

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551

Ashwin R. Patil
ADVOCATE

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TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

My Client M/s SHRI PARASNATH PROPERTIES, a Partnership Firm, having its Office at 25, Red Cross Road, Sadar, Nagpur-440001 and acting through its Authorized Partner SHRI. PARAG S/o RAVINDRA LASHKARE, Resident of 25, Red Cross Road, Sadar, Nagpur-440001 Tahsil and District - NAGPUR, Resident of C/o Lokmat Bhavan, Pt. Jawaharlal Nehru Marg, Wardha Road, Nagpur-440012, Tahsil and District : NAGPUR, sought verification report from me for the title of the property comprising ALL THOSE Pieces and Parcels of land bearing Plot Nos. 10 and 11 out of the layout of Adiwasi Samaj Unnati Gruha Nirman Sanstha Maryadit, Nagpur, containing by total admeasurements 727.8860 Sq. Mtrs. (i.e. 7834.96 Sq. Fts.) being a portion of the entire land bearing Khasra No. 124/3 of Mouza - ZINGABAI TAKLI, TAKLI, P.S.K. 11 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 188, Sheet No. 664/10 of Mouza - Zingabai Takli, situated at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District - NAGPUR. I Ashwin R. Patil Advocate Resident of 54, Sawarkar Nagar, Nagpur do hereby submit my report as follows:-

- 1) That, M/s Shri Parasnath Properties is the absolute owner of the property comprising ALL THOSE Pieces and Parcels of land bearing Plot Nos. 10 and 11 out of the layout of Adiwasi Samaj Unnati Gruha Nirman Sanstha Maryadit, Nagpur, containing by total admeasurements 727.8860 Sq. Mtrs. (i.e. 7834.96 Sq. Fts.) being a portion of the entire land bearing Khasra No. 124/3 of Mouza - ZINGABAI TAKLI, TAKLI, P.S.K. 11 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 188, Sheet No. 664/10 of Mouza - Zingabai Takli, situated at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District - NAGPUR (The property is more specifically described in the schedule Annexed herewith).
- 2) The links in the chain of title have been properly established. All the transactions have been duly verified from the relevant records of Registrar of Document.
- 3) That M/s Shri Parasnath Properties acquired the title by virtue of Sale Deed dated 06.08.2019, which is registered in the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 5502/2019 on 06.08.2019.


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- 4) The 'Title History' of last 15 years from this date shows the following chain of transaction regarding the property described in schedule hereunder written.
- 5) That, ALL THOSE Pieces and Parcels of land bearing Plot Nos. 10 and 11 out of the layout of Adiwasi Samaj Unnati Gruha Nirman Sanstha Maryadit, Nagpur, containing by total admeasurements 727.8860 Sq. Mtrs. (i.e. 7834.96 Sq. Fts.) being a portion of the entire land bearing Khasra No. 124/3 of Mouza – ZINGABAI TAKLI, P.S.K. 11 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 188, Sheet No. 664/10 of Mouza – Zingabai Takli, situated at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District – NAGPUR, Originally belonged to M/s Miyaji Fabriactors Limited, Nagpur acting its Partners Mrs. Mushtari Bano W/o Mohammad Aslam, having purchased the same by it from Adiwasi Samaj Unnati Gruha Nirman Sanstha Maryadit, Nagpur, by a Sale Deed Dated 06.02.1991, which is Registered in the Office of the Sub-Registrar Nagpur-2 at Registered Serial No. 1561 (P) on 06.02.1991.
- 6) That, the aforesaid Plot Nos. 10 and 11 are covered under the Scheme of 1900 layout of the Nagpur Improvement Trust, Nagpur as per Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001. The aforesaid Plot Nos. 10 and 11 are also regularized by the Building Engineer (NORTH), Nagpur Improvement Trust under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly it has issued a Regulation Letter to that effect in favour of M/s Miyaji Fabriactors Limited, Nagpur vide its Permit No. 10490 Dated 22.02.2008 in Case No. 200303211853, Layout No. 1900/N/ZT/928. As per the aforesaid Regularization Letter the area of the said Plot Nos. 10 and 11 are shown and declared as 727.8860 Sq.Mtrs.
- 7) That, the aforesaid entire land comprising Khasra No. 124/3 of Mouza – ZINGABAI TAKLI, is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur passed in the Revenue Case No. 10138/NAP-34/2007-08 dated 27.05.2008.
- 8) That, the aforesaid M/s Miyaji Fabriactors Limited, Nagpur lateron in its turn transferred/sold the said properties bearing Plot Nos. 10 and 11, containing by total admeasurements 727.8860 Sq. Mtrs. by way of Sale to Shri. Avinash Ramesh Bhute, by a Sale Deed Dated 31.03.2009, which is Registered in the Office of the Sub-Registrar Nagpur-4 in Book No. 1 at Registered Serial No. 3454/2009 on 23.07.2009 and the same is mutated in his name in all relevant records.
- 9) That, the aforesaid Shri. Avinash Ramesh Bhute lateron in his turn transferred/sold the said properties bearing Plot Nos. 10 and 11, containing by total admeasurements 727.8860 Sq. Mtrs. by way of Sale to M/s Pushkar Homes Private Limited, by a Sale Deed Dated 08.09.2015, which is Registered in the Office of the Sub-

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Registrar Nagpur-3 in Book No. 1 at Registered Serial No. 5809/2015 on even date and the same is accordingly mutated in its name in all relevant records.

