PRAVIN S. GAIDHANE
ADVOCATE

(Regd. Mah/3072/2005)

Off/Res Flat 401, Om Aditya Apartment, Near LIC Colony, Behind Suman Nagari, Padmavati Nagar, Nagpur
Mobile No. 9890693383

TO WHOMESOEVER IT MAY CONCERN

TITLE VERIFICATION & SEARCH REPORT

Ref:- THE TITLE OPINION ON THE PROPERTY PLOT BEARING NO. 16 SITUATED AT MOUZA- NARI, KHASRA NO. 98/1 P.H. No. 11, C.T.S. No.81, SHEET No. 953/41, TAHSIL & DISTRICT NAGPUR.

Dear Sir,

Having being engage and oral instructions given by my client namely **SHRI. AKASH S/o GOPICHAND SAHARE**, Residing at Plot No. 24, Kapil Nagar, Maitri Colony, Nagpur Tahsil Nagpur, Maharashtra, I, Pravin S. Gaidhane, Advocate on the basis of documents forwarded to me pertaining to the below mentioned (Para No. 3) of immovable property and the other information submitted by Shri. Akash S/o Gopichand Sahare, I have conducted a search & investigation & do hereby submits my following report as under-

1. Name and address of the Owner :-

SHRI. AKASH S/o GOPICHAND SAHARE

Aged about- 30 years, Occupation- Business

Residing at Plot No. 24, Kapil Nagar, Maitri Colony, Nagpur Tahsil Nagpur, Maharashtra,

2. Photo Copies/Original of title deed seen by me:-

Sr. No.	Date of	Name of Documents
I	06/10/2010	Photocopy of 7/12 extract of Khasra No. **98/1,** Admeasuring area 0.40 H. R. & 1.20 H.R. Mouza- Nari, P.H. No. 11, Tahsil & District Nagpur.
II	20/03/2016	Photocopy of Sanctioned Lay out Plan of mouza- Nari, Plot No. 16, Khasra No. **98/1,** P.H. No. 11, Tahsil & District Nagpur.
III	2/03/2019	Photocopy of NMC Property Tax Receipt of Plot No. 16, Khasra No. **98/1,** mouza- Nari, Ward No. 57, Zone No. 9, P.H. No. 11, Tahsil & District Nagpur.
Iv	22/08/2019	Photocopy of Sanctioned of Building Permit & Commencement Certificate of Plot No. 16, Khasra No. **98/1,** Mouza- Nari, Tahsil & District Nagpur.
V	11/11/2004	Photocopy of Registered sale deed bearing No. NGN5-3422/2004 of Khasra No. **98/1,** area 0.40 H.R. in the name of Sau Sangita Gopichand Sahare.

VI	18/11/2005	Photocopy of Registered sale deed bearing No. NGN5-3223/2005 of Khasra No. **98/1,** area 1.20 H.R. in the name of Sau Sangita Gopichand Sahare.
VII	18/12/2018	Photocopy of Registered Gift deed bearing No. NGN6-5771/2018 of Plot No. 16, Khasra No. **98/1,** in the name of Shri Akash Gopichand Sahare.
VIII	24/01/2019	Photocopy of property Card of Plot No. 16, Khasra No. **98/1, CTS No. 81,** in the name of Shri Akash Gopichand Sahare.
IX	22/08/2019	Photocopy of NIT Proposed Sanctioned Building Plan of Plot No. 16, Khasra No. **98/1, CTS No. 81,** in the name of Shri Akash Gopichand Sahare.
X	12/12/2018	Photocopy of NIT Release Letter of Plot No. 16 in the lay-out of Kh No. 98/1, Mouza Nari, Nagpur.

3. DESCRIPTION OF IMMOVABLE PROPERTY

ALL THAT piece and parcel of land bearing Plot No. 16 admeasuring area about 1178.96 Sq Mtr situated at Khasra no. **98/1**, Situated at Mouza- Nari, P. H. No. 11, and within limits of Tahsil-Nagpur and District Nagpur and collectively bounded as under:

Toward East	:	Plot No. 17
Toward West	:	Khasra Boundery
Toward North	:	9 Mtr Wide Road
Toward South	:	24 Mtr Wide Road

4. Search In Sub.Registrar's Office

i. Location of Property: within the limit of Mouza- Nari, Tahsil- Nagpur Urban AND District Nagpur.

ii. Search and Investigation:

I have taken the search for the last 30 years of the available records in respect of the property mentioned above in the office of Sub-Registrar Nagpur by depositing requisite fees. The original E-Challans bearing No. MH005911739201920P dated 02/09/2019 is enclosed herewith. I have observed the following chain of transaction:-

That Khasra No. 98/1 total admeasuring area about 2.02 H.R. out of it 0.40 H.R. Mouza- Nari, Tahsil Nagpur and Dist Nagpur purchased by Mrs Sangita Gopichand Sahare from original owners namely Shri Krishna Nathhuji Raut, Shri Sudhakar Nafthuji Raut, Smt Leelabai Wd/o Pandurang Raut & Shri Sudarshan Pandurang Raut. That the Sangita Sahare Purcahsed above land by way of Registered sale deed bearing No. NGN5-3422/2004 dated 11/11/2004 before the office of Sub Registrar Nagpur-5 and then she mutated her name in all Government & Semi Government record, revenue records as a absolute owner of the Khasra No. 98/1 area 0.40 H.R.

