Mrs. Aruna Kshirsagar
Advocate
Off/Res. 223, Bajaj Nagar, Nagpur
Ph. No. M –8149473491
R - 0712-2237787
e-mail-adv_apk@rediffmail.com

Date -26.3.2019

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by M/s Maharshee Builders for the purpose of verifying title of **Mrs. Geeta Shard Anandikar & Shri Sachin Sharad Anandikar** in respect of the property as described below, I, the undersigned do hereby submit my report of verification and search as under. That I have got verified and inspected the records at the office of the Sub Registrar Nagpur for 2005-2019 with respect to western portion of Plot No. 887 Adm. 743.20 Sq. Mtrs., out of total land Adm. 2295 Sq. Mtrs., Mz. Lendra, CTS. No. 68, Nagpur as more specifically described in Schedule of property below to find out the documents, if any recorded therein effecting any kind of transfer by way of sale, gift, exchange, mortgage, lease, or otherwise of the above said property. The particulars of which are as under : -

DESCRIPTION OF PROPERTY

All that R.C.C. superstructure comprising Apartment Nos. 101, 102, 201, 202, 301, 302 401 & 402 to be constructed on western part of Plot No. 887 Adm. 743.20 Sq. Mtrs.,.out of total plot Area of 2626.90 Sq. Mtrs., Corporation House No. 328/B, 388/C, W. No. 70, Mz. Lendra, CTS. No. 68, Sheet No. 17/A/2, situated at Khare Town, Dharampeth, Nagpur, Tah. Dist., Nagpur and bounded as under-

East - Houe of Shri Paranjape
West - Houe of Adv. Pande & Shri Sawarkar
North - Road
South- Road & Property of Shri Barlingey

Owner: - Mrs. Geeta Shard Anandikar & Shri Sachin Sharad Anandikar

TITLE HISTORY

On the basis of documents submitted and from the search taken at the office of Sub Registrar Nagpur, I Submit my report as under:-

That, All that part and parcel of land bearing Plot No. 887 totally Adm. 2626.90 Sq. Mtrs., Corporation House No. 328/0+9, W. No. 70, Mz. Lendra, CTS. No. 68, Sheet No. 17/A/2, situated at Khare Town, Dharampeth, Nagpur originally belonged to Shri Raobahadur D. V. Paranjape.

That, abovesaid owner executed a "WILL" during his life time bequeathing western portion of said plot to his his wife Mrs. Saraswatibai Paranjape and Son Shri Sharadkumar @ Mohan Raobahadur Paranjape. it was provided through the "WILL" that Mrs. Saraswatibai Paranjape shall have life interest in respect of western portion of plot. After the demise of Mrs. Saraswatibai Paranjape, said part shall devolve upon Shri Sharadkumar @ Mohan Raobahadur Paranjape.

Mrs. A. P. Kshirsagar
Mrs. Aruna Kshirsagar
Advocate

CHALLAN

MTR Form Number-6

GRN	MH013665776201819E	BARCODE		Date	26/03/2019-09:50:57	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1	**Full Name**	Adv Aruna Kshirsagar
Location	NAGPUR		
Year	2018-2019 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	375.00
Total	375.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	

Remarks (If Any)

Mz Lendra Plot No 887 CTS No 68 for 2005 to 2019

Amount In Words: Three Hundred Seventy Five Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019032617356	IK00ZJKJS4
Cheque/DD No.		Bank Date	RBI Date	26/03/2019-09:51:30	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 8149473497

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 नमूद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 26-03-2019 09:51:30

That, Shri Sharadkumar@ Mohan Raobahadur Paranjape transferred extreme western portion of of Plot No. 887 Adm. 371.60 Sq. Mtrs., to Mrs. Geeta Sharad Anandikar by Sale Deed registered at Sr. No. 3542 dt.13.11.1997 in the office No. 8 of Sub Registrar Nagpur. Thus by virtue of said document, Mrs. Geeta Sharad Anandikar became absolute owner of said western portion. It bears Corporation Houe No. 328/B.

