"हरी ओम"

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Date : 26/12/2019

TITLE SEARCH & VERIFICATION REPORT

I/We Mr. Kaushik A. Pujari, Advocate has investigated the title of **M/S Sharma Construction Company through its partners 1)Smt Narmada Radheshyam Sharma 2)Smt Asha Anil Sharma 3)Shri Ritesh Radheshyam Sharma 4)Shri Umesh Radheshyam Sharma** Nagpur of the immovable properties situated at Nagpur on the basis of the deeds and other documents (more described in schedule I), Encumbrances certificates, the discussions I/We had with the mortgagor the revenue authorities and searches carried out by us in the office of the sub registrar Nagpur for inspection of the records (relating to litigation) in the courts which has jurisdiction over the said immovable properties and the site inspection.

My report on the title is as under:

1 . Description of the Immovable Property

Schedule of the Property

All that piece and parcel of the land bearing **KHASRA NO 141/2/141/3/government share** admeasuring area 5890.00 sq mtrs **MOUZA VELA (HARISHCHANDRA)**,Bhogwatdar class I rights including all the tress shrubs passage, and all other easementary rights appurtenant and belonging thereto situated at village Vela (Harischandra) PSK No 38 in Tahsil Nagpur (rural) and district Nagpur

bounded as under:-

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ON THE EAST : remaining portion of Khasra no 141/1 and Khasra no 140
ON THE WEST : road from Shankarpur to Kirnapur
ON THE NORTH : Khasra no 142
ON THE SOUTH : Khasra no 134

The following is the title history of the said property :-

WHEREAS all that piece and parcel of land bearing Khasra No 141 Area 8.42 hr, Class I PSK No 38 Mouza Vela (Harishchandra) originally belonged to late Shri Raje Raghuji Rao Bhonsle, the erstwhile ruler of Nagpur and by virtue of partition affected in civil suit no 16 of 1961 amongst the co-owners Smt Rani Annapurnabai Raje Raghuji Rao Bhonsle become the owner of $1/9^{th}$ share in the properties of late Shri Raje Raghuji Rao Bhonsle.

WHEREAS Smt Rani Annapurnabai Raje Raghuji Rao Bhonsle during her lifetime had executed a will dated 29/07/1998 thereby by making the bequeath in respect of her moveable and immovable properties.

WHEREAS Smt Rani Annapurnabai died on 03/12/1998 and after her death 1)Shri Dilip Narayan Shirke 2)Shri Uday Narayan Shirke 3)Shri Ranjit Narayan Shirke all R/o Bhosalewada Sakkardara Nagpur by way of aforesaid will, become the owners of the entire land bearing Khasra no 141 area 8.42 hr (20.79 acres) situated at Mouza Vela (Harishchandra) PH No 38 Tahsil Nagpur (rural) and district Nagpur right Bhogwatdar class I.

WHEREAS later on in the year of 2005 i.e.dated 08/12/2005 Shri Dilip Narayan Shirke 2)Shri Uday Narayan Shirke 3)Shri Ranjit Narayan Shirke has sold the above said property (Area 1.62 Hr PSK No 38 Mouza Vela (Harishchandra) to 1)Shri Anil Radheshyam Sharma 2)Shri Radheshyam Lalchand Sharma(HUF) Karta Anil Radheshyam Sharma 3)Smt Narmada Radheshyam Sharma 4)Shri Raja Narayandas Bajoria 5) Shri Raja Narayandas Bajoria (HUF) Karta Shri Raja Narayandas Bajoria and 6)Shri Nikhil Narayandas Bajoria (HUF)Karta Nikhil Narayandas Bajoria through the registered Sale Deed which is duly registered in the office of the Sub Registrar Nagpur *10* at serial no 7119/2005 on even date.

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WHEREAS later on in the year of 2005 i.e.dated 20/07/2005 Shri Dilip Narayan Shirke 2)Shri Uday Narayan Shirke 3)Shri Ranjit Narayan Shirke has sold the above said property(Area 1.62 Hr PSK No 38 Mouza Vela (Harishchandra) to 1)Shri Anil Radheshyam Sharma 2)Shri Radheshyam Lalchand Sharma(HUF) Karta Anil Radheshyam Sharma 3)Smt Narmada Radheshyam Sharma 4)Shri Raja Narayandas Bajoria 5) Shri Raja Narayandas Bajoria (HUF) Karta Shri Raja Narayandas Bajoria and 6)Shri Nikhil Narayandas Bajoria (HUF)Karta Nikhil Narayandas Bajoria through the registered Sale Deed which is duly registered in the office of the Sub Registrar Nagpur 10 at serial no 4551/2005 on even date.

