TUSHAR C. KAPSE
ADVOCATE

69-G, Freedom Fighter Colony,
Mhalgi Nagar, NAGPUR – 440 034
Ph. No. 2745484, Mob No. 9850360650

Date : 19/12/2019

TITLE VERIFICATION REPORT

TO WHOMSOEVER IT MAY CONCERN

Under the instructions and authority of my client **M/s Mahalaxmi Construction through partner Shri Vilas Mahadeorao Dagwar**, I have investigated the title in respect of piece and parcel of the land the detailed schedule is as under.

All That piece and parcel of land bearing **1) Plot Nos. 27** total admeasuring area about **153.276 Sq. Mts., 2) Plot Nos. 28** total admeasuring area about **153.50 Sq. Mts.,** and **3) Plot Nos. 29** total admeasuring area about **149.988 Sq. Mts., i.e. total admeasuring about 456.764 Sq. Mtrs** of **Mauza Narsala,** in **Kh. No.123/E,** P. H. No.37, Ward No. 77, Corporation House No. 37/27+28+29 within the limits of the Nagpur Municipal corporation Ta and Dist, Nagpur

Which are bounded as under

On the East	-	Plot No. 26 and 30
On the West	-	7.50 Mtrs Road
On the North	-	6.00 Mtrs Road
On the South	-	9.00 Mtrs Road

That the land bearing Plot No. 27, 28, and 29 in Khasara No. 123(E) and 123(F) of Mouza Narsala were belongs to Shri Vinayak Narayano Chimote, Shri Madhav Narayan Chimote, Shri Devendra Vinayak Chomote, Shri Shailesh Vinayak Chimote, Smt Pushpa Shttrughna Sone and Smt. Savita Avinash Reshimwale.

That Shri Vinayak Narayano Chimote, Shri Madhav Narayan Chimote, Shri Devendra Vinayak Chomote, Shri Shailesh Vinayak Chimote, Smt Pushpa Shttrughna Sone and Smt. Savita Avinash

Reshimwale through their Power of Attorney Holder Shri Madhav Narayan Chimote as Vendor and Smt Ujjawala Madhav Chimote as Consenter has sold Plot No. 27 total area admeasuring about 152.50 Sq. Mtrs, Plot No. 28 total area admeasuring about 152.50 Sq. Mtrs, and Plot No. 29 total area admeasuring about 152.46 Sq. Mtrs, i.e. total area admeasuring about 457.46 Sq. Mtrs in Khasara No. 123(E) and 123(F) of Mouza Narsala to Shri Rakesh Moreshwar Bhaik by way of Registered Sale Deed Dt.30/05/2008 which is duly registered in the office of Sub Registrar Nagpur Rural No. 10 at serial No.3062 on 02/06/2008.

Thereafter Shri Rakesh Moreshwar Bhaik has applied for the clubbing of Plot No. 27, 28 and 29 to the Nagpur Municipal Corporation Nagpur, and Deputy Director of Town Planning Department, Nagpur Municipal Corporation, has approved the Amalgamation of Plot No. 27, 28, and 29 in Kh. 123(E) and 123 (F) of Mauza Narsala by its order Dt.28/04/2017 Vide No. म.न.पा.ना./नरवि/एकत्रिकरण/०१. Hence now Plot No. 27, 28 and 29 are only one unit. That as per the order of Deputy Director of Town Planning Department, Nagpur Municipal Corporation total area of Plot No. 27 28 and 29 shall be 456.764 Sq. Mtrs.

That Shri Rakesh Moreshwar Bhaik has further sold Plot No. 27 total area admeasuring about 152.50 Sq. Mtrs, Plot No. 28 total area admeasuring about 152.50 Sq. Mtrs, and Plot No. 29 total area admeasuring about 152.46 Sq. Mtrs, i.e. total area admeasuring about 457.46 Sq. Mtrs in Khasara No. 123(E) and 123(F) of Mouza Narsala to M/s Mahalaxmi Construction through Partner Shri Vilas Mahadeorao Dagwar and Sau Shital Vilas Dagwar by way of Registered Sale Deed Dt.16/05/2018 which is duly registered in the office of Sub Registrar Nagpur No. 7 at serial No.3923 on 17/05/2018. By virtue of Said Sale deed M/s Mahalaxmi Construction through Partner Shri Vilas Mahadeorao Dagwar and Sau Shital Vilas Dagwar claiming owner ship over said property being owner.

