

- (2) Shri. Vicky Om-Prakash Verma and
- (3) Shri. Rajesh Shyamraoji Wanjurkar by virtue of Sale-Deed, registered at Sr. No. 2751, in the office of Jt. Sub-Registrar No 1, Nagpur on 10-05-2007.
- (iv) Due to clerical mistake in the aforesaid Sale-deed dated 10-05-2007, the name of Shri. Shankar Shivaji Raut was not included in his personal capacity and in order to rectify the said mistake, Shri. Shankar Shivaji Raut has executed a confirmation Deed to the Sale-Deed which is duly registered at Sr. No. 750, in the office of Jt. Sub-Registrar No. 2, Nagpur, on 29-02-2012.
- (v) The aforesaid (1) Shri. Jaideep Ram Sathe, (2) Shri. Vicky Om-Prakash Verma and (3) Shri. Rajesh Shyamraoji Wanjurkar have jointly executed General Power of Attorney in favour of Mrs. Smriti Dilip Wankar in respect of their said property on 06-06-2007, which is duly registered at Sr. No. 3440, in the office of Jt. Sub-Registrar No. 1, Nagpur on even date.
- (vi) The aforesaid (1) Shri. Jaideep Ram Sathe, (2) Shri. Vicky Omprakash Verma and (3) Shri. Rajesh Shyamraoji Wanjurkar through their duly constituted Power of Attorney Holder Mrs. Smriti Dilip Wankar sold out the said property to Shri. Narendra Dharnidharji Gandhi, by virtue of Sale-Deed, duly registered at Sr. No. 4759, in the office of Jt. Sub-Registrar No. 1, Nagpur on 04-08-2012.
- (vii) The Additional Collector, Nagpur, has by his order bearing No. आदेशपत्र क्र. प्रस्तुत/अति.जिल्हाधिकारी/कावि-429/2013 dated 25/07/2013, in Reve. Case No. रा.मा.क्र.

Adv. H.  Prabhakar Somkumar
 B.A. Registration No. MAH/182199
 Res. 
 TYA Building, Shivaji Complex,
 Nagpur-440030.
 Mobile No. 9372592579

99/ऐन.ऐ.पी.34/2012-2013, granted the permission for Non-Agricultural use of said land and the Assistant Director, Town Planning, N.M.C., Nagpur, has also sanctioned and approved layout plan as per its order letter dated 26/07/2013 bearing No. जा. क्र. मनपाना/नरवि/अभि.मंजूरी/अंतिम/10 and thereby sanctioned the plot area of 3091.53 Sq. mtrs. out of the total 3600 Sq. Mtrs. of land.

(viii) The aforesaid Shri. Narendra Dharnidharji Gandhi, sold out undivided 4% share and interest in the said property to Dr. Mrs. Rajshree W/o Pramod Gandhi vide Sale-deed dated 26-10-2017 and registered on 27-10-2017, Sr. No. 3659/2017, in the office of Jt. Sub-Registrar No. 5, Nagpur.

(ix) As such the aforesaid Shri. Narendra Dharnidharji Gandhi, and Dr. Mrs. Rajshree W/o Pramod Gandhi are joint legal owner of the said property and the said property is duly mutated in their name in all the Government and Revenue Records including with the department of City Survey and Nagpur Municipal Corporation, Nagpur. Dr. Mrs. Rajshree W/o Pramod Gandhi has executed General Power of Attorney in favour of Shri. Narendra Dharnidharji Gandhi, vide document No. 5491, dated 06-09-2018, registered in the office of Jt. Sub-Registrar No. 5, Nagpur.

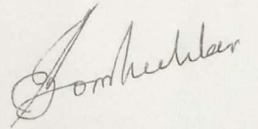
(x) Maharashtra Real Estate Regulatory Authority has issued Registration Certificate of Project, dated 22-11-19, for the period from 22-11-2019 to 31-03-2024. The period could be granted extension.

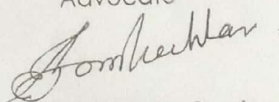
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Reg. No. 11/2019
S. No. 11/2019
M. No. 11/2019
M. No. 11/2019

- (xi) Shri. Narendra Dharnidharji Gandhi, along with Dr. Mrs. