

Date : 01/08/2019

TITLE VERIFICATION REPORT

Under the instructions and authority of my client **M/S MATOSHREE INFRASTRUCTURE**, I have investigated the title in respect of piece and parcel of the land the detailed schedule is as under.

That land bearing All That piece and parcel of land bearing **Plot No.50** total admeasuring area about **255.50 Square Meter (as per Regularization Permit of Nagpur Improvement Trust)**, in **Kh. No. 40/3, 41/3, 42/3, 38/3**, P.H. No.34 of **Mauza Dighori**, bearing City Survey No.80, Sheet No.660/48 situated in the layout Adiwasi Samaj Unnati Gruh Nirman Sahakari Sanstha Maryadit, Nagpur, within the local limits of N.M.C. & N.I.T., Tahasil & District- Nagpur, which is bounded as under:-

On the East	:	Plot No.49
On the West	:	Plot No.9.14 Meter wide Road
On the North	:	Plot No.1 and 41
On the South	:	Plot No.9.14 Meter wide Road

THAT, "All That piece and parcel of land bearing **Plot No.50** total admeasuring area about **255.50 Square Meter (as per Regularization Permit of NIT)**, in **Kh. No. 40/3, 41/3, 42/3, 38/3**, P.H. No.34 of **Mauza Dighori**, bearing City Survey No.80, Sheet No.660/48 situated in the layout Adiwasi Samaj Unnati Gruh Nirman Sahakari Sanstha Maryadit, Nagpur, within the local limits of N.M.C. & N.I.T., Tahasil & District- Nagpur" (which is fully and specifically described in the schedule written hereunder) is owned and possessed by Shri Dhananjay Sevakram Wanjari and Shri Chandrakant @ Chandrashekhar Wanjari.

THAT above said Plot No. 50 originally belonged to the Adiwasi Samaj Unnati Gruh Nirman Sahakari Sanstha Maryadit, Nagpur bearing Registration No.NGP/HSG/899/80. That said society has sold said Plot No. 1, 50, 51 to Shri Dhananjay Sevakram Wanjari and Shri Chandrakant @ Chandrashekhar Wanjari by way of registered Sale Deed Dt.



21/10/1982 which is duly registered in the office of Jt Sub Registrar Nagpur 2 at serial No.6077(P).

THAT the above said Plot No. 50 was covered under the 1900 Unauthorized Layout Scheme of Nagpur Improvement Trust and said Plot No. 50 is Regularized by the Nagpur Improvement Trust as per the Permit for Regularization of Unauthorized construction of the House/Plot/Layout as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act, 2001 bearing Permit No. 320 Dt. 02/02/2015. As per the said permit regularized area of Plot No. 50 is admeasuring about 255.50 Sq. Mtrs

THAT the name of Shri Dhananjay Sevakram Wanjari and Shri Chandrakant @ Chandrashekhar Wanjari is duly recorded in the records of City Survey, Nagpur Improvement Trust and Nagpur Municipal Corporation as owners,

THAT Shri Dhananjay Sevakram Wanjari and Shri Chandrakant @ Chandrashekhar Wanjari later on decided to develop the said Plot No.50 in to Residential Estate by constructing a Multistoried Building thereon consisting of various self contained separate Apartment therein, but Shri Dhananjay Sevakram Wanjari and Shri Chandrakant @ Chandrashekhar Wanjari having no experience and knowledge and monetary facilities available with them hence on 28/03/2019 entered into an Agreement of Development, Construction and Promotion with **M/s Matoshree Infrastructure** which is duly registered in the office of Sub Registrar Nagpur No. 2 at serial No.2434 and entrusted the work of construction of multi - Storied Building consisting of independent Apartments therein of the proposed Building on its vacant land bearing Plot No. 50 to the Developer. By the said Agreement of Development, Shri Dhananjay Sevakram Wanjari and Shri Chandrakant @ Chandrashekhar Wanjari have entrusted the entire work of construction of the MULTI - STORIED building on the said plot to the **M/s Matoshree Infrastructure** upon several terms and conditions contained therein and the same;

THAT by the said agreement Shri Dhananjay Sevakram Wanjari and Shri Chandrakant @ Chandrashekhar Wanjari have specifically agreed to



execute various agreements to sell and sale deeds each relating to the undivided proportionate share and interest in the said plot of land in favor of each such individual buyer as may be nominated by **M/s Matoshree Infrastructure.**

THAT, Shri Dhananjay Sevakram Wanjari and Shri Chandrakant @ Chandrashekhar Wanjari have executed general power of attorney in respect of the said property in favour of **1) Shri Anil S/o Baburao Satfale,** and **2) Shri Prashant S/o Viththalrao Nerkar** who are the Partners of **M/s Matoshree Infrastructure** and the said general power of attorney is duly registered in the office of the Sub Registrar Nagpur - 2 at Serial No. 2435 on 28/03/2019.

