



Mob. : 9822202974

SANDIP AGREY

ADVOCATE

Res. : Plot No. 21 Gajanan Nagar, Near Abhay Nagar, Manewada Ring Road, Nagpur - 27

Off : P.P. Tower Block, 17 First Floor Manewada Chowk, Nagpur

Dist.Cort : Old Treasury Building, Table No. 14, Room No.2, Nyay Mandir, Nagpur.

E-mail : agrey.sandip2@gmail.com

Ref. :

Date : 3/11/19

TITLE REPORT

AND

NON ENCUMBRANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Under instructions and authority from my Client **SHRI SHIRISH HARISH JANGLE** Aged 30 Years, Occupation – Private AADHAR NO : 796107024160 PAN: AOPP17773Q M-9890292824 And **SHRI SUBODHI HARISH JANGLE** Aged about 36 years, occup. Service AADHAR NO : 948727247013 PAN: AHMP19579L M-9890292824 Both R/O Near Shahu Kirana Store Plot No 4 Dwarkapuri Rameshwari Road Bhagwan Nagar Nagpur-27 I have investigated the title in respect of the property comprising ;

SCHEDULE REFERRED TO ABOVE

(RESIDENTIAL)

ALL THAT Piece and Parcel of land situated at Mouza Babulkheda, Mouza no 275, Bandobast no 278 THAK NO 180 P.H.No 30 new 39 division no 1, sana No 2 ward no 14, kh no 71, **plot no 4(Northern side)** having length east west 100 ft and north-south 50 ft total admeasuring about 5010 sq ft, bearing corporation house no 4986 Mohalla Dwarkapuri Chalta no 64 city survey no 4362 sheet no 284 situated within the limits of the Nagpur Municipal Corporation/ Nagpur Improvement Trust , In Tahsil and District – NAGPUR and bounded as under :-



ON THE EAST - ROAD.
 ON THE WEST - GALLI 10 FEET
 ON THE NORTH - PLOT NO. 3
 ON THE SOUTH - Plot Of Rupchand Govindrao

and my observations and findings are as under :-

1. That, **ALL THAT Piece and Parcel** of land situated at Mouza Babulkheda, Mouza no 275, Bandobast No. 278 THAK NO 180 P.H.No 30 new 39 division no 1, sana No 2 ward no 14,kh no 71, **plot no 4** having length East West 100 ft and North-South 100 ft total admeasuring about 10000 sq ft, bearing Corporation House No. 4986 Mohalla Dwarkapuri Chalta no 64 City Survey No. 4362 Sheet No. 284 situated within the limits of the Nagpur Municipal Corporation/ Nagpur Improvement Trust , in Tahsil and District - NAGPUR was belongs to Shri Rupchand Govindrao Khawasa and Shri Govindrao Sonbaji Pingle having purchased the same from Shri Shriyut Vishwaswarrao Anat Limay and became the owner by virtue of the sale deed duly registered in the office of sub-registrar Nagpur at sr. No. 2309 on dt 15/7/1968.
2. That above mentioned plot no 4 was purchased by Karnuji Ramaji Jangle from Rupchand Govindrao Khawase and Govindroa Sonbaji Pingade and became the owner of said Plot No. 4 by virtue of Sale Deed Executed and Registered in the office of Sub-Registrar Nagpur -1 at Sr .no 784 on dt 10/02/1983.
3. That **the owner** Late Karnuji Ramaji Jangle executed the Registered Will Deed in the office of Sub-Registered Nagpur-1 vide Docu. No 108 dt 12/01/1988 in favour of the 1. SHRI SHIRISH HARISH JANGLE 2.



SHRI SUBODHI HARISH JANGLE thereby bequeathed the plot area of 5000.00 sq. ft. from Northern side having Length 100 ft and Breadth 50 ft of the said plot . That thus SHRI SHIRISH HARISH JANGLE and SHRI SUBODHI HARISH JANGLE became the absolute joint owner of the said Plot No.4-A . That herein after called and referred as the "OWNER".

4. **That** the owner hereinabove named has now decided to develop the said property comprising Plot No. 4A containing by admeasurements 5010.00 Sq.Fts into a RESIDENTIAL ESTATE by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein;
5. That, the aforesaid plot no 4A comprising Khasra/ Survey No. 71 is converted for Non Agricultural (Residential) Use by the Sub Divisional Officer, Nagpur vide his Order Dated 5/11//2012 passed in Revenue Case No. 617/NAP-34/2012-13 of Mouza : Babulkheda.
6. That, the OWNER submitted aforesaid entire property to the provisions of the Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration on 11/9/2019 and the same is registered in the Office of the Sub-Registrar, Nagpur-8 in at Sr. No. 2809 on even date.
7. That, for verification of title documents/papers relating to the aforesaid property comprising **ALL THAT Piece and Parcel** of land situated at **Mouza Babulkheda**, Mouza no 275, Bandobast no 278 THAK NO 180 P.H.No 30 new 39 division no 1, sana No 2 ward no 14, **Kh. No. 71, Plot No. 4(A)** having Length East-West 30.48 Sq. Mtr. and Breadth North-South 15.24 Sq.Mtr. total admeasuring about 464.515 Sq.Mtr., **TOGETHERWITH** the Multistoreyed Building proposed to be constructed



on the said Plot of land and to be known and styled as " **KARAN VILLA** " were provided to me :-

