

MH010252534201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
04 Jan 2019	Receipt	Receipt no : 1111461592
	Name of the Applicant	Vikki Manthankar
	Details of property of which document has to be searched	Dist : Nagpur Village : Hajaripahad S No/CTS No/G No : 19
	Period of search	From : 2007 To : 2019
	Received Fee	325
The above mentioned Search fee has been credited to government vide GRN no : MH010252534201819E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/view/formSearchChallanWithoutReg.php '		

Advocate

VIKKI M. MANTHANKAR

(B.C.C.A., L.L.B)

Email:vikkimkar@gmail.com

R/o H.N. 227 SANTRA MARKET, KUBHARPURA, NAGPUR-440018

Date: 05/01/2019

TITLE SEARCH AND VERIFICATION REPORT

Name of the Owner **M/s. Hemdeep Construction,**
through its Proprietor
Mr. Hemant S/o. Baliramji Madne
R/o. Nagpur.

I/We Mr. Vikki M. Manthankar, Advocate has investigated the title of **M/s. Hemdeep Construction, through its Proprietor Mr. Hemant S/o. Baliramji Madne,** Nagpur of the immovable properties situated at Nagpur on the basis of the deeds and other documents, Encumbrances certificates, the discussions I/we had with the mortgagor the revenue authority and searches carried out by us in the office of the sub registrar Nagpur for inspection of the records (relating to litigation) in the court which has jurisdiction over the said immovable properties and the site inspection.

My report on the title is as under:

1.SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land bearing **Plot Nos. 12 to 19 in Block-B**, out of the layout of Malik Makbuja, Nagpur. The combined land of the said Plot Nos. 12, 13, 14, 15, 16, 17, 18 & 19, in Block-B, totally admeasuring 1470.14 Sq. Mtrs. (OR 15825 Sq. Fts.) as per Sale Deed & 1178.558 Sq. Mtrs. as per Regularization Letter, being a portion of the entire land bearing Kh. No. 25/2,3, of Mouza - Hajari Pahad, P.S.K. 7, bearing Sheet No. 23, City Survey No. 19, situated at Hajari Pahad, Nagpur, within the limits of the Nagpur Municipal Corporation ward No. 68 in Tahsil and District - Nagpur.

The Plots Nos. 12, 13, 14 & 15 bounded as under :-



Plot No. 12 Plot No. 13 Plot No. 14 Plot No. 15

The Plots Nos. 16, 17, 18 & 19 bounded as under :-

	<u>Plot No. 16</u>	<u>Plot No. 17</u>	<u>Plot No. 18</u>	<u>Plot No. 19</u>
On the East :	Layout Road	Layout Road	Layout Road	Layout Road
On the West :	Plot No. 15	Plot No. 14	Plot No. 13	Plot No. 12
On the North :	Plot No. 17	Plot No. 18	Plot No. 19	Plot No. 20
On the South :	Layout Road	Plot No. 16	Plot No. 17	Plot No. 18

The following is the title history of the said property:-

WHEREAS; the said property (more particularly described in Schedule of the Property) i.e. **Plot Nos. 12 to 19 in Block-B**, out of the layout of Malik Makbuja, Nagpur, bearing Kh. No. 25/2,3, of Mouza - Hajari Pahad, P.S.K. 7, bearing Sheet No. 23, City Survey No. 19, situated at Hajari Pahad, Nagpur, originally belonged to **Mohd. Hidayat Ullah S/o. Mohd. Inayat Ullah and others 5**, which had created the layout containing the said plots. Thereafter the said Property was sold to the **MRS. SONALI PATHAK W/o. RATTAN PATHAK**, under the Sale Deed dated 30/06/2001, registered in the office of the Joint Sub-Registrar at Nagpur City-4, in Addl. Book No. 1 at Serial No. 4081/2001 & 4083/2001 Respectively (this Para. is as per the information given in Sale Deed (on Page No. 3) which is duly registered in the office of Sub-Registrar, Nagpur No. 1 at Sr. No. 4398/2018 on 20/08/2018).

AND WHEREAS; the aforesaid Plot Nos. 12 to 19, in Block-B, is covered under the scheme of 1900 Layout of the Nagpur Improvement trust, Nagpur.

