

Sahil M. Bhangde

LL.B
ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
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TITLE VERIFICATION & SEARCH REPORT

On the basis of relevant documents submitted by **M/S Jackpot Dealers Private Limited** Nagpur , Tahsil and District - Nagpur, for the purpose of Verification Search of Title in respect of the property described below. I, the undersigned Advocate, do hereby submit my Verification & Search Report about the title in respect of the same.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Plot No. 13, admeasuring 1160.29 sq. mtrs. of Khasra No. 35 of Mouza Khamla bearing City Survey No. 895/6, Sheet No. 20, situated at Khamla within the limits of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation Nagpur, Tahsil and District Nagpur and same is bounded as under :

East :	Road
West :	Plot No. 12
North :	Road
South :	Plot No. 14.

That I have taken search by inspecting the index Registers for a period of 13 years, i.e. 2004 to 2017 in the office of Registrar & Sub-Registrar Nagpur. I have also perused document placed before me.

That the title history of the said property is as follows:

- 01) THAT originally Shri Bholanath Pande owned and possessed the property bearing Plot No. 13 of Mouza Khamla admeasuring 1160.29 sq. mtrs. by virtue of registered Sale Deed dated 28.03.1944.
- 02) THAT after the demise of Shri Bholanath Pande a family partition took place in between his legal heirs but due to differences in between the legal



heirs Shri Satyanarayan Bholanath Pande had filed the Civil Suit bearing No. RCC 357/78 against the other legal heirs namely (1) Shri Chandranarayan Pandey, (2) Shri Suraj Narayan Pande, (3) Smt. Sarastwatabai Ratanshankar Tiwari (married daughter) (4) Smt. Kaushalyabai Bholanath Pande (widow) (5) Smt. Vidyabatibai Bajpayee (married daughter) and same was decreed by the judgment dated 24.01.1983 and as per the said judgment and decree the property mentioned in schedule came in share of the Shri. Suraj Narayan S/o. Bholanath Pande and his name was duly mutated in the Revenue Records i.e. in Akhivpatrika as owner thereof.

- 03) **THAT** on 28.01.2015 the aforesaid owner i.e. Shri. Suraj Narayan S/o. Bholanath Pande had executed a registered Deed of Exchange with M/S Jackpot Dealers Private Limited., acting through his Director Shri. Rajesh S/o Amrutlal Vasani and thereby he had exchanged the schedule property with Apartment No. 601 and 602 of the building Known as Nectar Residency situated at Khamla, and he had retained the said apartments as a consideration of the schedule property and the said Deed of Exchange was duly registered with the office of Sub Registrar Nagpur No. 8 at Sr.No. 566 dated 28.01.2015
- 04) **THAT** it is also important to note here that all the legal heirs of Shri. Suraj Narayan S/o. Bholanath Pande i.e. his two sons and two daughter namely (a) Smt. Deepika W/o. Sunil Dube (before marriage name Deepika D/o. Surajnarayan Pande), (b) Ku. Sonali D/o. Surajnarayan Pande (c) Shri Amit S/o. Surajnarayan Pande and (d) Shri Rahul S/o. Surajnarayan Pande stood as consenting party to the abovementioned Deed of exchange and accorded their consent to the said transaction.
- 05) **THAT** by virtue of the abovementioned Deed of Exchange M/S Jackpot Dealers Private Limited., became the sole and absolute owner of the schedule property and its name is also duly mutated in Akhivpatrika as well as in Municipal Corporation Tax Records as owner thereof.
- 06) **THAT** As stated SUPRA the ownership of the schedule property was obtained on the basis of Deed of Exchange and in the said transaction in consideration the original owner of Plot No. 13 i.e. Shri. Suraj Narayan



S/o. Bholanath Pande had received Two Apartments i.e. **Apartment No. 601 and 602** constructed on the 6th Floor of the building known and styled as "**Nector Residency**" alongwith undivided share of 10.69 % interest in the land admeasuring 9600 Sq. Ft. bearing Corporation House No. 3431/A, 3431/B and 3431/C of Mouza - Khamala having Kh. No. 34/1, City Survey No. 893, Sheet No. 213/11 at Deo Nagar, Near Ajni Square in Ward No. 75, Nagpur. In addition to the said flat Shri. Suraj Narayan S/o. Bholanath Pande is the original owner of the schedule plot had also received a sum of Rs. 1,66,15,740/- from M/s Jackpot Dealers Private Limited.,

