

HEMANT TEJWANI
Advocate

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R/o : 529, Ahuja Nagar, Jaripatka, Nagpur.

Dated : 15-2-2016.

TITLE VERIFICATION AND SEARCH REPORT

This is to certify that at the instance and request of Shri Abhaynarayan Shrivastava. I have verified and searched the title in respect of the property i.e. All that piece and parcel of Plot No.614, admeasuring 360.00 sq. mtr, out of Khasra No.63, 65/1-2, Mouza Nari, within the limits of NMC & NIT, Tahsil & District Nagpur and bounded as under:-

By East	: Road
By West	: Plot No.622
By North	: Plot No.615
By South	: Plot No.613

(Hereinafter called and referred to as "THE SAID PROPERTY")

On the basis of observations, verifications, search and study of all the relevant records in respect of the said property, my findings in respect of the said property are as under:-

1) That, the land of the property belong to Nagpur Improvement Trust, Nagpur. The Nagpur Improvement Trust, Nagpur has allotted the said property to Sau. Kanta Harish Shende, vide Allotment Letter dt.23-6-1992 and handed over the possession vide Report of Handing Over Possession of Plots issued by Divisional Officer, Nagpur Improvement Trust, Nagpur, bearing No.1270, dt. 7-7-1992.

2) That, said Sau. Kanta Harish Shende was not in position to pay the amount of Rs.92,485/- in lumpsum in favour of the Nagpur Improvement Trust for the allotment of the said plot and as such she decided to dispose of the said plot for total consideration of Rs.95,000/- and agreed to sell the said property to Shalini w/o Shivalal Rangari, vide Agreement to Sell dt.6-8-1992. The said Shalini w/o Shivalal Rangari has paid the entire consideration amount of Rs.95,000/- to Sau. Kanta Harish Shende at the time of agreement.

3) That, said Nagpur Improvement Trust, Nagpur has given on lease the said property to Sau. Kanta Harish Shende, vide Indenture dated 23-12-1992, which is registered in the office of Sub-Registrar, Nagpur-6, in Book No.1, at Sr. No.357(P) on 25-2-1993. The period of lease commencing from 30-6-1992 and ending on 29-6-2022.

4) That, said Sau. Kanta Harish Shende avoided to perform the part of contract to execute the sale deed and as such said Shalini w/o Shivalal Rangari has file Civil Suit bearing R.C.S. No.2445/2000 for Specific Performance of Contract and the said suit was partly decreed by the 3rd Jt. Civil Judge, Jr. Dn., Nagpur on 11-9-2002 directing the

Sau. Kanta Harish Shende to refund the amount of Rs.95,000/- to Shalini w/o Shival Rangari along with 8% simple interest.

5) That, said Shalini w/o Shival Rangari had preferred an appeal bearing RCA No.350/2002 against the said Judgement and decree dt.11-9-2002 before 2nd Ad Hoc, Additional District Judge, Nagpur. The said Appeal came to be allowed by the Hon'ble 2nd Ad Hoc Additional District Judge, Nagpur via Judgment dated 5-4-2006 and directed the Sau. Kanta Harish Shende to execute the Sale Deed in favor of the Shalini w/o Shival Rangari within the period of two months from the date of the order.

6) That, in spite of order the Sau. Kanta Harish Shende has failed to execute the sale deed in favour of Shalini w/o Shival Rangari within the period of two months from the date of order and for this reason the Shalini w/o Shival Rangari has filed Special Darkhast No.411/2006. Even then the said Sau. Kanta Harish Shende has not executed the Sale Deed.

7) That, thereafter the Hon'ble Jt. Civil Judge, Jr. Dn., Nagpur has issued letter to the Nazir for the execution of the sale deed on 15-1-2010.

8) That, Shalini w/o Shival Rangari through Hon'ble 3rd Jt. Civil Judge Jr. Dn. Through Nazir has executed the sale deed in favor of Shalini w/o Shival Rangari, vide Sale Deed dt.10-2-2010, which is registered in the office of Sub-Registrar, Nagpur-1, in Book No.1, at Sr. No.794 on the even date.

9) That, Shalini w/o Shival Rangari has recorded her name in the office of Nagpur Municipal Corporation and paid the Corporation Tax from 1-4-1992 to 31-3-2012, vide Receipt No.000182, dt. 6-1-2012.

10) That, said Shalini w/o Shival Rangari has agreed to sell the said property to M/s. Shrivasth Realities, vide Token Receipt dt.17-1-2016.

11) That, said M/s. Shrivasth Realities has issued the public notice in the daily newspaper "Nav-Bharat" on 21-1-2016 and intimate the public at large and call the objections if any of any person. The response to the said public notice is not received till date.

12) I have also taken the search in respect of the said property for the period from 2002 to 2016 from the records of Concerned Sub-Registrar Office, Nagpur, the Original Receipt enclosed herewith and also verified the relevant index entries from the books and records kept and maintained in the concerned office, however some entries were not available and I have found that the said property is standing in the name of Shalini w/o Shival Rangari.

13) That, on the basis of the documents made available to me i.e Copy of Sale Deed, Indenture, Akhiv Patrika, NMC Tax Receipt, letter of Hon'ble Jt. Civil Judge, Jr., Dn, Nagpur, Order passed by 3rd Jt. Civil Judge, Jr. Dn., Nagpur in Reg. Civil Suit No.2445/2000(Old Special Civil Suit No.140/95), Decree and order passed by 2nd Ad-Hoc, Addl. District Judge, Nagpur in Reg. Civil Appeal No.350/2002, etc and after verification of the records maintained in the concerned Sub-Registrar Office and after taking search in respect of the said property to verify and confirm the ownership in respect of the said property, I am of the view that the said property is officially standing in the name of Shalini w/o Shival Rangari.

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14) In result of such searches and verification of the records of concerned authorities I am satisfied that the property in question is found to be free from all types of encumbrances, and the title of the present owner i.e. Shalini w/o Shivalal Rangari is found to be clear and marketable.

15) In my view following documents are necessary for security.

- (i) Original Sale Deed, (mentioned above)
- (ii) Indenture of Lease, (iii) NOC of concerned authority.
- (iv) Latest Akhiv Patrika, (v) NMC Tax Paid Receipt till date.
- (vi) Affidavit of Shalini w/o Shivalal Rangari that she has not created any third party interest & there is no litigation is pending in any court or authority in respect of the said property and the said property is free from all types of encumbrances & it is clear and marketable.

Thanking you,

Yours Faithfully,

H.N. Tejwani

(H.N. TEJWANI)
Advocate

Encl : Original Receipt/s.

(i) Receipt No.4117322, dt. 4-2-2016.

Hemant M. Tejwani
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NAGPUR