

Advocate

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R/O H.N. 227 SANTRA MARKET, KUBHARPURA, NAGPUR-440018

Date: 30/10/2019

TITLE SEARCH AND VERIFICATION REPORT

Name of the Owner : SHRI. PRABHAV S/O. VIJAYRAO KHAWASE

I/We Mr. Vikki M. Manthankar, Advocate has investigated the title of **SHRI. PRABHAV S/O. VIJAYRAO KHAWASE**, of the immovable properties as mentioned in Schedule of the Property situated at Nagpur on the basis of the deeds and other documents, Encumbrances certificates, the discussions I/we had with the mortgagor the revenue authority and searches carried out by us in the office of the Sub-Registrar Nagpur for inspection of the records (relating to litigation) in the court which has jurisdiction over the said immovable properties and the site inspection.

Legal opinion/Title Search and Verification Report with respect of immovable property as mentioned in Schedule of the Property is as under :-

1.SCHEDULE OF THE PROPERTY

ALL THAT Piece and Parcel of land bearing **Plot No. 35, 36 & 37(Part)** total admeasuring about 371.60 Sq. Mtrs. (4000 Sq. Fts) being a portion of entire land bearing **Khasra No. 7/4 of Mouza- Dighori**, P.H. No. 34 A, City Survey No. 55 and Sheet No. 647/9 in the layout of Amar Asha Co-operative Housing Society Ltd., Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 21 and Nagpur Improvement Trust in Tah. and Dist. Nagpur and bounded as under:-

ON THE EAST : BY PLOT NO. 41, 42, 43 & 44.

ON THE WEST : BY ROAD.

ON THE NORTH : BY PART OF PLOT NO. 37 AND PLOT NO. 38.

ON THE SOUTH : BY PLOT NO. 34.



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

WHEREAS, (1) SHRI. SANJAY TULASHIRAM THOMBARE AND (2) SHRI. JAGDISH S/O. BALWANTRAO TEKADE is the owner of the "ALL THAT Piece and Parcel of land bearing Plot No. 35, 36 & 37(Part) total admeasuring about 371.60 Sq. Mtrs. (4000 Sq. Fts) being a portion of entire land bearing Khasra No. 7/4 of Mouza- Dighori, P.H. No. 34 A, City Survey No. 55 and Sheet No. 647/9 in the layout of Amar Asha Co-operative Housing Society Ltd., Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 21 and Nagpur Improvement Trust in Tah. and Dist. Nagpur", having purchase the same from (1) SHRI. VITTHALDAS DWARKADAS JOSHI & 7 OTHERS by virtue of registered Sale Deed which is duly registered in the office of the Jt. Sub-Registrar, Nagpur-6 at Sr. No. 517 on 21/01/2013.

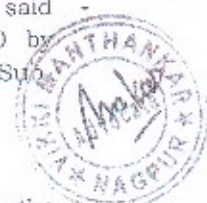
AND WHEREAS, the above named (1) SHRI. SANJAY TULASHIRAM THOMBARE AND (2) SHRI. JAGDISH S/O. BALWANTRAO TEKADE sold the property more particularly mentioned in Schedule of the property i.e. "ALL THAT Piece and Parcel of land bearing Plot No. 35, 36 & 37(Part) total admeasuring about 371.60 Sq. Mtrs. (4000 Sq. Fts) being a portion of entire land bearing Khasra No. 7/4 of Mouza- Dighori, P.H. No. 34 A, City Survey No. 55 and Sheet No. 647/9 in the layout of Amar Asha Co-operative Housing Society Ltd., Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 21 and Nagpur Improvement Trust in Tah. and Dist. Nagpur", to SHRI. PRABHAV S/O. VIJAYRAO KHAWASE by virtue of registered Sale Deed which is duly registered in the office of the Jt. Sub-Registrar, Nagpur-5 at Sr. No. 4637 on 05/07/2019.

AND WHEREAS, the M/S. NIVAS BUILDER'S & DEVELOPERS, through its Proprietor - (1) SHRI. SANJAY S/O. DEORAOAPPA BONKILE and (2) SMT. SHARAYU SHYAM JAHAGIRDAR later on decided to develop the said plot of land into a Residential Estate by constructing a Multistoried Building thereon consisting of various self contained separate Apartments therein.

AND WHEREAS, the aforesaid M/S. NIVAS BUILDER'S & DEVELOPERS, through its Proprietor - (1) SHRI. SANJAY S/O. DEORAOAPPA BONKILE and (2) SMT. SHARAYU SHYAM JAHAGIRDAR has accordingly prepared a plan of a Multistoried building proposed to be constructed on the said Plot No. 35, 36 & 37(part) and to be known and styled as "NIVAS MAHALAXMI RESIDENCY" and the same is duly sanctioned by the Asst. Director of Town Planning, Nagpur Improvement Trust, Nagpur vide its Building Permit No. B.E. (SOUTH)/ Case No. AB-4793/ Tracking No. 2016020461/748 Dated 17/02/2016 (this Para. is as per information given in Deed of Declaration (on Registrar stamping/Numbering Page No. 5) which is duly registered in the office of the Jt. Sub-Registrar, Nagpur-8 at Sr. No. 3067 on 07/10/2019).