That, Shri Sharadkumar@ Mohan Raobahadur Paranjape transferred part of western portion Adm. 371.60 Sq. Mtrs., to Shri Sachin Sharad Anandikar by Sale Deed registered at Sr. No. 2182 dt.2.7.1998 in the office of Sub Registrar No. 8 Nagpur. Thus by virtue of said document, Shri Sharadkumar@ Mohan Raobahadur Paranjape became absolute owner of said property. It bears Corporation House No. 328/C.

That, in order to develop said western portion of Plot No. 887 into a multistoried residential building Mrs. Geeta Shard Anandikar & Shri Sachin Sharad Anandikar have executed Agreement of Development with M/s Maharshee Builders, a Partnership Firm through authorised Partner Shri Avinash M. Tarpe registered at Sr. No. 1237 dt.22.2.2019 in the office NO. 4 of Sub Registrar Nagpur.

That, Mrs. Geeta Shard Anandikar & Shri Sachin Sharad Anandikar have executed Power of attorney in favour of M/s Maharshee Builders, through authorised Partner Shri Avinash M. Tarpe empowering him to execute various agreements to sell, Sale Deed in respect of individual apartment in the proposed building over the said land in the name of prospective purchasers/ buyers and to receive booking amount, earnest money, consideration from them. Said General Power of attorney is registered at Sr. No. 1238 dt.22.2.2019 in the office NO. 4 of Sub Registrar Nagpur.

That in pursuance of Agreement of Development, M/s Maharshee Builders, through authorised Partner Shri Avinash M. Tarpe is constructing Gr. + 4 storied building having 2 independent residential apartments on each floor as per the building plan sanctioned by Nagpur Municipal Corporation vide building permit No. 186/BP/Lendra/TP/NMC/1068 dt.13.7.2018.

That, entire property is submitted to the provisions of Maharashtra Apartment Ownership Act 1970 by executing a Deed of Declaration duly registered at Sr. No. 1583 dt.11.3.2019 in the office of Sub Registrar No. 4 Nagpur.

That, said property is mutated in the name of Mrs. Geeta Shard Anandikar & Shri Sachin Sharad Anandikar in City survey.

On the basis of search taken by me, I do hereby certify that during the search, I have not found, recorded in Index- II, any documents adversely affecting the title of Mrs. Geeta Shard Anandikar & Shri Sachin Sharad Anandikar. They have clear & marketable title over abovesaid property. That said property is not alienated or transferred in any manner and is free from encumbrance of any kind whatsoever.

The Property is heritable and transferable and the transferor has right to transfer. All documents have desired effect. Facts and events material to title have been satisfactorily proved. There is nothing which is prejudicial or undesirable in the said documents. The link of chain documents is properly established.

That in view of the torn, incomplete, mutilated index records which are also not available in sequence and readily and due to non connectivity to the index of registered documents because of the centralize registration system since November-2005, it is necessary to secure the sworn affidavit from the present owners/borrowers in Bank prescribed format regarding nil encumbrances and clear title.

Hence the report.

Mrs. A. P. Kshirsagar
Mrs. Aruna Kshirsagar
Advocate

Documents Perused for issuance of Certificate

1. Original Sale Deed No. 3542 dt.13.11.1997.
2. Original Sale Deed No. 2182 dt.2.7.1998.
3. Original Agreement of Development No. 1237 dt.22.2.2019.
4. Original General Power of Attorney No. 1238 dt.22.2.2019.
5. Original Building permit & Sanctioned plan dt.13.7.2018.
6. Original Deed of Declaration NO. 1583 dt.11.3.2019.
7. Original Tax Receipts Paid upto 2019 in the name of Mrs. Geeta Shard Anandikar & Shri Sachin Sharad Anandikar.
8. Certified copy of Akhiv Patrika in the name of Mrs. Geeta Shard Anandikar & Shri Sachin Sharad Anandikar

Mrs. A. P. Kshirsagar

Mrs. Aruna Kshirsagar
Advocate