

**TITLE VERIFICATION
AND
SEARCH REPORT**



CHALLAN
MTR Form Number-6



GRN	MH002442804201920E	BARCODE			Date	08/06/2019-18:07:42		Form ID	
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Search Fee				TAX ID (If Any)				
	Other Items				PAN No.(If Applicable)				
Office Name	NGP3_JT NAGPUR NO 3 SUB REGISTRAR				Full Name	ADV KISHOR SHIVLALJI GAUTAM			
Location	NAGPUR								
Year	2019-2020 From 01/01/2007 To 08/06/2019				Flat/Block No.	ADITYA PLOT NO R 267			
Account Head Details		Amount In Rs.		Premises/Building					
0330072201 SEARCH FEE		325.00		Road/Street	RESHIMBAGH				
				Area/Locality	NAGPUR				
				Town/City/District					
				PIN		4	4	0	0
				Remarks (If Any)	SEARCH FEE FOR PLOT NOS. 11 AND 12 OF MOUZA SAKKARDARA				
					KH. NO. 11 29 TO 32 FOR THE YEAR 2007 TO 2019				
				Amount In	Three Hundred Twenty Five Rupees Only				
Total			325.00	Words					
Payment Details				FOR USE IN RECEIVING BANK					
BANK OF INDIA				Bank CIN	Ref. No.	02202292019060805617		83289360	
Cheque-DD Details				Bank Date	RBI Date	08/06/2019-18:08:34		10/06/2019	
Cheque/DD No.				Bank-Branch		BANK OF INDIA			
Name of Bank				Scroll No. , Date		68 , 10/06/2019			
Name of Branch									

Department ID :

Mobile No. : 9422119476

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Validity unknown

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MUMBAI 02
Date: 2019.09.03
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Reason: Secure
Document
Location: India



KISHOR S. GAUTAM
ADVOCATE

Res: "ADITYA", Plot No. R-267, Reshimbag, Nagpur.

Court : 214, II Floor, Nyaya Mandir, Nagpur.

MOBILE NO. - 09422119476

TITLE VERIFICATION AND SEARCH REPORT

1) That, I having been engaged by TECHOPS INFRASTRUCTURE PVT. LTD, NAGPUR for the purpose of search and verification of title in respect of the property described below, which is confidential with my client TECHOPS INFRASTRUCTURE PVT. LTD, NAGPUR and I the undersigned Advocate, Nagpur, do hereby submit my report of search and opinion about the title in respect of the same as under:-

DESCRIPTION OF THE PROPERTY

All that piece and parcel of land bearing Plot No. 11, admeasuring about 1415.50 Sq. Mtrs. and Plot No. 12, admeasuring about 1930.40 Sq. Mtrs. total admeasuring 3345.90 Sq. Mtrs. and admeasuring 3326.964 Sq. Mtrs. as per Amalgamation Letter of N.M.C., of Mouza - Sakkardara, Khasara Nos. 11, 29 to 32, Sheet No. 229, City Survey No. 876, Corporation House Nos. 4864/11 & 4864/12, Ward No. 20, situated at Sakkardara, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tah. and Dist. Nagpur and bounded as under :-

On the East by	:	Plot Nos. 25 to 33
On the West by	:	18 mtrs. wide road
On the North by	:	Plot No.10
On the South by	:	9 mtrs. wide Road

2) I have taken the search of records of Registrar office for last 13 years, i.e. from 2007 to 2019 vide MTR No. MH002442804201920E dated 08/06/2019 and have inspected the relevant records of the said property.

- i) That, the **TECHOPS INFRASTRUCTURE PVT. LTD, NAGPUR**, a registered Company under the Companies Act, 1956, Certificated of Incorporation No. V 45200 MH / 20 07 PTC 175909 Date of Incorporation 15/11/2007 having its Office at "Techops Glory", Krishna Nagar, Umred Road, Dighori, Nagpur - 440 009, PAN. AACCT 9160 F, acting through its Directors ; 1) SHRI ANIL S/O MADHUKAR KALE, 2) SHRI JEEVAN S/O GULABRAO GHIME, 3) SHRI VILAS S/O MAHADEORAO HARDE, 4) SHRI RAJENDRA S/O VISHWESHWARRAO NAKADE, 5) SHRI ISHAN S/O RAVINDRA BARAI, 6) SHRI NARENDRA S/O TEJRAMJI DAKHALE, is the owner of all that piece and parcel of land bearing Plot No. 11, admeasuring about 1415.50 Sq. Mtrs. and Plot No. 12, admeasuring about 1930.40 Sq. Mtrs. total admeasuring 3345.90 Sq. Mtrs. and admeasuring 3326.964 Sq. Mtrs. as per Amalgamation Letter of N.M.C., of Mouza - Sakkardara, Khasara Nos. 11, 29 to 32, Sheet No. 229, City Survey No. 876, Corporation House Nos. 4864/11 & 4864/12, Ward No. 20, situated at Sakkardara, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur, Tah. and Dist. Nagpur.
- ii) That, originally the property was belonged to Rani Annapurnabai Raghoji Bhosale.
- iii) That, Shri Dilip Narayanrao Shirke & Others (Shirke Family & Bhosale Family) (hereinafter called as the "Original Owners") acquired the Plot Nos. 11 & 12 from Rani Annapurnabai Raghoji Bhosale by virtue of registered Will dated 29/07/1998 and by Court Order in Case No. 16/1961 on Exhibit 876 passed on 23/04/2018.
- iv) That, Shri Dilip Narayanrao Shirke & Others (Shirke Family) had entered in to Agreement For Sale on 20/07/2010 in respect of Plot Nos. 9,10,11 & 12 of Mouza - Sakkardara, Khasara No. 11, 29 to 32, Sheet No. 229, City Survey No. 876, situated at Sakkardara, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in which the Original Owners (Shirke Family) signed as vendors and Bhosale Family signed as Consenter in the said Agreement but the Honourable Court of Joint Civil Judge



Senior Division, Nagpur, in Case No. 16/1961 on Exhibit 876 passed on 23/04/2018 directed the Original Owners to execute the Sale Deed in favour of the owner in capacity of all the Original Owners.

