SEARCH AND TITLE VERIFICATION REPORT

-BY-

BHUPESH W. PATIL

(ADVOCATE)

LL.B. (GOLD MEDALIST), LL.M. (INTERNATIONAL BUSINESS LAW-IIISM)

BAR COUNCIL OF MAHARASHTRA & GOA REGISTRATION NO. MAH./1240/2003

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*OFFICE-BLOCK NO. A/12, N.I.T. COMPLEX, MIRCHI BAZAR, AYURVEDIC LAY OUT, BEHIND TAJSHREE TOWER, UMRED ROAD, NAGPUR-24

*HIGH COURT - ROOM NO. 1 ,GROUND FLOOR, HIGH COURT BUILDING, CIVIL LINE NAGPUR - 1.

* DISTRICT COURT - ROOM NO. 214, SECOND FLOOR, OPP. D. B. A. LIBRARY, NYAY MANDIR, NAGPUR. -1.

OFFICE O.W. NO. 11/2019 DATE-17/1/2019

17 JAN 2019

STATUS CUM SEARCH REPORT

That, I Bhupesh W. Patil (advocate) hereby issuing the status cum search report in respect of immovable property, within the limits of Nagpur improvement trust and Nagpur Municipal Corporation as under-

All the piece of Plot No. 116, out of Lay Out of Suraj Gruha Samasya Niwaran Sanstha Maryadit Nagpur admeasuring about 598.36 Square Meters of Khasra No. 24/1, situated at Mauza Chichbhavan, Sheet No. 736, Survey No. 76, within limit of Nagpur Improvement Trust and Nagpur Municipal Corporation Tah: & : Dist: Nagpur and bounded as under-

Towards East- Road

Towards West- Open Land

Towards North- Plot No. 115

Towards South- Plot No. 117

(1) That, whereas Shri Manish S/O Rameshrao Barsagade, Aged about 38 Yrs. Occ.- Business, R/O – Flat No. 1101, Tower No. 1, Capital Height, Nagpur approached, engaged, instructed and authorized me to prepared status cum search report and for opinion about above mentioned property as he is required the same for submitting it at some financial institutions/Banks, Authorities for sanctioned of map for dwelling/commercial Apartment/Multi Storied Buildings with particulars mentioned at the head of the report.

(2) That, the instructor make available the following documents for my kind perusal- Sale Deed executed by Mr. Ashok Kumar S/O Puranlal Agrawal aged about 62 years, Occ.-Private R/o 132, Sudha Apartment, Ramdaspeth Nagpur in favor of Shri Manish S/O Rameshrao Barsagade, Aged about 38 Yrs. Occ.- Business, R/O – Flat No. 1101, Tower No. 1, Capital Height, Nagpur dated 3 January 2019, Registered in the office of Sub Registrar No. 5, Nagpur city, Nagpur.

(3) Sale Deed executed by Bimaladevi W/O Rampraksh Agrwal Aged about 67 Years, Occ- Business, R/O Central Avenue Road, Nagpur in favor of Mr. Ashok Kumar S/O Puranlal Agrawal aged about 62 years, Occ.-Private R/o 132, Sudha Apartment, Ramdaspeth Nagpur dated 13 December 2010, Registered in the office of Sub Registrar No. 2, Nagpur city, Nagpur.

(4) Tax Receipt issued by Nagpur Municipal Corporation for House No. 1504/B/116 for years 2011-2012 issued in the name of Ashok Kumar S/O Puranlal Agrawal

(5) Property Card issued by City Survey Officer, No. 3 Nagpur for City Survey No. 76, Wherein name of Ashok Kumar S/O Puranlal Agrawal is been mutated vide entry No. 2091 Dated 20/1/2011.

(6) Regularization Letter issued by Nagpur Improvement Trust Nagpur for Lay Out No. 199/Chich/1830 Vide Case No. 200304153186 Dated 09/02/2010 issued in the name of Bimaladevi W/O Rampraksh Agrwal.

(7) No Objection Certificate issued by Nagpur Improvement Trust Nagpur in the name of Bimaladevi W/O Rampraksh Agrwal for sale said plot in favor of Ashok Kumar S/O Puranlal Agrawal Vide No. 5723 Dated 4th December 2010.

(8) That, I legally accepted the matter and after perusal of the documents submitted by the prior mentioned individuals I myself preferred the application for search in the office of Hon'ble sub-registrar class II, NO. 1 AT NAGPUR vide

application ***No. 263*** Dated 15/01/2019 by depositing an amount for years 1989 to 2018 vide receipt ***No. 4111449*** and thereafter searched the concerned records of the mentioned property.