That Khasra No. 98/1 total admeasuring area about 2.02 H.R. out of it 1.20 H.R. Mouza- Nari, Tahsil Nagpur and Dist Nagpur purchased by Mrs Sangita Gopichand Sahare from original owners namely Shri Krishna Nathhuji Raut, Shri Sudhakar Natthuji Raut, Smt Leelabai Wd/o Pandurang Raut & Shri Sudarshan Pandurang Raut through their registered Power of attorney Shri Ashok Dinesh Mishra. That the Sangita Sahare Purcahsed above land by way of Registered sale deed bearing No. NGN5-3223/2005 dated 18/11/2005 before the office of Sub Registrar Nagpur-5. That Sau. Sangita W/o Gopichand Sahare mutated her name in all Government & Semi Government record, revenue records as a absolute owner of the Khasra No. 98/1, area 1.20 H.R Mouza- Nari, Tahsil & Dist Nagpur.

Thereafter Sau. Sangita Sahare got the sanctioned lay out plan from the competent authority Nagpur Improvement Trust vide dated 20/03/2016. That said Sangita Sahare also mutated her name in the record of Nagpur Municipal Corporation Nagpur. That the Sau Sangita Sahare also released the plot No. 16 from the Nagpur Improvement Trust Nagpur by way of vide letter bearing No. E. E. (North)/2600 dated 12/12/2018.

Thereafter said Sangita Sahare decided to gift her property bearing plot No. 16 to her Son namely Shri Akash Gopichand Sahare and as per registered gift deed bearing registration No. NGN6-5771/2018 dated 18/12/2018 transfer the said plot No. 16 to her Son Shri Akash Gopichand Sahare

which is registered before the office at Sub-Registrar Nagpur-6.

That Shri Akash S/o Gopichand Sahare mutated his name in all Government & Semi Government record, revenue records as a absolute owner of the Plot bearing No. 16 situated at Khasra No. 98/1, Mouza- Nari, Tahsil & Dist Nagpur.

After taking all these search and verification, facts and circumstance I come on the view that Shri Akash Gopichand Sahare is the owner of the the Plot bearing No. 16 situated at Khasra No. 98/1, admeasuring area about 1178.96 Sq Mtr., Mouza- Nari, P.H.No. 11, within the limits of Tahsil & Dist Nagpur. I have verified the relevant documents in the support of the title of the owner. But, in the view of the centralized process of registration a separate affidavit in respect of the Charge, third party interest, court lifigation may be obtained from owner.

iii) Confirm and state that photocopies of title deed submitted are photocopies of original registered before the Registrar of Assurance.

Yes

iv)Whether the property is self-acquired or inherited or gifted ownership. If so, details of the coparceners / karta/ owner and / or the co-owners.. The respective shares should be incorporated specifically.

Yes. 7/12 extract.

v) Minor's Interest

Not seen as per record.

vi)Documents pending for registration

No.

5. Whether the property is acquired under the land Acquisition Act, 1894 and applicability of other state legislation.

Not Applicable.

6. Leasehold immovable property.

Not Applicable.

7. Investigation under Income Tax Act 1961.

Not Applicable.

8. Investigation in regards to agricultural land.

Not Applicable.

9. Certified copies of the revenue records obtained by confirm that no dues are outstanding by the Owner.

Yes.

10. Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.

There is nothing on record in this regards.

CERTIFICATE

I verified record and index register available in concerned Sub-Registrar offices. However, some records were in mutilation and torn form, intermittently and some record was missing. Moreover, the indexing of record as required under Registration Act, 1908 is incomplete. However, on the basis of available record in Sub-Registrar office and documents provided to me, I certify that, title of the property of the present owner is clear and marketable in this report subject to

compliance of the affidavit. I hereby certify that, I have searched and verified the information furnished in this report and have compared the title deed given to the me with the copy in the office of the Sub-Registrars and has found both tallying with each other. The statements and other information given in the report are correct and true. I certify that Shri Akash Gopichand Sahare R/o. Nari road, Nagpur have got a valid, clear, absolute and marketable title over the property shown above free of any encumbrances, charge or claims/lien subject to production of original Gift Deed, Sale Deed, recent Property Card.

I hereby return the photocopies of the documents forwarded to me. The following documents have to be obtained photocopies from the owner:-

- Photocopy of Sanctioned Lay out Plan of mouza- Nari, Plot No. 16, Khasra No. **98/1,** P.H. No. 11, Tahsil & District Nagpur.
- Photocopy of NMC Property Tax Receipt of Plot No. 16, Khasra No. **98/1,** mouza- Nari, Ward No. 57, Zone No. 9, P.H. No. 11, Tahsil & District Nagpur.
- Photocopy of Sanctioned of Building Permit & Commencement Certificate of Plot No. 16, Khasra No. **98/1,** Mouza- Nari, Tahsil & District Nagpur.
- Photocopy of Registered sale deed bearing No. NGN5-3422/2004 of Khasra No. **98/1,** area 0.40 H.R. in the name of Sau Sangita Gopichand Sahare.
- Photocopy of Registered sale deed bearing No. NGN5-3223/2005 of Khasra No. **98/1,** area 1.20 H.R. in the name of Sau Sangita Gopichand Sahare.

- Photocopy of Registered Gift deed bearing No. NGN6-5771/2018 of Plot No. 16, Khasra No. **98/1,** in the name of Shri Akash Gopichand Sahare.
- Photocopy of property Card of Plot No. 16, Khasra No. **98/1, CTS No. 81,** in the name of Shri Akash Gopichand Sahare.
- Photocopy of NIT Proposed Sanctioned Building Plan of Plot No. 16, Khasra No. **98/1, CTS No. 81,** in the name of Shri Akash Gopichand Sahare.
- Photocopy of NIT Release Letter of Plot No. 16 in the lay-out of Kh No. 98/1, Mouza Nari, Nagpur.

Nagpur

Date 11.09.2019

Pravin S. Gaidhane
Advocate
(9890693383)

Adv. Pravin S. Gaidhane
Reg. No. MAH/3072/2005
District Court /High Court, Nagpur
7020782906/9890693383