

*Milind M. Dimpalgaonkar*

**A d v o c a t e**

**CHAMBER :** High Court Bar , Room No.1, Nagpur - 440 001.

**CHAMBER :** Room No. 624, 6th Floor, Nyay Mandir, NAGPUR - 440 001.

**OFFICE :** 181, Bajaj Nagar, Opp. Karuna Sanskrutik Bhavan, NAGPUR - 440 010.

**RESIDENCE :** Plot No. 30, Jai Durga Layout, Behind Railway Line, Near Hotel Pride,  
Somalwada, NAGPUR. **Phone :** 0712 - 5627196, **Mobile :** 9422827930

Ref. No.: .....

*10/12/2019*

Date : .....

*15/10/2019*

**CERTIFICATE OF TITLE SEARCH**

I, the undersigned at the request of Shri Moreshwar Narayanrao Bhagat(Proprietor "Emaarat Creators") , age about 52 years, Occ.: Business having office at Plot No.12,Shri Manomay Complex , Flat No. 401 & 402 ,Aryanagar, Koradi Road,Nagpur have investigated the title of the hereunder written the immovable property described in the schedule hereunder written. I have perused the title deeds and other papers produced for my perusal. I have also taken searched in the office of the sub registrar at Nagpur2-Jt. Nagpur Sub Registrar,Nagpur dated 9/10/2019 vide receipt no. MH00718723020192E and deposited Rs.750/-(Rs.Seven Hundred Fifty only).

*[Signature]*

The under written schedule property was owned by Shri Aditya S/o. Hemant Naniwadekar, age about 38 years, Occ.: Business R/o. Jayanti , Opposite Dhantoli Park, Abhayankar Road,Dhantoli,Nagpur-440012 , All that piece and parcel of land out of the layout of the Tirupati Balaji Co-operative Housing Society Limited, Nagpur containing by admeasurement 814.4470 sq.mtrs.( or 8766.70 sq.fts) being a portion of the entire land bearing Kh.No. 136/2 & 155/2 of Mouza-Zingabai Takli, P.S.K.11 including all other easementary rights appurtenant and belonging thereto bearing Corporation House No. 3394/B, City Survey No.228,Sheet No. 42 of Mouza-Zingabai Takli, situated at Tirupati Nagar, Koradi Road, Nagpur , within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District-Nagpur and bounded as under :-

|              |                            |
|--------------|----------------------------|
| ON THE EAST  | : ROAD                     |
| ON THE WEST  | : ROAD                     |
| ON THE NORTH | : LAND OWNED BY MR.ASHOK   |
| ON THE SOUTH | : LAXMI ENGINEERING WORKS. |



The above said owner namely Aditya Hemant Naniwadekar of the above immovable property was duly entered in to An Agreement of Development with M/s. Emaarat Creator's through its proprietor Mr.Moreshwar Narayanrao Bhagat on 30/9/2019 vide document registered at serial no. 6621/2019 at Sub-Registrar office No.2,Nagpur for total consideration of Rs.1,25,00,000/- and also execute and registered a power of attorney dated 30/9/2019 vide its registration no. 6758/2019 having registered at sub-registrar office No.2,Nagpur. I

have perused the following documents regarding above said property i.e. 1) Sale Deed executed between Sau. Kalpana Gajananrao Jambhulkar And Ashok Manikrao Thackre 2) Will of late Kalpana Gajananrao Jambhulkar executed in favour of her husband Gajanan Dajiba Jambhulkar 3) Sale Deed duly executed between Shri Gajanan Dajiba Jambhulkar and Shri Aditya Hemant Naniwadekar 4) Agreement of Development and Power of Attorney duly executed and registered between Aditya Hemant Naniwadekar and Shri Moreshwar Narayanrao Bhagat, Proprietor EMAARAT CREATERS' 5) Deed of Declaration duly executed and registered by Shri Aditya Hemant Naniwadekar through its power of attorney holder Shri Moreshwar S/o. Narayanrao Bhagat, Proprietor EMAARAT CREATERS'. these are the documents I have perused.



So considering all relevant documents It is my opinion that above said property and title at present standing in the name of M/s. Emaar Creator's , Proprietor Mr.Moreshwar Narayanrao Bhagat and except above said person there is no other person holding title of the above said property, there are no outstanding mortgages or other charges registered in the sub-registrar's office and no claim whatsoever at this movement and on perusal above said documents , M/s. Emaar Creator's , Proprietor Mr.Moreshwar Narayanrao Bhagat is in possession of the above said property. if any financial, bank or any other institution wishes to finance the project then check accordingly as per bank process.

In my opinion the title of the above of the said M/s. Emaarat Creator's , Proprietor Mr.Moreshwar Narayanrao Bhagat to the above said property is clear, marketable and free from all encumbrances.

Please find enclosed herewith receipt of deposit of Rs.750/- charges for search paid to Sub-registrar office no.2, Nagpur.