- I. Sale Deed Duly Executed And Registered in the office of Sub-Registrar Nagpur vide Docu no 2309 dt 15/7/1968 in name of Rupchand Govindrao Khawasa and Govindrao Sonbaji Pingde
 - II. Sale duly Executed And Registered in the Office of the Sub-Registrar, Nagpur - 1 at Sr. No. 784 on 10/2/1983 by Shri Karnuji Ramaji Jangle purchased Northern side 5000.00 Sq ft of Plot no 4A from Rupchand Govindrao Khawase and Govindrao Sonbaji Pingde.
 - III. Will deed Executed And Registered in the office of Sub-Registrar Nagpur 1 vide docu. No. 108 on dt. 12/1/1988 by Shri Karnuji Ramaji Jangle during his life time thereby bequeathed the said property to Shri Shirish Harish Jangle And Shri Subodhi Harish Jangle
 - IV. **Sanction map vide Building Permit No. BE (South)/ case no.AB-Sr.7444/T.No.20181022179/1090 Dated 14/03/19.**
 - V. Deed of Declaration for Plot No. 4A Dated 11/9/2019.
 - VI. Layout Plan of Kh. No. 71.
 - VII. Copy of Property Card of City Survey.
 - VIII. Copy of N.M.C. Tax Receipt for Plot No. 4A paid upto 2019.
8. That, all the aforesaid documents supplied by the aforesaid Owner Shri Shirish Harish Jangle And Shri Subodhi Harish Jangle to me are Xerox Copies and therefore it is necessary to verify the Original copies in the custody of the existing present Owner. It is further necessary to obtain an Affidavit from the said Owner that he/it has not mortgaged the



said property or any part thereof with any financial Institution nor it has executed any unregistered deed or document in respect of the aforesaid property with anybody else whereby its ownership right is defected.

9. That, I have taken online Search of Government Site by depositing necessary Fees vide Challan No. MH003339090201920E Dated 28/6/2019 and thereby verified all the relevant entries from online records for the period of last 15 Years and found that the links in the title history of last 15 years of chain of title has been properly established and therefore the present Owner thereof holds a good, valid and marketable title in respect of the said property and Shri Shirish Harish Jangle And Shri Subodhi Harish Jangle has fully entitled to develop and deal with the Built-up premises in the said property with the prospective buyer(s). Original copy of the said Challan is enclosed herewith.
10. THAT, with the result I am of the opinion that the aforesaid Owner namely Shri Shirish Harish Jangle And Shri Subodhi Harish Jangle holds a good, valid and marketable title in respect of his aforesaid property situated at **Mouza Babulkheda**, Mouza no 275, Bandobast no 278 THAK NO 180 P.H.No 30 new 39 division no 1, sana No 2 ward no 14, **Kh. No. 71, plot no 4(A)** having Length East-West 30.48 Sq. Mtr. and Breadth North-South 15.24 Sq.Mtr. total admeasuring about 464.515 Sq.Mtr., bearing corporation house no 4986 Mohalla Dwarkapuri Chalta no 64 **city survey no 4362 sheet no 284** situated within the limits of the Nagpur Municipal Corporation/ Nagpur Improvement Trust , in Tahsil and District - NAGPUR. and Shri Shirish Harish Jangle And Shri Subodhi Harish Jangle fully entitled to develop the said property and it has also holds a good, valid and marketable title in respect of the said property hereby developed. In the like



manner the owner Shri Shirish Harish Jangle And Shri Subodhi Harish Jangle has fully entitled to deal with the Built-up Premises out of Multistoreyed Building proposed to be constructed on the said Plot of land and also entitled 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 favour of the prospective buyer(s).

11. THAT, It is needless to mention here that any prospective buyer who desire to purchase a Built-up Premises (i.e. Apartment) in the Multistoreyed Building proposed to be constructed on the said Plot No. 4A, situated at **Mouza Babulkheda**, Mouza no 275, Bandobast no 278 THAK NO 180 P.H.No 30 new 39 division no 1, sana No 2 ward no 14, **Kh. No. 71**, multistoried building Known and styled as "**KARAN VILLA**" on plot no 4(A) having Length East-West 30.48 Sq. Mtr. and Breadth North-South 15.24 Sq.Mtr. total admeasuring about 464.515 Sq.Mtr., bearing corporation house no 4986 Mohalla Dwarkapuri Chaita no 64 **city survey no 4362 sheet no 284** situated within the limits of the Nagpur Municipal Corporation/ Nagpur Improvement Trust , in Tahsil and District - NAGPUR. shall also acquire a good, valid and marketable title on obtaining a proper and duly registered Sale Deed from the present Owner namely Shri Shirish Harish Jangle And Shri Subodhi Harish Jangle.
12. That, It is needless to mention here that on obtaining such Sale Deed the said Prospective buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Housing Loan if any advanced to her/him.



SCHEDULE OF PROPERTY

(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing Plot No. 4A, situated at **Mouza Babulkheda**, Mouza no 275, Bandobast no 278 THAK NO 180 P.H.No 30 new 39 division no 1, sana No 2 ward no 14, **Kh. No. 71**, multistoried building Known and styled as "**KARAN VILLA**" on plot no 4(A) having Length East-West 30.48 Sq. Mtr. and Breadth North-South 15.24 Sq.Mtr. total admeasuring about 464.515 Sq.Mtr., bearing corporation house no 4986 Mohalla Dwarkapuri Chalta no 64 **city survey no 4362 sheet no 284** situated within the limits of the Nagpur Municipal Corporation/ Nagpur Improvement Trust , in Tahsil and District - NAGPUR and the said property is bounded as under :-

ON THE EAST	- ROAD.
ON THE WEST	- GALLI 10 FEET
ON THE NORTH	- PLOT NO. 3
ON THE SOUTH	- Plot of Rupchand Govindrao Khawasa

Hence I am submitting my Title Verification Report.

Nagpur.

Dated : 3.11.2019

Advocate

SANDIP AGREY


ADVOCATE