant :	TUSHAR CHAMPATRAO KAPSE
	Details of property of which document has to be searched :	Dist :Nagpur Village :Takali (jhingabai) S.No/CTS No/G.No. : 16
	Period of search :	From :2006 To :2018
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no MH001996081201819E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

CHALLAN
MTR Form Number-6

GRN	MH001996081201819E	BARCODE	Date	27/05/2018-13:16:37	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	98883646
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	TUSHAR CHAMPATRAO KAPSE
Location	PUNE		
Year	2018-2019 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

DEFACED ₹325.00 DEFACED

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.	69103332018052710443 / 167780191
Cheque/DD No		Bank Date / RBI Date	27/05/2018-13:17:23 / Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No , Date	Not Verified with Scroll

Mobile No. : Not Available

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 नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0001103185201819	27/05/2018-13:23:00	IGR002	325.00
			Total Defacement Amount		325.00

Print Date 27-05-2018 01:23:30