
TITLE VERIFICATION AND SEARCH REPORT

Having engaged to sought verification report for the title of property comprising ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 89/1 having an area of 1.80 Hectare, Rental Rs. 9.40 held in Bhogwatdar Class-1 Rights of Mouza : BHILGAON, P.S.K. 15, including all other easementary rights appurtenant and belonging thereto, situated at Bhilgaon, in Tahsil : Kamptee and District : Nagpur, I Pravin G. Patil Advocate R/o Ramdaspath, Nagpur do hereby submit my report as follows:-

The 'Title History' of last 30 years from this date shows the following chain of transaction regarding the property described in schedule.

- 1) ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 89 having an area of 3.83 Hectare, Rental Rs. 20.00 held in Bhogwatdar Class-2 Rights of Mouza : BHILGAON, P.S.K. 15, including all other easementary rights appurtenant and belonging thereto, situated at Bhilgaon, in Tahsil : Kamptee and District : Nagpur, Originally belonged to (1) Shri Murlidhar Gangaram Meshram and (2) Smt. Prabhavati Dattu Chaware jointly and their names were also accordingly mutated on 7/12 Extract; AND
- 2) THAT, the aforesaid (1) Shri Murlidhar Gangaram Meshram and (2) Smt. Prabhavati Dattu Chaware lateron executed an Agreement for Development dated 17-05-2007 pertaining to the said Land bearing Survey/Khasra No. 89 having an area of 3.83 Hectare, Rental Rs. 20.00 held in Bhogwatdar Class-2 Rights of Mouza : BHILGAON, P.S.K. 15, in Tahsil : Kamptee and District : Nagpur in favour of Ekta Flat Co-operative Housing Society Limited, Nagpur Through its President Shri. Jeewan Roopchand Meshram which is duly registered in the Office of the Sub Registrar- Kamptee at Sr. No. 2029 on even date; AND
- 3) That, the said (1) Shri Murlidhar Gangaram Meshram and (2) Smt. Prabhavati Dattu Chaware lateron executed an Irrevocable Power of Attorney dated 17-05-2007 pertaining to the said Land bearing Survey/Khasra No. 89 having an area of 3.83 Hectare, Rental Rs. 20.00 held in Bhogwatdar Class-2 Rights of Mouza : BHILGAON, P.S.K. 15, in Tahsil : Kamptee and District : Nagpur in favour of Ekta Flat Co-operative Housing Society Limited, Nagpur Through its President Shri. Jeewan Roopchand Meshram which is duly registered in the Office of the Sub Registrar- Kamptee at Sr. No. 2030 on even date; AND
- 4) THAT, the said entire land bearing Survey/Khasra No. 89 was held in Bhogwatdar Class-2 Rights (Kotwal Dunga) as such by an order of the Sub Divisional Officer, Mouda in Rev Case No. 1207/L.N.D 18/2016-2017 dated 21-04-2017, the said land has been converted in Bhogwatdar Class-1 Rights and the entry of the Kotwal Dunga in the 7/12 Extract has also been deleted; AND