10) That, the aforesaid M/s Pushkar Homes Private Limited latereon transferred/sold the said properties comprising ALL THOSE Pieces and Parcels of land bearing Plot Nos. 10 and 11 out of the layout of Adiwasi Samaj Unnati Gruha Nirman Sanstha Maryadit, Nagpur, containing by total admeasurements 727.8860 Sq. Mtrs. (i.e. 7834.96 Sq. Fts.) being a portion of the entire land bearing Khasra No. 124/3 of Mouza – ZINGABAI TAKLI, TAKLI, P.S.K. 11 and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 188, Sheet No. 664/10 of Mouza – Zingabai Takli, situated at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District – NAGPUR, by way of Sale to M/s SHRI PARASNATH PROPERTIES, by a Sale Deed Dated 06.08.2019, which is registered in the Office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Registered Serial No. 5502/2019 on 06.08.2019. As a result, therefore the aforesaid M/s SHRI PARASNATH PROPERTIES has now become an exclusive, absolute and full Owner of the aforesaid properties with heritable and transferable rights therein and the same is mutated in its name in all relevant records.

11) I have taken the search of Records of Registrar's office for last 15 years by paying the necessary search fee Vide GRN No. MH008115561201920E Dated 07.11.2019 in the offices of Joint Sub-Registrar, Nagpur.

12) While searching the records, it was found that some record was in mutilated and torn form, intermittently some record was missing. Moreover, the indexing of record as required under registration Act. 1908 is incomplete. On the basis of searches made by me and original documents placed before me, I certify that the property referred in schedule is owned by M/s SHRI PARASNATH PROPERTIES and free from all encumbrances, charges, liens, mortgages or any other claim affecting the clear title.

13) That, all the relevant documents of title i.e. Sale Deeds, Regularisation Letter, Property Card of City Survey placed before me are original and appears to be genuine.

14) I am satisfied that the property is heritable and transferable and the mortgager has right to mortgage. Facts and events material to title have been satisfactorily proved.

15) I have also confirmed from Govt. and public land acquisition authorities that the properties described in the schedule is not subject to any acquisition or requisition from the authorities.

16) In result, I have to state that I have made necessary searches at the concerned Sub-Registrars office upto date and as the result of such searches, I am satisfied that the properties in question is free from all types of encumbrances and the title of the present owner M/s SHRI PARASNATH PROPERTIES is Clear and marketable.


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17) I have to further add that there is no impediment, if the borrower mortgages the property to the Bank, for raising the loan and such property will be good and marketable security for the Bank if he provide following documents :

- 1) Original Sale Deed dated 06.02.1991 for Plot Nos. 10 and 11 of M/s Miyaji Fabricators Limited.
- 2) Original Sale Deed dated 23.07.2009 for Plot Nos. 10 and 11 of Shri. Avinash Ramesh Bhute.
- 3) Original Sale Deed Dated 08.09.2015 for Plot Nos. 10 and 11 of M/s Pushkar Homes Private Limited.
- 4) Original Sale Deed Dated 06.08.2019 for Plot Nos. 10 and 11 of M/s Shri Parasnath Properties.
- 5) Original Regularisation letter for Plot Nos. 10 and 11 dated 22.02.2008.
- 6) Copy of Tax receipt of NMC paid up to 2019.
- 7) Copy of property card of city survey

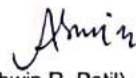
SCHEDULE OF THE PROPERTY

ALL THOSE Pieces and Parcels of land bearing Plot Nos. 10 and 11 out of the layout of Adiwasi Samaj Unnati Gruha Nirman Sanstha Maryadit, Nagpur, containing by total admeasurements **727.8860 Sq. Mtrs.** (i.e. 7834.96 Sq. Fts.) being a portion of the entire land bearing Khasra No. 124/3 of Mouza – ZINGABAI TAKLI, TAKLI, P.S.K. 11 and including all other easementary rights appurtenant and belonging thereto, bearing **City Survey No. 188, Sheet No. 664/10** of Mouza – Zingabai Takli, situated at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District – NAGPUR and bounded as under:

ON THE EAST	-	9.00 MTRS. WIDE ROAD,
ON THE WEST	-	PLOT NO. 4,
ON THE NORTH	-	PLOT NOS. 2 & 3,
ON THE SOUTH	-	9.00 MTRS. WIDE ROAD.

Date : 07.11.2019

Place: Nagpur


(Ashwin R. Patil)
Advocate

ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamlib Road, Nagpur-465



CHALLAN
MTR Form Number-6



GRN	MH008115561201920E	BARCODE			Date	07/11/2019-17:45:01	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	NGP1_HQR SUB REGISTRAR NAGPUR 1			Full Name	Ashwin Rohidas Patil			
Location	NAGPUR			Flat/Block No.	Plot No. 54			
Year	2019-2020 One Time			Premises/Building	Sawarkar Nagar			
Account Head Details	Amount In Rs.		Road/Street					
0030072201 SEARCH FEE	375.00		Area/Locality					
			Town/City/District					
			PIN					
			4 4 0 0 1 5					
			Remarks (If Any)					
			Search fee 15 years for Plot No 10 and 11 C T S No 188 Kh No 124 3 of					
			Mouza Zingabai Takli Nagpur					
			Amount In	Three Hundred Seventy Five Rupees Only				
Total	375.00		Words					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572019110739087		IK0AHQRZM5
Cheque/DD No.				Bank Date	RBI Date	07/11/2019-17:24:45		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. : 9822936551

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करायच्या दस्तांसाठी लागू नाही.