WHEREAS later on in the year of 2005, i.e. dated 01/06/2005 M/S Sharma Construction Company through its partners 1)Smt Narmada Radheshyam Sharma 2)Smt Asha Anil Sharma 3)Shri Ritesh Radheshyam Sharma has nominated and appointed Shri Umesh Radheshyam Sharma as a power of attorney holder to do all the acts on behalf of them by executing the registered **power of attorney** which was duly registered in the office of the Sub Registrar Hingna at serial no 3143 on even date.

WHEREAS later on in the year of 2006 i.e.dated 28/04/2006 1)Shri Anil Radheshyam Sharma 2)Shri Radheshyam Lalchand Sharma(HUF) Karta Anil Radheshyam Sharma 3)Smt Narmada Radheshyam Sharma 4)Shri Raja Narayandas Bajoria 5) Shri Raja Narayandas Bajoria (HUF) Karta Shri Raja Narayandas Bajoria and 6)Shri Nikhil Narayandas Bajoria (HUF)Karta Nikhil Narayandas Bajoria has sold the above said property (Khasra No 141/2 Area 1.62 Hr And Khasra 141/3 Area 1.62 Hr Total Area 3.24 Hr (8.00 Acres), out of total area 8.42 hr (20.79 acres), Class I PSK No 38 Mouza Vela (Harishchandra)) to M/S Sharma Construction Company through its partners 1)Smt Narmada Radheshyam Sharma 2)Smt Asha Anil Sharma 3)Shri Ritesh Radheshyam Sharma 4)Shri Umesh Radheshyam Sharma **no 1 to 3 through power of attorney and self** Shri Umesh Radheshyam Sharma through the registered Sale Deed which is duly registered in the office of the Sub Registrar Nagpur 10 at serial no 2364/2006 on even date.

By the virtue of sale deed M/S Sharma Construction Company through its partners 1)Smt Narmada Radheshyam Sharma 2)Smt Asha Anil Sharma 3)Shri Ritesh Radheshyam Sharma 4)Shri Umesh Radheshyam Sharma become the owners of the said property i.e Khasra No 141/2 Area 1.62 Hr And Khasra 141/3 Area 1.62 Hr Total Area 3.24 Hr (8.00 Acres), out of total area 8.42 hr (20.79 acres), Class I PSK No 38 Mouza Vela (Harishchandra).

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WHEREAS the said land admeasuring area 5890.00 sq mtrs was exempted from ULC under section 20 of the urban land(ceiling and regulation) act 1976 and the additional collector and competent authority ULC Nagpur approved layout under Talegaon Dabhade pattern from ULC Act vide case no ATP/ULC/TD(783)2006/1531 order dated 28/07/2006.land to be handed over free of cost to government 5890.00 sq mtrs.

Moreover in the meanwhile M/S Sharma Construction Company acting through 1)Shri Umesh Radheshyam Sharma 2) Shri Ritesh Radheshyam Sharma 3) Anil Radheshyam Sharma has requested to the government for getting back the said land, as per the notifications issued by the government dated 14/07/2004.With respect to same as per the government order dated 25/01/2008, the government has directed to the owner for making the payment which has been calculated against the 5890.00 sq mtrs land, accordingly 26/04/2008 M/S Sharma Construction Company acting through 1)Shri Umesh Radheshyam Sharma and others through Shri Umesh Sharma has deposited the amount of Rs 14,58,000/- at RBI against which got the challen no 40542/2.

WHEREAS Accordingly after the completion of procedure of Rs 14,58,000/-against the land admeasuring area 5890.00 sq mtrs. Now this land has been considered as a land which exempted as per section 20.

WHEREAS Moreover as per the order dated 27/05/2008 the land owner got the rights to develop and can take the decisions with respect to the said land admeasuring area about 5890.00 sq mtrs.

WHEREAS M/S Sharma Construction Company through 1)Shri Umesh Radheshyam Sharma 2) Shri Ritesh Radheshyam Sharma 3) Anil Radheshyam Sharma has submitted an application to Additional collector for conversion of agricultural land comprising of khasra no 141/2/141/3/G.S area 0.589 hr (5890.00 sq mtrs), Mouza Vela (Harishchandra)to non agricultural use and the same was permitted by the order of collector, Nagpur vide its Order Revence Case No. 342/NAP-34/Mouza Vela(Hari)2018-19 dated 16/07/2019

WHEREAS, a layout plan for the said entire land is also duly sanctioned and approved by the Nagpur metropolitan region development authority vide 06/05/2019

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In this Way M/S Sharma Construction Company through its partners 1)Smt Narmada Radheshyam Sharma 2)Smt Asha Anil Sharma 3)Shri Ritesh Radheshyam Sharma 4)Shri Umesh Radheshyam Sharma becomes the absolute ownerS of property i.e. **Khasra no 141/2/143/3/government share admeasuring area 5890.00 sq mtrs. Mouza Vela (Harishchandra)**

Whereas, links in the title history of last 13 years of chain of title has been established. All the transactions which have taken place at Nagpur have been verified from the relevant records of the Registrar, Revenue Department etc. at Nagpur; also I have verified Online from the **Inspector General Of Registration** Web site. I have taken search of records of Registrar's Office from Inspection Book No. (I) and day books, which were kept & maintained by the office and made available to me and other relevant records.

