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TITLE VERIFICATION & SEARCH REPORT

Being engaged by **M/s. SUNDERSHILP BUILDERS & DEVELOPERS, (PAN – ACVFS 6514 N), a Partnership Firm, having its Office at - Jageshwar Puri, in front of Tahsil Office, Kanholibara Road, Hingna, Tah. Hingna, Dist. Nagpur-441 110, through its Partners - 1) Mr. DARVIN RAMDASJI GAUTAM AND 2) Mr. PARAG @ VIJAY PYARELALJI PARDHI.** I am submitting my Title Verification Report on the basis of search taken by me by depositing of Rs. 325/- vide Receipt GRN No. MH004667005201819E, dated 20/08/2018 in the office of the Jt. Sub-Registrar, Hingana for the search of last 13 years (2006 to 2018) record in respect of following property.

DESCRIPTION OF PROPERTY

ALL THAT piece and parcel of Land Bearing Plot No. 97, containing by total admeasuring 476.542 Sq.Mtrs. (or 5129.50 Sq.Ft.), being a portion of the entire land bearing Survey/Khasra No. 297/1 & 297/2 of Mouza – Wanadongari, P. H. No. 46, Revenue Circle - Hingana, situated within the Limits of Municipal Council Wanadongari, Tah. Hingna and Dist. Nagpur and the said plot of land bounded as under:-

On the East	-	Plot No. 96
On the West	-	Lay-out
On the North	-	9 Mtr. Wide Road
On the South	-	Sut Girani

(Hereinafter to be called as **"The Said Property"**.)

LIST OF DOCUMENTS REFERRED OR FURNISHING PRIMA FACIE OPINION :

That, I have gone through the various documents submitted by the said Owner, i.e. Sale Deed, 7/12 Extract, N.A. Order, Sanctioned Building Plan/Map, Building Permit, etc. and also verified the day books from the office of Jt. Sub-Registrar, Hingna for the Year 2006 to 2018.

BRIEF HISTORY OF OWNERSHIP / TRACING OF TITLE :

WHEREAS, initially above said plot of land purchased by Mr. Mohan Hiraji Mer from M/s. L.G. Developers and Builders through Partner Mr. Dhanraj Ganpatrao Babde, by virtue of Registered Sale Deed, Dtd. 05/09/2008, which is duly registered before the Joint Sub Registrar, Hingna in Book No. 1 at Sr.No. 5463/2008.

WHEREAS, meantime Mr. Mohan Hiraji Mer expired on 21/07/2009 and his wife namely – Smt. Gangadevi Mohan Mer also expired on 12/12/2012 and after their demised their legal hairs i.e. Miss. Kanku Mohan Mer (Name before marriage), Mrs. Kanku Bharat Rathod (Name after marriage), Mr. Arjun Mohan Mer, Mr. Jayram Mohan Mer, Mr. Chagan Mohan Mer, Miss. Bago Mohan Mer (Name before marriage), Mrs. Bago Teja Sathe (Name after marriage), Mr. Rajesh Mohan Mer, Mr. Karan Mohan Mer, Mr. Khengar Mohan Mer & Mr. Gangdeo Mohan Mer became the full and joint owners of the said plot of land by way of Hindu Succession.

WHEREAS, Mr. Mohan Hiraji Mer in his lifetime he has given the above said plot of land to his two sons namely - Mr. Khengar Mohan Mer & Mr. Gangdeo Mohan Mer by way of oral family settlement. Hence, Mr. Khengar Mohan Mer & Mr. Gangdeo Mohan Mer have mutated their name in all Government and Semi-Government Records.

WHEREAS, later on Miss. Kank u Mohan Mer (Name before marriage), Mrs. Kanku Bharat Rathod (Name after marriage), Mr. Arjun Mohan Mer, Mr. Jayram Mohan Mer, Mr. Chagan Mohan Mer, Miss. Bago Mohan Mer (Name before marriage), Mrs. Bago Teja Sathe (Name after marriage), Mr. Rajesh Mohan Mer, Mr. Karan Mohan Mer have released their undivided share without consideration in favour of Mr. Khengar Mohan Mer & Mr. Gangdeo Mohan Mer by virtue of Registered Relinquishment Deed, which is duly registered before the Joint Sub Registrar, Hingna in Book No. 1 at Sr.No. 266/2014.