THAT M/s Matoshree Infrastructure have prepared the building map in the name of Shri Dhananjay Sevakram Wanjari and Shri Chandrakant @ Chandrashekhar Wanjari and the same is duly sanctioned and approved by the Building Engineer of the Nagpur Improvement Trust, Nagpur vide Building permit No. B.E. (SOUTH)/Case No. AB-S-D-5748/Tracking No.201904042/1147 Dated 06/05/2019,

THAT Shri Dhananjay Sevakram Wanjari and Shri Chandrakant @ Chandrashekhar Wanjari through his Power of Attorney **1) Shri Anil S/o Baburao Satfale,** and **2) Shri Prashant S/o Viththalrao Nerkar** has executed and registered a Deed of Declaration under section 2 of the Maharashtra Apartment Ownership Act 1970 on 08/07/2019 which is duly registered in the office of Sub-registrar Nagpur No.2 at serial No. 4601.

THAT as per said Deed of Declaration the name of Building is **"VAISHNAV SAI - 2"** and, said building shall consist There are 3 [Three] Apartments on First Floor, 3 [Three] Apartments on the Second Floor, 3 [Three] Apartments on the Third Floor and 3 [Three] Apartments on the Forth Floor. Thus there are 12 [Twelve] Apartments / Independent units in the said building named and styled as **"VAISHNAV SAI - 2"**

THAT during the title verification I have perused photo copies of following documents:-



- I. Sale Deed Dt.21/10/1982
- II. Regularization Permit Dt 02/02/2015
- III. Agreement of Development, Promotion, and Construction Dt.28/03/2019
- IV. Power of Attorney Dt.28/03/2019
- V. Deed of Declaration Dt.08/07/2019.
- VI. Property Card issued by City Survey Office in the name of Shri Dhananjay Sevakram Wanjari and Shri Chandrakant @ Chandrashekhar Wanjari
- VII. Building Permit and Sanctioned Building Map Dt. 06/05/2019

THAT I have also inspected the records, which were made available to me by paying requisite fee vide E-Challan bearing GRN MH004776997201920E dated 01/08/2019 for the year 2007 to 2019. That during the inspection I have not accrossed any entry in the record of said office in respect of mortgage, sale, or transfer of title by any way of above said property / plot on this basis the title of said properties are clear. Even though by way of abundant precautions an affidavit from the Owner and Developer be taken stating on oath that his / her title over the said property is clear and marketable and that the said property or any part thereof is not transferred to alienated in any manner whatsoever and no litigation in respect of said property is pending in any court.

Under the above said facts and circumstances I am of the opinion that Shri Dhananjay Sevakram Wanjari and Shri Chandrakant @ Chandrashekhar Wanjari as Owner and **M/s Matoshree Infrastructure through its Partner 1) Shri Anil S/o Baburao Satfale, and 2) Shri Prashant S/o Viththalrao Nerkar** as Developers has clear, valid and marketable title over the above said plot and building to be constructed thereon named and style as **"VAISHNAV SAI - 2"**

Therefore any prospective buyer who desires to purchase the Undivided Proportionate Share and Interest in the said plot No.50 together with Carpet / built up space in a Multistoried building proposed to be constructed by name and Styled **"VAISHNAV SAI - 2"** shall also acquire



equally good, valid and marketable title thereto on obtaining a proper and duly registered sale deed from the Owner of said plot.

THAT it is needless to mention here that on obtaining such sale deed, such buyer can very well mortgage his / her property to any financial Institution by way of security for the repayment of loan, if any, advanced to him / her

Hence this report.

NAPUR

DATED : 01/08/2019





₹ 325.00

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or other documents.
 नोंद:- हा चालान फक्त पेमेंट प्रकारासाठीच वैध आहे. इतर कारणांसाठी किंवा नोंदणी न करता येणाऱ्या दस्त्यासाठी लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0002466203201920	01/08/2019-13:20:31	IGR002	325.00
Total Defacement Amount					325.00

MH004776997201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
01 Aug 2019	Receipt	Receipt no.: 1111590251
	Name of the Applicant :	TUSHAR CHAMPATRAO KAPSE
	Details of property of which document has to be searched :	Dist :Nagpur Village :Dighori S.No/CTS No/G.No. : 50
	Period of search :	From :2007 To :2019
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH004776997201920E		
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/views/frmSearchChallanWithoutReg.php '.		