- 07) It is important to state that M/S Jackpot Dealers Private Limited., under the capacity of the registered Agreement of Development dated 28.06.2011 and the Power of Attorney dated 28.06.2011 executed with the original owners of the land admeasuring 9600 Sq. Ft. bearing Corporation House No. 3431/A, 3431/B and 3431/C of Mouza - Khamala having Kh. No. 34/1, City Survey No. 893, Sheet No. 213/11 at Deo Nagar, Near Ajni Square in Ward No. 75, Nagpur, had executed a said Deed of Exchange dated 28.01.2015, according to me the said transaction is valid and legal as Deed of Exchange was properly executed, valued and duly a stamp duty was paid upon the said transaction. Furthermore it was acted upon by the parties to the said transaction.
- 08) M/S Jackpot Dealers Private Limited., had full right, ownership over the land admeasuring 9600 Sq. Ft. bearing Corporation House No. 3431/A, 3431/B and 3431/C as the said company had paid the entire consideration as agreed i.e. an amount of Rs. 2,32,00,000/- by account payee cheques from time to time to entire consideration amount as agreed in between the original owners of the said land i.e. Corporation House No. 3431/A, i.e.. (1) Shri. Aniket S/o Vasantrao Nemad, (2) Shri. Gaurav S/o Wamanrao Nemad and (3) Shri. Kamlesh S/o Deorao Nemad. Furthermore they were also a party to the Deed of Exchange dated 28/01/2015 and accorded their consent to the said transaction and as such in my opinion M/S Jackpot Dealers Private Limited., becomes the absolute owner of the schedule land and have right to develop the said plot.
- 09) That in order to construct a multistoried building upon the schedule Plot No. 13 M/S Jackpot Dealers Private Limited., had submitted the



proposed building map to the office of Municipal Corporation Nagpur and same was duly sanctioned by the said authority vide issuing Building Plan and Permit No. 46/BP/Khamla/TP/NMC/14 dtd 28.06.2017.

- 10) In view of the aforesaid transaction I opine that M/S Jackpot Dealers Private Limited., is the owner of the schedule Plot No. 13 and have full right and authority to develop the same in accordance with the building plan and permit sanctioned by the Competent Authority and I further submit that the prospective purchaser of the respective units to be constructed upon the said plots as per building plan can also get valid and legal title upon execution of registered Sale Deed in his/her/their favour.
- 11) **THAT** thereafter further from 01-11-2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an Affidavit from the owner be taken stating on oath that his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.
- 12) **THAT** I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing Rs.325/- vide Receipt Nos. GRN-MH008164649201718E dated 12-12-2017.

DOCUMENTS PERSUED

- Copy of registered Power of Attorney executed by Shri Aniket Vasant Nemad Shri Gaurav Waman Nemad, Shri Kamlesh Devrao Nemad in favour of M/s. Jackpot Dealers Pvt.Ltd., through its Director Shri Rajesh Wasani, same was registered with the office of Sub-Registrar, Nagbpur-1 at Sr.No.4351/2011 dated 28/06/2011.
- Copy of registered Agreement of Development executed by Shri Aniket Vasant Nemad Shri Gaurav Waman Nemad, Shri Kamlesh Devrao Nemad in favour of M/s. Jackpot Dealers Pvt.Ltd., through its Director Shri Rajesh Wasani, same was registered with the office of Sub-Registrar, Nagbpur-1 at Sr.No.4350/2011 dated 28/06/2011.
- Copy of Akhivpatrika issued in the name of Shri. Suraj Narayan S/o. Bholanath Pande dated 17.12.2014.
- Copy of registered Deed of Exchange executed by Shri. Suraj Narayan S/o. Bholanath Pande in favour of M/S Jackpot Dealers Private Limited., acting



through his Director Shri. Rajesh S/o Amrutlal Vasani, same was registered with the office of Sub Registrar Nagpur No. 8 at Sr.No. 566 dated 28.01.2015

- **Copy of Akhivpatrika** in the name of M/s. Jackpot Dealers Pvt.Ltd., dated 19/03/2015.
- **Copy of Tax Receipt** tax paid for the year 2016-17 in the name of M/s. Jackpot Dealers Pvt.Ltd., dated 16/11/2016.
- **Copy of sanctioned building plan and permit** issued by NMC bearing its Permit No.46/BP/KHAML/TP/NMC/114, dated 28/06/2017.

Hence, this report of Search & Verification of Title.

Nagpur:
Dated : 12/12/2017




(SAHIL M.BHANGDE)
Advocate

Encl :- One Original Search Fee Receipts as mentioned above.



CHALLAN
MTR Form Number-6

GRN MH008164649201718E		BARCODE		Date 12/12/2017-12:31:47	Form ID
Department Inspector General Of Registration		Payer Details			
Type of Payment Search Fee		TAX ID (If Any)		266	
		PAN No.(If Applicable)		AMZPB5432A	
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name		Adv Sahil M Bhangde	
Location NAGPUR		Flat/Block No.		Plot No. 167 Bajiprabhu Nagar 5th Lane	
Year 2017-2018 From 12/12/2004 To 12/12/2017		Premises/Building		Near Madrasi Temple Near Ramnagar	
Account Head Details		Amount In Rs.		Road/Street	
0030072201 SEARCH FEE		325.00		Area/Locality	
				Town/City/District	
				PIN	
				4 4 0 0 3 3	
				Remarks (If Any)	
				Plot. 13 Kh No. 35 MZ. Khamla CTS. 895/6 Sht. 20 situated at Khamla	
				Amount In	
				Three Hundred Twenty Five Rupees Only	
Total		325.00		Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572017121230270 IK00KBETS5	
Cheque/DD No.		Bank Date	RBI Date	12/12/2017-12:32:23 Not Verified with RBI	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "चलप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

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