AND WHEREAS, the aforesaid M/S. NIVAS BUILDER'S & DEVELOPERS, through its Proprietor - (1) SHRI. SANJAY S/O. DEORAOAPPA BONKILE and (2) SMT. SHARAYU SHYAM JAHAGIRDAR as a Granter has submitted the said property to the provision of Maharashtra Apartment Ownership Act 1970 by executing Deed of Declaration which is duly registered in the office of the Jt. Sub-Registrar, Nagpur-8 at Sr. No. 3067 on 07/10/2019.

IN THIS WAY SHRI. PRABHAV S/O. VIJAYRAO KHAWASE becomes the rightful owner of property (more particularly described in Schedule of Property) i.e. Plot No. 14 admeasuring about 278.70 Sq. Mtrs. (3000 Sq. Fts) being a portion of entire land bearing Khasra No. 160/85 (Old-160/3) of Mouza- Dabha, in Tah. and Dist. Nagpur.



Whereas, links in the title history and chain of title has been established. All the transactions which have taken place at Nagpur only within last 6 years have been verified from the relevant record of the Registrar - Nagpur, I have verified online from the **Inspector General Of Registration** Web site (in e-Search -> Paid Process) for property situated in District - Nagpur, Village/ Mouza - Dighori, Survey No./Khasra No. 7.

That, with the result I am of the opinion that the aforesaid property is **clear and marketable** and free from encumbrance of all kinds whatsoever and that the present owner **SHRI. PRABHAV S/O. VIJAYRAO KHAWASE**, thereof holds good, valid and marketable title thereto.

That, I have gone through the records; there I have seen the entry of the register documents that by virtue of the said register documents **SHRI. PRABHAV S/O. VIJAYRAO KHAWASE**, becomes the rightful owner of the above said property. Hence accordingly, **SHRI. PRABHAV S/O. VIJAYRAO KHAWASE**, acquired the title and interest over the property under search.

3. Adverse entry recorded with respect of immovable property as mentioned in Schedule of the Property:-

In My Opinion, No adverse entry is recorded in respect of the said immovable property as mentioned in Schedule of the Property as per the Search carried by me in the files provided (only those available out of the torn, disarrange index and technical error in providing related data) in which document entries is recorded in respect of the said immovable property as mentioned in Schedule of the Property of the concerned Sub-Registrar, Nagpur by depositing necessary Search Fees in Inspector General of Registration. And manner of depositing of Search fee is more particularly described in **Point No. 4 (i)** of this Title Search and Verification Report i.e. **Enquiries/Search made in the Concerned Sub-Registrar, Nagpur.**

4. Searches :-

i) Enquiries/Search made in the Concerned Sub-Registrar, Nagpur.

I had verified all the relevant index entries from online records kept and maintained in Inspector General Of Registration Web site, for the office of the Sub-Registrar, Nagpur by depositing necessary Search Fees in Inspector General of Registration, only those available out of the torn, disarrange index and technical error in providing related data and found that no adverse entry is recorded at the Office of Sub-Registrar, Nagpur. And the Search fee is deposited in following manner:-

1	GRN No. of CHALLAN MTR Form Number-6 by which search is carried out	MH007772442201920E
2	Receipt No. by which search is carried out	1111642566
3	Date of CHALLAN MTR Form Number-6	30/10/2019
4	Defacement Date of CHALLAN MTR Form Number-6	30/10/2019
5	Details of property of which document has to be searched	Dist : Nagpur Village : Dighori
6	S. No. / CTS No. / Gut No. or Plot No. etc. of which document has to be searched	7

The Copy of the **CHALLAN MTR Form Number-6** and **eSearch** in which Receipt No. is mentioned is attached with this Title Search and Verification Report.

ii) Search in the Office of the registrar of the companies

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

iii) Lispendens :

No.

iv) Site Inspection :

No inspection regarding site of the above mentioned property.

5. 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 lender bank should inspect the property by site inspection and the said property can be safely considered for creation of equitable mortgage subject to obtain above said documents more particularly described in "Point 2" of this Title Search and Verification Report i.e. title history of the said property along with latest copy of Tax Receipt and Akhiv Patrika/Property Card with mutation entry in the name of SHRI. PRABHAV S/O. VIJAYRAO KHAWASE.

5. 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 copy of sale deed etc. from the relevant records. On the basis of search made by me and the documents place before me, I certified that the property referred in the schedule by SHRI. PRABHAV S/O. VIJAYRAO KHAWASE is clear and hence I certify that the property is **clear and marketable** and 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 of the concerned Sub-Registrar office document entries up to the date as the result of searches and on the basis of the same I hereby state that the said property is **clear and marketable** and free from all charges and has got the clear and marketable title.

I have verified all the documents from the photocopy of the original documents/records which have been provided to me by SHRI. PRABHAV S/O. VIJAYRAO KHAWASE Hence, I therefore issued this Inspection report and Title Verification Search Certificate.

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

Place : Nagpur

Date :- 30/10/2019




VIKKI M. MANTHANKAR
(Advocate)