That in the Sale Deed Dt.16/05/2018 which is duly registered in the office of Sub Registrar Nagpur No. 7 at serial No.3923 on 17/05/2018 executed between Shri Rakesh Moreshwar Bhaik and M/s Mahalaxmi Construction through Partner Shri Vilas Mahadeorao Dagwar and Sau Shital Vilas Dagwar the total area of Plot No. 27, 28 and 29 are wrongly

mentioned hence Shri Rakesh Moreshwar Bhaik and M/s Mahalaxmi Construction through Partner Shri Vilas Mahadeorao Dagwar and Sau Shital Vilas Dagwar executed correction Deed Dt.09/01/2019 which is duly registered in the office of Sub Registrar Nagpur No. 7 at serial No.167. That as per said Correction Deed Dt. 09/01/2019 total area of Plot No. 27, 28 and 29 as follows : Plot No. 27 total area admeasuring about 153.276 Sq. Mtrs, Plot No. 28 total area admeasuring about 153.50 Sq. Mtrs, and Plot No. 29 total area admeasuring about 149.988 Sq. Mtrs, i.e. total area admeasuring about 456.764 Sq. Mtrs.

That, M/s Mahalaxmi Construction later on decided to develop the said Plot No. 27, 28 and 29 into Residential Estate by constructing a Multistoried Building thereon consisting of various self contained separate Apartment therein,

That M/s Mahalaxmi Construction has submitted said land under the provisions of Maharashtra apartment Act and on 21/07/2018 executed the Deed of Declaration u/s 2 of said act. That said Deed of Declaration is duly registered on 23/07/2018 in the office of Sub Registrar Nagpur No. 7 at serial No. 6437.

That on 13/11/2019 M/s Mahalaxmi Construction through Partner Shri Vilas Mahadeorao Dagwar and Sau Shital Vilas Dagwar has cancelled the said Deed of Declaration Dt.21/07/2018 which is duly registered on 23/07/2018 in the office of Sub Registrar Nagpur No. 7 at serial No. 6437 by Deed of Cancellation of Deed of Declaration. Deed of Cancellation of Deed of Declaration is duly registered on 13/11/2019 in the office of Sub Registrar Nagpur No. 7 at serial No. 9054.

That M/s Mahalaxmi Construction through Partner Shri Vilas Mahadeorao Dagwar and Sau Shital Vilas Dagwar has again submitted said land under the provisions of Maharashtra apartment Act and on 13/11/2019 executed the Deed of Declaration u/s 2 of said act. That said Deed of Declaration is duly registered on 13/11/2019 in the office of Sub Registrar Nagpur No. 7 at serial No. 9055.

That land bearing Kh. No. 123 (E) and 123 (F) are already converted into Non Agricultural use for Residential Purpose by Collector Nagpur by its

Order Dt.22/04/2003 in Rev Case No. 78/NAP-34/2002-2003. That layout map for the layout on the land Kh. No. 123(E) and 123 (F) is duly sanctioned by the Assistant Director of Town Planning Nagpur on 10/10/2003 vide No. 2686.

That the Building Map for the building on Plot No. 27, 28 and 29 is duly sanctioned by the Assistant Director, Town Planning Deptt. Nagpur Municipal Corporation Nagpur vide Building Permit 336/BP/NARSALA/TP/NMC/884 Dated 16/09/2019.