- 5) THAT, the said (1) Shri Murlidhar Gangaram Meshram and (2) Smt. Prabhavati Dattu Chawara through its Constituted Attorney Ekta Flat Co-operative Housing Society Limited, Nagpur Through its President Shri. Jeewan Roopchand Meshram sold and transferred ALL THAT Northern Portion of Land Admeasuring 1.80 Hectres (4.50 Acres) by making a division of East-West out of the ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 89 having an total area of 3.83 Hectare, Rental Rs. 20.00 held in Bhogwatdar Class-1 Rights of Mouza : BHILGAON, P.S.K. 1b, including all other easementary rights appurtenant and belonging thereto, situated at Bhilgaon, in Tahsil : Kamptee and District : Nagpur to SHRI. VISHAL PREMLAL BAWISTALE by way of a Sale Deed dated 3-06-2017 which is duly registered in Book No-1 at Serial No. 4656/2017 before the Sub- Registrar-Kamptee on 5-06-2017; AND
- 6) THAT, after the execution of the Sale Deed in favour of the said SHRI. VISHAL PREMLAL BAWISTALE pertaining to land admeasuring 1.80 Hectares out of Khasra No. 89 total admeasuring 3.83 Hectares, the same has been renumbered as Khasra / Survey No. 89/1 admeasuring 1.80 Hectares, Land Revenue Rs. 9.40; AND
- 7) THAT, the aforesaid SHRI. VISHAL PREMLAL BAWISTALE has thus become the exclusive, absolute and full owner of ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 89/1 having an area of 1.80 Hectare, Rental Rs. 9.40 held in Bhogwatdar Class-1 Rights of Mouza : BHILGAON, P.S.K. 1b, including all other easementary rights appurtenant and belonging thereto, situated at Bhilgaon, in Tahsil : Kamptee and District : Nagpur with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records and also separate 7/12 Extract; AND
- 8) THAT, the aforesaid entire land is specified for Residential Use by the Competent Authority empowered in this behalf (i.e. Executive Engineer, Nagpur Metropolitan Region Development Authority) vide its Letter No. ए.अ.वि.(आवासन)/ ५५६ Dated 22-06-2018;AND
- 9) THAT, the aforesaid SHRI. VISHAL PREMLAL BAWISTALE lateron decided to develop the said Piece of land bearing Survey/Khasra No. 89/1 having an area of 1.80 Hectare (OR 18000 Sq. Mtrs) into a Residential Layout by carving out various Plots of different sizes therein. And accordingly it has prepared the Layout Plan of the said Survey/Khasra No. 89/1 by carving out various Plots of different sizes therein and the said Assistant Engineer-I, Nagpur Metropolitan Region Development Authority have issued a Demand Note dated 7-09-2018 towards the Infrastructure Cost; AND
- 10) The links in the chain of title have been properly established. All the transactions have been duly verified from the relevant records of -Registrar of Document.

- 11) I have taken the search of Records of Registrar's office for last 30 years by paying the necessary search fee Vide receipt GRN MH008312514201819E dated 16-11-2018 in the office of Sub- Registrar-KAMPTTEE.
- 12) On the basis of searches made by me and the copies of the following documents supplied to me, the Originals of which are duly verified, I certify that the property referred in schedule is owned by **SHRI. VISHAL PREMLAL BAWISTALE** and appears to be free from all encumbrances, charges, liens, mortgages.

Documents verified and scrutinized:-

1) Agreement for Development dated 17-05-2007 pertaining to the said Land bearing Survey/Khasra No. 89 having an area of 3.83 Hectare, Rental Rs. 20.00 held in Bhogwatdar Class-2 Rights of Mouza : BHILGAON, P.S.K. 15, in Tahsil : Kamptee and District : Nagpur in favour of Ekta Flat Co-operative Housing Society Limited, Nagpur Through its President Shri. Jeewan Roopchand Meshram which is duly registered in the Office of the Sub Registrar- Kamptee at Sr. No. 2029.	Original
2) Irrevocable Power of Attorney dated 17-05-2007 pertaining to the said Land bearing Survey/Khasra No. 89 having an area of 3.83 Hectare, Rental Rs. 20.00 held in Bhogwatdar Class-2 Rights of Mouza : BHILGAON, P.S.K. 15, in Tahsil : Kamptee and District : Nagpur in favour of Ekta Flat Co-operative Housing Society Limited, Nagpur Through its President Shri. Jeewan Roopchand Meshram which is duly registered in the Office of the Sub Registrar- Kamptee at Sr. No. 2030.	Original
3) Order of the Sub Divisional Officer, Mouda in Rev Case No. 1207/L.N.D 18/2016-2017 dated 21-04-2017, for the conversion of Khasra No. 89 from Bhogwatdar Class-II Rights in Bhogwatdar Class-I Rights.	Original
4) Sale Deed dated 3-06-2017 executed by (1) Shri Murlidhar Gangaram Meshram and (2) Smt. Prabhavati Dattu Chaware through its Constituted Attorney Ekta Flat Co-operative Housing Society Limited, Nagpur Through its President Shri. Jeewan Roopchand Meshram for the transfer of	Original

