

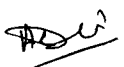
B-3, Prestige Appts,
Behind Hotel Heritage,
Civil Lines, Nagpur-440001
Email Id- ashish_desai10@yahoo.com
(M)-9372297888

ASHISH B. DESAI
ADVOCATE

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by The M/S. JARRY PROFITS, A partnership firm, Through its Partner/s SHRI ANIL TARACHAND WADHWANI R/o. 11, Uday Lawn Square, Jaripatka, Nagpur. and SHRI RAJESH S/o. MULCHAND BATWANI R/o. 28, Jaripatka, Nagpur. I, **Mr Ashish B. Desai, Advocate** R/o B-3 prestige Appts, Behind Hotel Heritage, Civil Lines, Nagpur-440001, do hereby submit my Report as under:

- 1) That, M/S. JARRY PROFITS, Through its Partners SHRI ANIL S/O. TARACHAND WADHWANI and SHRI RAJESH S/o. MULCHAND BATWANI, is the owner of ALL THAT piece and parcel of retainable land admeasuring 1090.500 Sq. Mts. (11738.142 Sq. Ft.) out of Khasra No. 130/5, Bhogwatdar class - 1, bearing city survey No. 280/1, sheet No. 888(65/1), of Mouza - Nari, corresponding to Municipal Corporation House No. 2452/B, Ward No. 57, situated at Sugat Nagar, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District – Nagpur
- 2) That, M/S. JARRY PROFITS, through its partners SHRI ANIL S/O. TARACHAND WADHWANI and SHRI RAJESH S/o. MULCHAND BATWANI, owned the said property by virtue of Registered Sale Deed which duly registered in the office of sub registrar Nagpur-2, in book No. 1, at register No. 2969 dated 20.04.2018.
- 3) That, the title history of the said property for last 13 years shows the following chain of transactions:
 - a) That, said previously owned and in the possession by SHRI SUBHASH NANAKRAM TALDA i.e. ALL THAT piece and parcel of retainable land admeasuring 1500.00 Sq. Mts. (16146.00 Sq. Ft.) out of Khasra No. 130/5, Bhogwatdar class- 1, bearing city survey No. 280/1, of Mouza - Nari, Tahsil & District - Nagpur, having purchased the same from Smt. Shantabai Krishnaji @ Ramkrishnaji Sonare through her attorney Shri Shyamsunder Naryandas Katariya as per sale deed duly registered in the office of the Sub-Registrar, Nagpur- 1 bearing serial/registration No. 03582/2011 dated 26/05/2011 consented by Shri Mukesh Nanakram Khemchadani and Shri Shankar Naryandas Katariya.
 - b) That Smt. Shantabai Krishnaji @ Ramkrishnaji Sonare and others submitted their return/statement of land to the ULC authorities under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 relating to said entire land comprising of



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Khasra No. 130/5 & 129/5 having total area of about 32400 Sq. Mts.

- c) That after scrutinizing their return, the Additional Collector & Competent Authority ULC, in ULC case No. 6/87 allowed retainable land of 4500 Sq. Mts. and declared rest of the land area of 27900 Sq. Mts. as surplus vacant land, vide order dated 24/09/1990 and out of retainable land 1500 Sq. Mts. land portion was purchased by the Smt. Shantabai Krishnaji @ Ramkrishnaji Sonare as referred above.
- d) That said entire land has been converted into non-agricultural land for residential use as per order No. 920/2015 passed by Collector, Nagpur, in revenue case No. 420/NAP-34/2014-2015 dated 09/09/2015.
- e) That a layout plan of the said entire land comprising of various plots of different sizes and measurements including retainable shares/portions has also been sanctioned by Town Planning Department, which has been finally approved by the office of the Collector, Nagpur.
- f) That the previous owner for construction of a multi stored building, got sanction a building Plan/permit from Nagpur Improvement Trust, vide building plan/permit No. BE (NORTH)/Case No. AB-1954/Tracking case No. 20170324115/886 dated 17/10/2017.
- g) That for certain cogent, valid and good reasons, for the benefit and in the interest of family, the previous owner decided to dispose off the said property in the interest of family and hence executed Sale Deed in favour of M/S. JARRY PROFITS, through its partners SHRI ANIL S/O. TARACHAND WADHWANI and SHRI RAJESH S/o. MULCHAND BATWANI, owned the said property by virtue of Registered Sale Deed which duly Registered in the office of sub registrar Nagpur-2, in book No. 1, at register No. 2969 dated 20.04.2018.
- h) In this way M/S. JARRY PROFITS, Through partners SHRI ANIL S/O. TARACHAND WADHWANI and SHRI RAJESH S/o. MULCHAND BATWANI, became absolute owner of said property.

- 4) That the link of the chain of title has been established. All the transaction has been duly verified from the relevant record of Registrar of Documents and Govt. Offices and other authorities.

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5) For the said property, I have perused the following Documents:

- i) Copy of Sale Deed
- ii) Copy of Sanctioned Map
- iii) Copy of Akhiv Patrika
- iv) Copy of N. A. Order

The said documents adequately safeguard the interest of the owner and the Bank and there is nothing which prejudicial or undesirable in the said documents.

6) I have taken the search of records of Registrar's office from Inspection Book No. (II) and also other relevant records, for the last 13 years by paying the necessary search fee of Rs. 325/- paid Vide GRN No. MH001344525201819E dt. 09.05.2018 in the Office of Sub Registrar Nagpur-2. The original search fee Receipts are enclosed herewith.

7) On the basis of searches made by me the documents, which placed before me, I certify that the property described in the schedule is owned by the present owner M/S. JARRY PROFITS, through its Partners SHRI ANIL S/O. TARACHAND WADHWANI and SHRI RAJESH S/o. MULCHAND BATWANI and is free from any encumbrances, charges, liens and mortgages or any other claim effecting and the title of property is legal clear and marketable, as on the date.

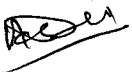
8) That, the relevant documents of titles placed before me are copies and appear to be genuine. I have verified and tallied the documents from the records of the Registrar of Documents.

9) That there are no oral transactions. I am satisfied that the property is heritable and transferable.

10) In result, I have to state that, I have made necessary searches at the concerned Sub-Registrars office update and as the result of the such searches, I satisfied that the property in question is free from all types of encumbrances and the title of owner is legal clear and marketable.

11) I have to further add that there is no impediment, if the Mortgagor mortgages the said property to the Bank for raising the loan such property will be good and marketable security for the Bank.

12) I certified that all documents are duly stamped whenever the stamp duty is payable on the documents in accordance with the provisions





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 लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

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of Bombay Stamp Act, 1958 / Indian Stamp Act, 1899, as amended up to date. Similarly, the relevant documents have been registered / attested, wherever these documents require Registration & Attestation.

SCHEDULE OF PROPERTY

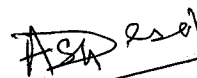
ALL THAT piece and parcel of retainable land admeasuring 1090.500 Sq. Mts. (11738.142 Sq. Ft.) out of Khasra No. 130/5, Bhogwatdar class - 1, bearing city survey No. 280/1, sheet No. 888(65/1), of Mouza - Nari, corresponding to Municipal Corporation House No. 2452/B, Ward No. 57, situated at Sugat Nagar, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District – Nagpur, which is bounded as under:

East : PLOT OF MR. AHUJA
West : HOUSE OF MR. RATHI
North : ROAD
South : LAYOUT OF ANOTHER SOCIETY.

Hence This Title Report.

Nagpur.

Dated :- 09.05.2018



Ashish B. Desai
Advocate