AND WHEREAS; the Regularization Letter for aforesaid Plot Nos. 12, 13, 14, 15, 16, 17, 18 & 19 in Block-B is issued by the Building Engineer, Nagpur Improvement Trust, Nagpur vide his Permit Nos. 4146, 4147, 4150, 4151, 4152, 4153, 4148 & 4149 respectively. Dated 17/01/2018. As per the said Regularization Letter the area of the said Plot Nos. 12 to 19, in Block-B, is at present 1178.558 Sq. Mtrs. (this Para. is as per the information given in Sale Deed (on Page No. 4) which is duly registered in the office of Sub-Registrar, Nagpur No. 1 at Sr. No. 4398/2018 on 20/08/2018).

AND WHEREAS; the **MRS. SONALI PATHAK W/o. RATTAN PATHAK** has sold the property (more particularly described in Schedule of Property) i.e. **Plot Nos. 12 to 19 in Block-B**, out of the layout of Malik Makbuja, Nagpur, bearing Kh. No. 25/2,3, of Mouza - Hajari Pahad, P.S.K. 7, bearing Sheet No. 23, City Survey No. 19, situated at Hajari Pahad, Nagpur, to **M/s. Hemdeep Construction, through its Proprietor Mr. Hemant S/o. Baliramji Madne** by virtue of registered **Sale Deed**, which is duly registered in the office of Sub-Registrar, Nagpur No. 1 at Sr. No. 4398/2018 on 20/08/2018.

IN THIS WAY M/s. Hemdeep Construction, through its Proprietor Mr. Hemant S/o. Baliramji Madne becomes the rightful owner of property (more

Whereas, links in the title history and chain of title has been established. All the transactions which have taken place at Nagpur only within last 1 years have been verified from the relevant record of the Registrar - Nagpur, I have verified online from the **Inspector General Of Registration** Web site (in e-Search -> Paid Process) for property situated in District -Nagpur, Village/ Mouza - hajaripahad, City Survey No. 19.

That, with the result I am of the opinion that the aforesaid property is **clear and marketable** and free from encumbrance of all kinds whatsoever and that the present owner **M/s. Hemdeep Construction, through its Proprietor Mr. Hemant S/o. Baliramji Madne**, Nagpur thereof holds good, valid and marketable title thereto.

That, I have gone through the records; there I have seen the entry of the register documents that by virtue of the said register documents **M/s. Hemdeep Construction, through its Proprietor Mr. Hemant S/o. Baliramji Madne**, Nagpur becomes the rightful owner of the above said property. Hence accordingly, **M/s. Hemdeep Construction, through its Proprietor Mr. Hemant S/o. Baliramji Madne**, Nagpur acquired the title and interest over the property under search.

Searches :

i) Enquiries made in the office of the Mandal/ Revenue Officer

I had verified all the relevant index entries from online records kept and maintained in Inspector General Of Registration Web site of the office of the Sub-Registrar, Nagpur by depositing necessary Search Fees for the period of last, 13 (Thirteen) years in Inspector General of Registration vide Receipt/GRN No. MH010252534201819E dated 04/01/2019, only those available out of the torn, disarrange index and technical error in providing related data and found that No adverse entry is recorded at the Office of Sub-Registrar, Nagpur.

ii) Search in the Office of the registrar of the companies

Here mortgagor is not the company; hence there is not the question of this clause.

iii) Lispendens :

No.

iv) Site Inspection :

No inspection regarding site of the above mentioned property.

Conclusion and Recommendations :

However some record was in mutilated and torn form intermittently some



Certificate.

The link in the chain of the title has been properly established. All the transactions have been duly verified from the relevant records. The documents, which I have verified tax receipt etc. from the relevant records. On the basis of search made by me and the documents place before me, I certified that the property referred in the schedule by **M/s. Hemdeep Construction, through its Proprietor Mr. Hemant S/o. Baliramji Madne** is clear and hence I certify that the property is **clear and marketable** and free from all type of encumbrances, charges, Lien and mortgages or order claim affecting the clear title, as on the date.

In the result, I have to state that I have made necessary search of the concerned Sub-Registrar office document entries up to the date as the result of searches and on the basis of the same I hereby state that the said property is **clear and marketable** and free from all charges and has got the clear and marketable title.

I have verified all the documents from photocopy of the original documents/records which have been provided to me by **Mr. Hemant S/o. Baliramji Madne** Hence, I therefore issued this Inspection report and Title Verification Search Certificate.

Hence, I therefore issued this Inspection report and Title Search Certificate.

Place : Nagpur

Date :- 05/01/2019



Amkar
VIKKI M. MANTHANKAR
(Advocate)