WHEREAS, later on Mr. Khengar Mohan Mer & Mr. Gangdeo Mohan Mer have executed and registered an Agreement to Sell in favour of Dr. Mr. Ajay Pyarelalji Pardhi and Dr. Mr. Sushant Manoharrao Charde on 22/01/2014, which is duly registered before the Joint Sub Registrar, Hingna in Book No. 1 at Sr.No. 344/2014 and It is seen that the proper stamp duty and registration fees paid thereon.

WHEREAS, later on Mr. Khengar Mohan Mer & Mr. Gangdeo Mohan Mer have executed and registered a General Power of Attorney in favour of Dr. Mr. Ajay Pyarelalji Pardhi and Dr. Mr. Sushant Manoharrao Charde on 22/01/2014, which is duly registered before the Joint Sub Registrar, Hingna in Book No. 1 at Sr.No. 345/2014.

WHEREAS, later on the above said plot of land purchased by the present owner i.e. M/s. SUNDERSHILP BUILDERS & DEVELOPERS through its Partners - 1) Mr. DARVIN RAMDASJI GAUTAM AND 2) Mr. PARAG @ VIJAY PYARELALJI PARDHI from Mr. Khengar Mohan Mer & Mr. Gangdeo Mohan Mer through their Power of Attorney Holder - Dr. Mr. Ajay Pyarelalji Pardhi and Dr. Mr. Sushant Manoharrao Charde and Confirming Party - Dr. Mr. Ajay Pyarelalji Pardhi and Dr. Mr. Sushant Manoharrao Charde by virtue of registered Sale Deed dated 28/06/2018, which is duly registered before the Joint Sub Registrar, Hingna in Book No. 1 at Sr.No. 2804/2018, as a result the above said owner have now became the full & an absolute owners of the aforesaid entire property with heritable and transferable rights therein and the same is also accordingly mutated their name in the relevant records. **AND**.

THAT, the abovesaid land bearing Survey/Khasra No. 297/1 & 297/2 of Mouza – Wanadongari converted into Non-Agricultural Use for Residential Purpose by the Order passed by the Hon'ble Collector, Nagpur on 02/02/2008 vide Revenue Case No. 313/NAP-34/2007-2008.

THAT, the layout map/plan of the abovesaid land bearing Survey/Khasra No. 297/1 & 297/2 of Mouza – Wanadongari has passed by the Town Planning Department on 28/08/2007.

THAT, for cogent reasons and good causes the said owner had decided to develop the said land into a **"RESIDENTIAL ESTATE"** by constructing a Multistoried building thereon as per sanctioned plan issued by **the Office of the Hon'ble Chief Officer, Municipal Council, Wanadongari issued a Building Permit on 18/01/2018, its Building Permit No. न.प.वा./बांध.पर./८८९/२०१८,** AND.

THAT, the said owner to be started the construction of the building on the said land of and the same is known as **"UTTARA GALAXY"** and the said building consist various Residential Apartments / Flats / Units.

COMMENTS ON TITLE :

On perusal of above documents, it is clear that, the above said owner hold clear and marketable title to the said property/land.

APPROVED PLAN FOR RESIDENTIAL USAGE :

As per the Approved Plan, Dtd. 18/01/2018, the said premises are residential in nature and hence the premises can be use for the purpose of Residential Use.

ELECTRICITY, WATER, SEWAGE CONNECTION, COMMON AREA, FACILITIES & BYE-LAWS :

There is Electric Power Connection, water & sewage/Chamber connection to be available in the said premises and also the owner has right to use common area and facilities available in the said premises subject to bye-laws / terms & conditions are accepted and will be complied with.

STATUS ON TAX DUES :

All Tax dues have been paid to the Concern Authority upto date.

ENCUMBRANCES AND LIEN :

After examining all the relevant document relating to said property/land, I have an opinion that, the Present Owner is the sole & an absolute owner of the above said property mentioned in Schedule here-in-above and I found that, the abovementioned premises is not mortgaged, charged or any lien neither created nor encumbered in any manner whatsoever.

I am satisfied from the same and that, the property in question is free from all types of encumbrances and hence the present Owner having good, clear and marketable title.

LITIGATION :

I have examined that, there is no existing litigation in respect of the said premises.

CONCLUSION / RECOMMENDATION :

1) This is a free hold property.

2) The above named Owner is the sole and an absolute owner of the said property.

3) For to concerning authorities to take necessary affidavit in respect of no encumbrances, charge, lien & mortgage over the said property.

Thanking You.

Place : Nagpur
Dated : 09/08/2018

(SARANG D. NIGHOT)
Advocate