- v) That, the Original Owners i. e. Shirke Family executed Agreement For Sale on 27/04/2018 in respect of Plot No. 12 more particularly described in the schedule herein and the same is registered in the office of Sub Registrar Nagpur No. 3 on the same date in favour of TECHOPS INFRASTRUCTURE PVT. LTD, NAGPUR having Registration No. 1673 - 2018.
- vi) That, the Original Owners i.e. Shirke Family also executed Power of Attorney in favour of the owner in respect of the said Plot No. 12 on 27/04/2018 & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 3 having Registration No. 1674 - 2018.
- vii) That, the judgement of the Court of Joint Civil Judge Senior Division, Nagpur in Case No. 16/1961 on Exhibit 876 passed on 23/04/2018. As per the judgment, the said honourable court, has directed the parties (Shirke Family & Bhosale Family) to execute the sale deed of the aforesaid property in favour of the owner as per Clause No. 9 of the said order. Therefore, it was become necessary to add the Bhosale Family as Original Owners in the principal document of agreement for sale dated 27/04/2018. Therefore it was need to be corrected eventually the said Agreement For Sale dated 27/04/2018 and the same has been corrected vide correction deed dt. 29/05/2018 registered in the office of Sub Registrar Office No. 3 on the same date having Registration No. 2184 - 2018.
- viii) That, the Original owners i. e. Bhosle Family also executed Power of Attorney in favour of the Purchaser in respect of the said Property on 29/05/2018 & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 3 having Registration No. 2187 - 2018.
- ix) That, the Original owner i.e. RAJKUMARI AMBIKARAJE SHAMBHUSING DESAI MAHAGAONKAR also executed Power of Attorney in favour of the Purchaser in respect of the said Property on 29/05/2018 & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 3 having Registration No. 2185 - 2018.
- x) That, the owner purchased the Plot No. 12 from SHRI DILIP S/O NARAYANRAO SHIRKE & OTHERS by virtue of registered sale deed dated 31/05/2018 and the same is registered on the same date in



the Office of Sub-Registrar Nagpur No. 3 having Registration No. 2242 - 2018.

- xi) That, the owner purchased the Plot No. 11 from SHRI DILIP S/O NARAYANRAO SHIRKE & OTHERS by virtue of registered sale deed dated 11/12/2018 and the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 3 having Registration No. 5316 - 2018.
- xii) That the present Owner mutated the said property on its name on city survey record i.e, Property Card (Akhiv Patrika). And also mutated its name on Nagpur Municipal Corporation.
- xiii) That, the said owner later on applied to the Nagpur Municipal Corporation for Amalgamation of the said Plot Nos. 11 & 12 into single Plot. Considering its request the Nagpur 11 & 12, vide its Case No. NMCNA/TPD/FINAL APPROVAL/45, dated 29/03/2019. As per the said Letter of Amalgamation the area of the said Amalgamation Plot Nos. 11 & 12 is shown and declared as 3326.964 Sq. Mtrs.; AND
- xiv) That the Building Plan of the proposed building known as TECHOPS GRAND has been sanctioned from Nagpur Municipal Corporation vide building Permit No. 308/BP/Sakkardara/TP/NMC/17, Dt. 31/08/2019 .
- 3) That from the above said search and inspection I observed that no entry creating any charge, encumbrance, lien or mortgage in respect of the above property came to my notice. From the inspected records, I do not find that the above present owner has dealt with the aforesaid property in any manner which may affect the title of the owner adversely.
- 4) That, the said owner placed the following documents before me i.e.
- a) Will Deed of Rani Annapurnabai Raghoji Bhosale
 - b) Judgement of the Court of Joint Civil Judge Senior Division, Nagpur in Case No. 16/1961 on Exhibit 876 passed on 23/04/2018.
 - c) Agreement For Sale dated 20/07/2010,
 - d) Registered Agreement of Plot No. 12,
 - e) Power of Attorney of Plot No. 12,
 - f) Power of Attorney for admission,
 - g) Correction Deed to Agreement for sale of Plot No. 12,



- h) Power of Attorney of Plot No. 12.
 - i) Sale Deeds of Plot No. 11 & 12.
 - j) Property Card in the name of owner.
 - k) Corporation Tax Receipt.
 - l) Amalgamation Letter of Plot Nos. 11 & 12.
 - m) Sanctioned Building Plan from Nagpur Municipal Corporation.
- 5) On the basis of searches made by me, I certify that the property referred in above is owned by above owner and free from all encumbrances, charges, mortgages or any other claim affecting the clear title as on this date.
- 6) This Title report and verification is given on the basis of the documents listed herein above in Para No. 4.

Hence this report of search and verification of title.

Dated - 03/09/2019


(ADV. K. S. GAUTAM)