(9) That, now whereas Shri Manish S/O Rameshrao Barsagade, Aged about 38 Yrs. Occ.- Business, R/O – Flat No. 1101, Tower No. 1, Capital Height, Nagpur approached, engaged, instructed and authorized me to prepared status report matter about abovementioned property and I thereby legally accepted the matter for search. That, whereas the documents referred in para No. 2 to 7, makes available for my kind perusal therefore I hereby mark my observations as under-

(10) That, All the piece of Plot No. 116, out of Lay Out of Suraj Gruha Samasya Niwaran Sanstha Maryadit Nagpur admeasuring about 598.36 Square Meters of Khasra No. 24/1, situated at Mauza Chichbhavan, Sheet No. 736, Survey No. 76, within limit of Nagpur Improvement Trust and Nagpur Municipal Corporation Tah: & : Dist: Nagpur was owned and possessed by Suraj Gruha Samasya Niwaran Sanstha Maryadit Nagpur bearing its Registration No. NGP/HSG/240/1983.

(11) That, Bimaladevi W/O Rampraksh Agrwal Aged about 67 Years, Occ-Business, R/O Central Avenue Road, Nagpur has purchased said plot/property from Gruha Samasya Niwaran Sanstha Maryadit Nagpur bearing its Registration No. NGP/HSG/240/1983 vide sale deed dated 27/12/1989 which is duly registered in the office of Joint Sub Registrar Nagpur 11081 (P) at Additional Book No. 1, Volume No. 1073, Page No. 197 to 198.

(12) That, afterwards there was a correction deed came to be executed between Bimaladevi W/O Rampraksh Agrwal Aged about 67 Years, Occ-Business, R/O Central Avenue Road, Nagpur and Gruha Samasya Niwaran Sanstha Maryadit Nagpur bearing its Registration No. NGP/HSG/240/1983 on 28/10/2009 in the office of Sub Registrar NO. 1, Nagpur at Sr. No. 5188.

(13) That, while regularization of the said plot of land its area came to be revised by Nagpur Improvement Trust and consequently in accordance with the revised plan approved by Nagpur Improvement Trust said plot admeasuring 6440.74 Square Feet (598.36 Square Meters)

(14) That, in the course of time Bimaladevi W/O Rampraksh Agrwal Aged about 67 Years, Occ- Business, R/O Central Avenue Road, Nagpur has executed sale deed in favor of Mr. Ashok Kumar S/O Puranlal Agrawal aged about 62 years, Occ.-Private R/o 132, Sudha Apartment, Ramdaspeth Nagpur dated 13 December 2010, Registered in the office of Sub Registrar No. 2, Nagpur city, Nagpur.

(15) That, mutation of said new purchaser namely Mr. Ashok Kumar S/O Puranlal Agrawal has been effected in the office of Nagpur Municipal Corporation and he has started paying taxed accordingly.

(16) That, Ashok Kumar S/O Puranlal Agrawal has also mutated his name in the Property Card of City Survey Officer, No. 3 Nagpur for City Survey No. 76, vide entry No. 2091 Dated 20/1/2011.

(17) That, later on Sale Deed came to be executed by Mr. Ashok Kumar S/O Puranlal Agrawal aged about 62 years, Occ.-Private R/o 132, Sudha Apartment, Ramdaspeth Nagpur in favor of Shri Manish S/O Rameshrao Barsagade, Aged about 38 Yrs. Occ.- Business, R/O – Flat No. 1101, Tower No. 1, Capital Height, Nagpur dated 3 January 2019, Registered in the office of Sub Registrar No. 5, Nagpur city, Nagpur.

(18) That, in accordance with documents said plot, is not sale to anybody by present owner. That, the recorded owner of the plot has title. The said owner has right to sale said however everything shall be subject to the observation as stated above. That, search has been taken in sub registrar office No. 1 as per choice of Client.

(19) That, approximate Market Value of the said apartment as per currant readyreckner is **73, 87, 100/-** as per formal information obtained vide item No. 21.338/736B, Page NO. 576 @ 12340/- However looking to the location of the said plot Market Value of said property is approximately is about 1, 30,00, 000/- which is consideration price of last purchaser.

HENCE THE PRESENT STATUS REPORT ISSUE ON THIS 17th DAY OF January 2019 UNDER MY SIGNED AND DESIGNATION.

BHUPESH W. PATIL
(Advocate)
17 JAN 2019