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TITLE VERIFICATION AND SEARCH REPORT

Being asked to conduct the search in respect of the property mentioned in the schedule written here under I have carefully conducted the search and my report is as under.

1] All that piece & parcel of the land bearing Plot No. 5 & 6, total land admeasuring about 604.80 Sq. Mtrs. (As per R L Letter), being a part and portion of the entire land bearing Kh. No. 95/2, situated in the layout of Zulelal Co-Operative Housing Society Ltd., Nagpur, at Mouza – Somalwada, bearing City Survey No. 589, Sheet No. 723/97, bearing Corporation House No. 3545/A/5+6, within the limits of N.I.T. and N.M.C., Tahsil & District Nagpur.

2] That the titled history for the last 13 Years shows following chain of transaction.

A] It is clear that the land bearing Plot No. 5 & 6, being a part and portion of the entire land bearing Kh. No. 95/2, situated at Mouza – Somalwada, bearing City Survey No. 589, Sheet No. 723/97, within the limits of N.I.T. and N.M.C., Tahsil & District Nagpur, initially belonged to Zulelal Co-Operative Housing Society Ltd., Nagpur

B] That thereafter the said Zulelal Co-Operative Housing Society Ltd., Nagpur acting through 1. Shri. Rajesh Eknath Jhunke & 2. Shri. Pradip Digambarraoji Bante sold the said Plot No. 5 & 6 to Smt. Jayalakshmi C. Gangadharan, by virtue of the Sale Deed dt. 08/05/2001, which is duly registered before the Sub-Registrar Office Nagpur at Sr. No. 3611. As such Smt. Jayalakshmi C. Gangadharan became the owner of the said Plot No. 5 & 6.

C] It is observed that the said property was under 1900 Lay- Out scheme of N.I.T. under Regularisation Of Unauthorized Construction Of The House/Plot as per Maharashtra Gunthewari Developments Act 2001. And the owner of the said Plot No. 5 & 6 has paid Development Charges to N.I.T. And thereafter the N.I.T. has issued Regularisation Letter for Plot No. 5 & 6 favour of Smt. Jayalakshmi C. Gangadharan, on 29/04/2006.

D] That thereafter Smt. Jayalakshmi C. Gangadharan agreed to sale the said Plot No. 5 & 6 to M/s Nashine Infraventure Pvt. Ltd. acting through it's authorized director Shri. Sanjay Pramodji Nashine, by virtue of the Agreement to Sale dt. 30/01/2012, which is duly registered in the office of the Sub-Registrar, Nagpur at Sr. No. 526.

E] That thereafter Smt. Jayalakshmi C. Gangadharan sold the said Plot No. 5 & 6 to M/s Nashine Infraventure Pvt. Ltd. acting through it's authorized director Shri. Sanjay Pramodji Nashine, by virtue of the Sale Deed dt. 03/08/2012, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 4095. As such M/s Nashine Infraventure Pvt. Ltd. became the owner of the said Plot No. 5 & 6

F] That thereafter M/s Nashine Infraventure Pvt. Ltd. acting through it's authorized director Shri. Sanjay Pramodji Nashine sold the said Plot No. 5 & 6 to Shubh Swapn Builders acting through it's proprietor Shri. Abhay Haridas Jinde, by virtue of the Sale Deed dt. 21/04/2017, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 2910. As such Shubh Swapn Builders acting through it's proprietor Shri. Abhay Haridas Jinde became the owner of the said Plot No. 5 & 6.

H] That thereafter the owner of the said land intended to develop the said property by constructing a multistoried building thereon to be known and styled as "SHUBH SWAPN ENCLAVE" and the building plan sanctioned by the N.I.T., vide it's Building Permit dt. 07/01/2019, bearing BE(West)/ Case no. AB-W-716/Tracking No. 2018072678/1729/429. That Deed of Declaration under the MAHARASHTRA APARTMENT OWNERSHIP ACT required to be registered in due course of time.

3] I have taken the Search of Index-II made available for inspection in the Sub-Registrar Office by paying requisite charges and the documents produced before me. I am of the Opinion that Shubh Swapn Builders is the owner of the said property. However, charges or rights created by unregistered documents cannot be ascertained and known from the entries from the Govt. Record. That thereafter further from 01-11-2005 both the Sub Registrar of Nagpur have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised, and In Sub Registrar Office Index-II are not complied Mouzawise and Encumbrance Certificate is not issued by the Sub-Registrar Office. And and therefore by way of an abundant precaution an affidavit from the owner be taken stating on oath that his title over the property is clear and marketable and that said property is not transferred or alienated in any manner whatsoever and there are no encumbrances. Financial institution or prospective purchaser is suggested to verify the original documents before entering and transaction.

4] That on the basis of available records and searches made by me and the documents placed before I can certify that the property referred in the schedule is owned by Shubh Swapn Builders

5] That all the relevant documents of title such as Sale Deed, etc. are the Xerox copies which are verified by me and I have tallied these documents from other appropriate authorities.

6] I did not come across any adverse entry affecting the title of Shubh Swapn Builders in the referred property during my search.

7] That I am satisfied that Shubh Swapn Builders is the owner of the said property, having clear & marketable title in the said property.

8] That in result I have to state that I have made necessary searches at the concerned Sub-Registrar office and as a result of such searches I am satisfied that the Shubh Swapn Builders is the owner of referred property.


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(ADVOCATE)
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SCHEDULE OF PROPERTY

All that piece & parcel of the land bearing Plot No. 5 & 6, total land admeasuring about 604.80 Sq. Mtrs. (As per R L Letter), being a part and portion of the entire land bearing Kh. No. 95/2, situated in the layout of Zulelal Co-Operative Housing Society Ltd., Nagpur, at Mouza – Somalwada, bearing City Survey No. 589, Sheet No. 723/97, bearing Corporation House No. 3545/A/5+6, within the limits of N.I.T. and N.M.C., Tahsil & District Nagpur, and the said land is bounded as under: -

East	:	Plot No. 12, 13 & 14
West	:	24 Mtrs. wide D.P. Road
North	:	Property of Manav Shakti Co-op. Society
South	:	Plot No. 7

Nagpur.
Dt.09/01/2019

MAKARAND M. PATHAK
Advocate

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