Thanking you,

**NAGPUR**

**DATE :**

15/0/19



**Yours sincerely**

**(Milind M.Pimpalgaonkar)**

**Advocate**



|                                                     |                    |                |                                                                                   |                      |                                                                                                                                |                                 |                                                                                                                                                                       |                |                       |  |
|-----------------------------------------------------|--------------------|----------------|-----------------------------------------------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------|--|
| <b>GRN</b>                                          | MH007187230201920E | <b>BARCODE</b> |  |                      | <b>Date</b>                                                                                                                    | 09/10/2019-16:39:45             |                                                                                                                                                                       | <b>Form ID</b> |                       |  |
| <b>Department</b> Inspector General Of Registration |                    |                |                                                                                   |                      | <b>Payer Details</b>                                                                                                           |                                 |                                                                                                                                                                       |                |                       |  |
| <b>Type of Payment</b> Search Fee<br>Other Items    |                    |                |                                                                                   |                      | <b>TAX ID (If Any)</b>                                                                                                         |                                 |                                                                                                                                                                       |                |                       |  |
|                                                     |                    |                |                                                                                   |                      | <b>PAN No.(if Applicable)</b>                                                                                                  |                                 |                                                                                                                                                                       |                |                       |  |
| <b>Office Name</b> NGP2_JT NAGPUR SUB REGISTRAR     |                    |                |                                                                                   |                      | <b>Full Name</b>                                                                                                               |                                 | ADV MILIND PIMPALGAONKAR                                                                                                                                              |                |                       |  |
| <b>Location</b> NAGPUR                              |                    |                |                                                                                   |                      |                                                                                                                                |                                 |                                                                                                                                                                       |                |                       |  |
| <b>Year</b> 2019-2020 One Time                      |                    |                |                                                                                   |                      | <b>Flat/Block No.</b>                                                                                                          |                                 |                                                                                                                                                                       |                |                       |  |
| <b>Account Head Details</b>                         |                    |                |                                                                                   | <b>Amount In Rs.</b> | <b>Premises/Building</b>                                                                                                       |                                 |                                                                                                                                                                       |                |                       |  |
| 0030072201 SEARCH FEE                               |                    |                |                                                                                   | 750.00               | <b>Road/Street</b>                                                                                                             |                                 |                                                                                                                                                                       |                |                       |  |
|                                                     |                    |                |                                                                                   |                      | <b>Area/Locality</b>                                                                                                           |                                 |                                                                                                                                                                       |                |                       |  |
|                                                     |                    |                |                                                                                   |                      | <b>Town/City/District</b>                                                                                                      |                                 |                                                                                                                                                                       |                |                       |  |
|                                                     |                    |                |                                                                                   |                      | <b>PIN</b>                                                                                                                     |                                 | <div style="display: flex; justify-content: space-between;"> <span></span> <span></span> <span></span> <span></span> <span></span> <span></span> <span></span> </div> |                |                       |  |
|                                                     |                    |                |                                                                                   |                      | <b>Remarks (If Any)</b><br><br>MOUZA ZINGABAI TAKLI TAH. AND DIST. NAGPUR KH.NO.136/2 155/2<br><br>CORPORATION HOUSE NO.3394/B |                                 |                                                                                                                                                                       |                |                       |  |
|                                                     |                    |                |                                                                                   |                      |                                                                                                                                |                                 |                                                                                                                                                                       |                |                       |  |
|                                                     |                    |                |                                                                                   |                      |                                                                                                                                |                                 |                                                                                                                                                                       |                |                       |  |
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|                                                     |                    |                |                                                                                   |                      |                                                                                                                                |                                 |                                                                                                                                                                       |                |                       |  |
|                                                     |                    |                |                                                                                   |                      | <b>Amount In</b>                                                                                                               | Seven Hundred Fifty Rupees Only |                                                                                                                                                                       |                |                       |  |
| <b>Total</b>                                        |                    |                |                                                                                   | 750.00               | <b>Words</b>                                                                                                                   |                                 |                                                                                                                                                                       |                |                       |  |
| <b>Payment Details</b> BANK OF INDIA                |                    |                |                                                                                   |                      | <b>FOR USE IN RECEIVING BANK</b>                                                                                               |                                 |                                                                                                                                                                       |                |                       |  |
| <b>Cheque-DD Details</b>                            |                    |                |                                                                                   |                      | <b>Bank CIN</b>                                                                                                                | <b>Ref. No.</b>                 | 02202292019100905920                                                                                                                                                  |                | 88776296              |  |
| <b>Cheque/DD No.</b>                                |                    |                |                                                                                   |                      | <b>Bank Date</b>                                                                                                               | <b>RBI Date</b>                 | 09/10/2019-16:39:45                                                                                                                                                   |                | Not Verified with RBI |  |
| <b>Name of Bank</b>                                 |                    |                |                                                                                   |                      | <b>Bank-Branch</b>                                                                                                             |                                 | BANK OF INDIA                                                                                                                                                         |                |                       |  |
| <b>Name of Branch</b>                               |                    |                |                                                                                   |                      | <b>Scroll No. , Date</b>                                                                                                       |                                 | Not Verified with Scroll                                                                                                                                              |                |                       |  |

Mobile No. : 7796208734

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नगुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागू नाही.