ALL THAT Northern Portion of Land Admeasuring 1.80 Hectres (4.50 Acres) by making a division of East- West out of the ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 89 having an total area of 3.83 Hectare, Rental Rs. 20.00 held in Bhogwatdar Class-1 Rights of Mouza : BHILGAON, P.S.K. 15, including all other easementary rights appurtenant and belonging thereto, situated at Bhilgaon, in Tahsil : Kamptee and District : Nagpur to Shri. Vishal Premlal Bawistale which is duly registered in Book No-1 at Serial No. 4556/2017 before the Sub- Registrar- Kamptee on 5-06-2017.	
5) 7/12 Extract of Khasra / Survey No. 89/1 admeasuring 1.80 Hectares, Land Revenue Rs. 9.40 of Mouza- BHILGAON in the name of SHRI. VISHAL PREMLAL BAWISTALE.	Original
6) Letter No. का.अभि.(नामप्रविण)/ ५४६ Dated 22-06-2018 by the Competent Authority empowered in this behalf (i.e. Executive Engineer, Nagpur Metropolitan Region Development Authority) fore use of land for Residential Use.	Original
7) Demand Note issued by the Assistant Engineer-I, Nagpur Metropolitan Region Development Authority dated 7-09-2018 towards the Infrastructure Cost	Original

I am satisfied that the property is heritable and transferable.

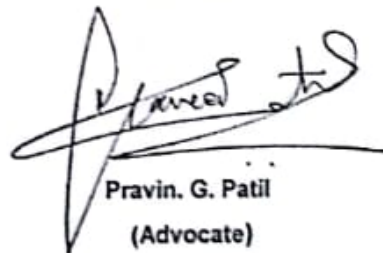
- 13) In result, I have to state that I have made necessary searches at the concerned Sub-Registrars office upto date and as the result of such searches, I am satisfied that the property in question is owned by SHRI. VISHAL PRPEMLAL BAWISTALE and is free from all types of encumbrances.

SCHEDULE OF THE PROPERTY

ALL THAT Piece and Parcel of land bearing Survey/Khasra No. 89/1 having an area of 1.80 Hectare, Rental Rs. 9.40 held in Bhogwatdar Class-1 Rights of Mouza : BHILGAON, P.S.K. 15, including all other easementary rights appurtenant and belonging thereto, situated at Bhilgaon, in Tahsil : Kamptee and District : Nagpur and bounded as under :-

ON THE EAST	-	Khasra No. 90 and Khasra No. 100.
ON THE WEST	-	Khasra No. 88 and Khasra No. 103.
ON THE NORTH	-	Road and thereafter Khasra No. 84.
ON THE SOUTH	-	Remaining Portion of Khasra No. 89.

NAGPUR
22-11-2018


Pravin. G. Patil
(Advocate)

PRAVIN G. PATIL
ADVOCATE
D/5, VANDANA FLATS,
CANAL ROAD, RAMDASPETH,
NAGPUR-10.



CHALLAN
MTR Form Number-6



GRN	MH008312514201819E	BARCODE			Date	16/11/2018-11:02:40	Form ID
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name KMT_KAMTHI SUB REGISTRAR				Full Name	ADVOCATE PRAVIN G PATIL		
Location NAGPUR							
Year 2018-2019 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In	Seven Hundred Fifty Rupees Only		
Total			750.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572018111647530	IK00UZIJK2
Cheque/DD No.				Bank Date	RBI Date	16/11/2018-11:03:27	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 :

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9822470484

सदर चालान 'टाइप ऑफ पेमेंट' मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवताच्या दस्त्यांसाठी लागू नाही.