That the name of M/s Mahalaxmi Construction through Partner Shri Vilas Mahadeorao Dagwar and Sau Shital Vilas Dagwar is duly mutated in the record of Talathi and Nagpur Municipal Corporation as Owner. I have seen the Photo copy of 7/12 issued by the talathi and Mutation Intimation (नामांतर इंतल्ला) Dt. 20/12/2018issued by the Nagpur Municipal Corporation in the name of M/s Mahalaxmi Construction through Partner Shri Vilas Mahadeorao Dagwar and Sau Shital Vilas Dagwar. I have seen the photo copy of Tax receipt Dt.27/09/2018 issued by Nagpur Municipal Corporation for the period w.e.f. 01/042017 to 31/03/2019 in the name of Shri Rakesh Moreshwar Bhaik.

That I have inspected the records, which were made available to me in the office of relevant Sub-Registrar by paying requisite fee vide E Challan bearing GRN MH009705684201920E, dated 19/12/2019 for the 13 year from 2007 to 2019.

While verifying the record of respective Sub Registrar office, I have found that M/s Mahalaxmi Construction through Partner Shri Vilas Mahadeorao Dagwar and Sau Shital Vilas Dagwar has obtain the loan of Rs.42,00,000/- from Navin Subhedar Nagari Sahakari Pat Sanstha Mydt Nagpur and for the security of said loan has M/s Mahalaxmi Construction through Partner Shri Vilas Mahadeorao Dagwar and Sau Shital Vilas Dagwar mortgage the said plot No. 27, 28 and 29 with Navin Subhedar Nagari Sahakari Pat Sanstha Mydt Nagpur by way of Registered Mortgage Deed Dt.17/05/2018 which is duly registered in the office of Sub Registrar Nagpur No. 7 at serial No.3938. That till today said mortgage is continuing.

Hence on these basis title of M/s Mahalaxmi Construction through Partner Shri Vilas Mahadeorao Dagwar and Sau Shital Vilas Dagwar over Plot No. 27 total area admeasuring about 153.276 Sq. Mtrs, Plot No. 28 total area admeasuring about 153.50 Sq. Mtrs, and Plot No. 29 total area admeasuring about 149.988 Sq. Mtrs, i.e. total area admeasuring about 456.764 Sq. Mtrs in Kh. NO. 123(E) and 123 (F) of Mouza Narsala **is not clear and marketable**.

After repayment of said loan by M/s Mahalaxmi Construction through Partner Shri Vilas Mahadeorao Dagwar and Sau Shital Vilas Dagwar to the said Mortgagee society and after obtaining No Dues Certificate and Deed of Re Conveyance from Navin Subhedar Nagari Sahakari Pat Sanstha Mydt Nagpur I can say title of M/s Mahalaxmi Construction through Partner Shri Vilas Mahadeorao Dagwar and Sau Shital Vilas Dagwar is clear and marketable.

That during the title verification I have perused photo copies of following documents:-

I. Sale Deed Dt.02/06/2008
II. Sale Deed Dt.17/05/2018
III. Correction Deed Dt.09/01/2019
IV. Deed of Declaration Dt.13/11/2019.
V. 7/12 Extract in the of M/s Mahalaxmi Construction through Partner Shri Vilas Mahadeorao Dagwar and Sau Shital Vilas Dagwar
VI. Tax Receipt Dt. 27/09/2018 issued by Nagpur Municipal Corporation in the name of Shri Rakesh Moreshwar Bhaik
VII. Mutation Intimation Dt.20/12/2018 issued by Nagpur Municipal Corporation in the name of M/s Mahalaxmi Construction through Partner Shri Vilas Mahadeorao Dagwar and Sau Shital Vilas Dagwar
VIII. Building Permit and Sanctioned Building Map Dt.16/09/2019.

Hence this report.

NAPUR
DATED : 19/12/2019

TUSHAR C. KAPSE
Advocate

CHALLAN
MTR Form Number-6

GRN	MH009705684201920E	BARCODE		Date	19/12/2019-16:00:59	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	ADV TUSHAR C KAPSE
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	6910333201912191463 2	245206721
Cheque/DD No.		Bank Date	RBI Date	19/12/2019-16:01:34	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9850360650

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 नमुद कारणासाठीच लागू आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही .

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