That, with the result I am of the opinion that the aforesaid property is free from encumbrance of all kinds whatsoever and that the present Owners **M/S Sharma Construction Company through its partners 1)Smt Narmada Radheshyam Sharma 2)Smt Asha Anil Sharma 3)Shri Ritesh Radheshyam Sharma 4)Shri Umesh Radheshyam Sharma** Nagpur thereof holds good, valid and marketable title thereto.

That, I have gone through the records; there I have seen the entry of the registered documents that by virtue of the said registered documents **M/S Sharma Construction Company through its partners 1)Smt Narmada Radheshyam Sharma 2)Smt Asha Anil Sharma 3)Shri Ritesh Radheshyam Sharma 4)Shri Umesh Radheshyam Sharma** Nagpur becomes the owner of the above said land. Hence, accordingly, **M/S Sharma Construction Company through its partners 1)Smt Narmada Radheshyam Sharma 2)Smt Asha Anil Sharma 3)Shri Ritesh Radheshyam Sharma 4)Shri Umesh Radheshyam Sharma** Nagpur acquired title and interest over the property under search.

I have gone through the following document pertaining to the above described property;

Sr. No	Date And No. Of Document	Document Type	From	To	Property Address
1	Dated 28/04/2006 Sub Registrar Nagpur No 10	Sale Deed On Stamp Duty Rs 96000/-	1)Shri Anil Radheshyam Sharma 2)Shri	M/S Sharma Construction Company Through Its	Khasra No 141/2 Area 1.62 Hr And Khasra 141/3 Area 1.62 Hr Total Area

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	At Serial No 2364		Radheshyam Lalchand Sharma(HUF) Karta Anil Radheshyam Sharma 3)Smt Narmada Radheshyam Sharma 4)Shri Raja Narayandas Bajoria 5) Shri Raja Narayandas Bajoria (HUF) Karta Shri Raja Narayandas Bajoria 6)Shri Nikhil Narayandas Bajoria (HUF)Karta Nikhil Narayandas Bajoria	Partners 1)Smt Narmada Radheshyam Sharma 2)Smt Asha Anil Sharma 3)Shri Ritesh Radheshyam Sharma 4)Shri Umesh Radheshyam Sharma **no 1 to 3 through power of attorney and self** Shri Umesh Radheshyam Sharma	3.24 Hr (8.00 Acres), Class I PSK No 38 Mouza Vela (Harishchandra)
2		Khasra map	town planning Nagpur		kharsa no 141 PH no 38 Mouza Vela (Harishchandra)
3	dated 26/04/2006	7/12	talathi	1)Shri Anil Radheshyam Sharma 2)Shri Radheshyam Lalchand Sharma(HUF) 3)Smt Narmada Radheshyam Sharma 4)Shri Raja Narayandas Bajoria 5) Shri Raja Narayandas Bajoria (HUF) 6)Shri Nikhil Narayandas Bajoria (HUF)	Khasra No 141/2 Area 1.62 Hr Mouza Vela (Harishchandra)

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4	Dated 26/04/2006	7/12	talathi	1)Shri Anil Radheshyam Sharma 2)Shri Radheshyam Lalchand Sharma(HUF) 3)Smt Narmada Radheshyam Sharma 4)Shri Raja Narayandas Bajoria 5) Shri Raja Narayandas Bajoria (HUF) 6)Shri Nikhil Narayandas Bajoria (HUF)	Khasra 141/3 Area 1.62 Hr Mouza Vela (Harishchandra)
5	dated 27/05/2008	Final ULC order	additional collector and competent authority	Shri Umesh Radheshyam Sharma and others	Khasra no 141/2/141/3/GS area 5890.00 sq mtrs Mouza Vela (Harishchandra)
6	Dated 07/03/2019	7/12	Talathi	M/S Sharma Construction Company Through Its Partners 1)Smt Narmada Radheshyam Sharma 2)Smt Asha Anil Sharma 3)Shri Ritesh Radheshyam Sharma 4)Shri Umesh Radheshyam Sharma	khasra no 141/2/141/3/GS area 5890.00 sq mtrs Mouza Vela (Harishchandra)
7	dated 16/07/2019	NA order (342/NAP-34/mouza vela(hari)2018-19)	collector Nagpur	M/S Sharma Construction Company through 1)Shri Umesh Radheshyam	khasra no 141/2/141/3/GS area 0.589 hr (5890.00 sq mtrs), Mouza Vela (Harishchandra)

