

YASHWANT L KUMARLEY

ADVOCATE

**R/o. Near Kastruba Library,
Gandhi Chowk, Sadar, Nagpur
Phone No. 9823176193**

Date:- 01-03-2019

THE TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by EARTH INFRA through Partners 1) Shri Gopal S/o Ramdas Kumbhare, 2) Shri Shyam S/o Deorao Nimbalkar, 3) Shri Praveen S/o Narayan Kharbikar 4) Shri. Dilip S/o Vinayakrao Ahirrao, All R/o Nagpur, for preparing search report on the property acquired by them for getting financial assistance from Banks and for getting RERA Registration. I Yashwant L. Kumarley Advocate, R/o Near Kastruba Library, Gandhi Chowk, Sadar, Nagpur do hereby submits my report as under: -

1) That the original Owners named by Shri Vishal S/o Babulal Nayak and others transferred by way of sale to Nagrik Suvichar Gruh Nirman Sahakari Sanstha Chikhli (Kurd) Nagpur and the Society transferred by way of sale to Shri Vishal S/o Babulal Nayak on 28.06.2011 which is duly registered in the Office of the Sub-Registrar Nagpur -2 in book No. 1 at Sr. No. 3726/2011

2) WHEREAS Shri Vishal S/o Babulal Nayak R/o Asha Bhavan, Vakilpeth, Reshimbagh, Nagpur transferred by way of sale to Smt. Pushpa W/o Bhalchandra Madankar on 04.04.2012 which is duly registered in the Office of the Sub-Registrar Nagpur - 8 in book No. 1 at Sr. No. 2560/2012 for sale deed purpose he has collected NOC from Society and also paid Demand of Development to Nagpur Improvement Trust Nagpur and obtained Regularization letter from Nagpur Improvement Trust Nagpur on 16.5.2018. The aforesaid owner mutated her name in all Government and Semi Government records.

2) WHEREAS after getting Regularization letter from Nagpur Improvement Trust Nagpur the owner Smt. Pushpa W/o Bhalchandra Madankar applied for plot in to Non agricultural use, as per Additional Tahsildar Nagpur Vide his Order in Revenue Case No. 6717/NAP-34/2017-18 on 05.06.2018 the plot No. 15 converted in Non agricultural use. Later on she has decided to develop the aforesaid property by constructing multistoried building thereon constructing of various self contained separated apartments thereon. AND therefore she has executed AGREEMENT OF DEVELOPMENT in favour of Builders named EARTH INFRA a Partnership Firm through Partners Shri Gopal S/o Ramdas Kumbhare and others on 04.02.2019 which is duly registered in the Office of the Sub-Registrar Nagpur - 5 at Sr. No. 734/2019.

[Handwritten signature]
Yashwant L. Kumarley
Advocate
R/o. Near Kastruba Library,
Gandhi Chowk, Sadar, Nagpur

WHEREAS she had also executed One GENERAL POWER OF ATTORNEY in favour of one of the Partner of EARTH INFRA named Shri Praveen S/o Narayan Kharbikar R/o Nagpur.

3) AND WHEREAS the Builder named EARTH INFRA agreed to develop the Plot No. 15 for that purpose original owner Smt. Pushpa W/o Bhalchandra Madankar applied for sanction from the Nagpur Improvement Trust Nagpur.

4) WHEREAS the original owner Smt. Pushpa W/o Bhalchandra Madankar have acquired all the title by way of above mentioned Deed of Sale and by virtue of which transferor claim to be the owner of the property mentioned above.

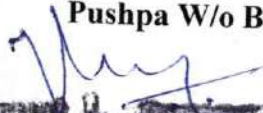
5) That the title history of last 13 years from this date shows the following chain of transaction regarding the property and links in the chain and title has been properly established. All the transaction has been duly verified from the relevant records of register of documents.

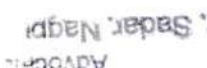
6) I have taken the search of records of Registrar's office from Inspection Book No. (I) and Index No (II) and other relevant records from last 13 years by paying the necessary search fee of Rs. 325/- paid vide receipt No. MH012602836201819E on dtd.01-03-2019 The original search fee receipt is enclosed herewith.

7) On the basis of searches made by me and the documents place before me, I have certify that the property referred in the schedule is owned and possessed by original owner Smt. Pushpa W/o Bhalchandra Madankar R/o Nagpur and the property is free from all encumbrances, charges, liens and mortgage or any other claim affecting the clear title as on the date.

8) I am satisfied that the property is heritable and transferable and transferor has right to transfer. All necessary parties have been joined in the documents and the documents have desired effect. Facts and event material to title have been satisfactorily proved.

9) In result, I have to state that I have made necessary searches from the concerned Sub-Registrar office up to date. I have satisfied that the property in question is free from all types of encumbrances and the title of original owner Smt. Pushpa W/o Bhalchandra Madankar would be clear and marketable.


Advocate
Chowk, Sadar, Nagpur


Advocate
Chowk, Sadar, Nagpur

10) I have to further state that there is no impediment, if the original owner Smt. Pushpa W/o Bhalchandra Madankar R/o Nagpur the said property to the Bank, or applied for RERA Registration and such property will be good and marketable.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Plot No. 15 out of the layout of Nagrik Suvichar Gruh Nirman Sahakari Sanstha Chikhli (Kurd) Nagpur admeasuring 817.563 Sq. Mtrs.) being a portion of entire land bearing Khasra No. 26/1, 27/2 of MOUZA – CHIKHLI (KHURD), P. H. No. 39, Sheet No. 531/33 & 530/34 & City Survey No. 54, bearing Corporation House No. 4824/15, ward No. 20 within the limit of Nagpur Municipal corporation Nagpur & Nagpur Improvement Trust Nagpur, Tah. and Dist. Nagpur Bounded over as under:-

ON THE EAST :- By Plot No. 16

ON THE WEST :- Road

ON THE NORTH :- By Other Layout

ON THE SOUTH :- By Open P. U. Land

Hence this search report.

NAGPUR

Date- 01.03.2019


Y.L. KUMARLEY

Shwar L. Kumar
(Advocate)
Advoc
Jandhi Chowk, Sadar, Nagpur



CHALLAN
MTR Form Number-6



GRN MH012603253201819E		BARCODE 		Date 01/03/2019-15:24:23		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 NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		Adv Yashwant L Kumarley	
Location NAGPUR							
Year 2018-2019 One Time				Flat/Block No.		171/2	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			325.00		Road/Street Vela Hari		
					Area/Locality 2.37 HR		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					from 2006 to 2019		
Total			325.00		Amount In		Three Hundred Twenty Five Rupees Only
					Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572019030106078		CKI7104253	
Cheque/DD No.				Bank Date		RBI Date	
				01/03/2019-15:24:45		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. : 0000000000

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.