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				Sharma 2) Shri Ritesh Radheshyam Sharma 3) Anil Radheshyam Sharma	
8	Dated 06/05/2019	Sanctioned Layout Plan	Nagpur metropolitan region development authority	M/S Sharma Construction Company through Shri Umesh Radheshyam Sharma and 3 others	Khasra no 141/2/141/3/GS area 5890.00 sq mtrs, Mouza Vela (Harishchandra)
9	dated 28/07/2006	ULC order	additional collector and competent authority	M/S Sharma Construction Company through Shri Umesh Radheshyam Sharma and others	khasra no 141/2/141/3 Mouza Vela (Harishchandra)

3. Minor's Interest /HUF Property :

In this property there is not the question of minor's interest

4. Mutation of the name of the owner in the revenue records:

In this property the name of the owner has been mentioned in the revenue records and has been duly mutated after paying the concern taxes.

5. Possession :

M/S Sharma Construction Company through its partners 1)Smt Narmada Radheshyam Sharma 2)Smt Asha Anil Sharma 3)Shri Ritesh Radheshyam Sharma 4)Shri Umesh Radheshyam Sharma Nagpur acquired title and interest over the property under search.

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6. Payment of municipal / local taxes/ Cess etc :

After obtaining the necessary documents from **M/S Sharma Construction Company through its partners 1)Smt Narmada Radheshyam Sharma 2)Smt Asha Anil Sharma 3)Shri Ritesh Radheshyam Sharma 4)Shri Umesh Radheshyam Sharma** Nagpur it has to be said commented that they have paid all the taxes till this date.

7. Applicability of the Urban land (Ceiling And Regulation) Act, 1976 (ULCRA)

That above said property does not affected by any Ceiling legislation/Act in force.

8. Applicability of local laws :

Here I can say that the above said property is not subjected to any local laws which prevents for creation of mortgage.

9. Searches :

i) Enquiries made in the office of the Mandal/ Revenue Officer

I have verified all the relevant index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur for the period of last, 13 (Thirteen) Years by depositing necessary Search Fees in the Office of the Sub-Registrar, Nagpur vide Receipt No. **MH010000092201920M_**dated **26/12/2019**, only those available out of the torn and disarrange index and found that No adverse entry is recorded at the Office of Sub-Registrar, Nagpur.

ii) Searches in the office of the registrar of the companies

Here owner is not the company; hence there is not the question of this clause.

iii) Lispendens :

No.

10. Site Inspection :

No inspection regarding site of the above mentioned property.

11. Conclusion and Recommendations.

However 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. However on the basis of record available with the concern Sub-Registrar office and documents supplied to me I certify that the title of the said property is marketable and clear and the said property can be safely considered for creation of equitable mortgage subject to obtain following documents.

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12. Certificate.

The link in the chain of the title has been properly established. All the transactions have been duly verified from the relevant records. The documents, which I have verified Latest Tax receipt etc from the relevant records. On the basis of the search made by me and the documents place before me, I certify that the property referred in the schedule by **M/S Sharma Construction Company through its partners 1)Smt Narmada Radheshyam Sharma 2)Smt Asha Anil Sharma 3)Shri Ritesh Radheshyam Sharma 4)Shri Umesh Radheshyam Sharma** is clear and hence I certify that the property is free from all type of encumbrances, charges, lien and mortgages or order claim affecting the clear title, as on the date.

In the result, I have to state that I have made necessary search at the concerned Sub-registrar office up to date as the result of searches and on the basis of the same I hereby state that the said property is free from all charges and has got the clean and marketable title.

I have verified all the documents from the original documents/records which has been provided to me by **M/S Sharma Construction Company through its partners 1)Smt Narmada Radheshyam Sharma 2)Smt Asha Anil Sharma 3)Shri Ritesh Radheshyam Sharma 4)Shri Umesh Radheshyam Sharma** Hence, I therefore issue this Inspection report and Title Verification Search Certificate.

Hence, I therefore issue this Inspection report and Title Verification Search Certificate.

Place- : Nagpur
Date -: 26/12/2019

KAUSHIKA PUJARI
(Advocate)

Kaushik A Pujari
ADVOCATE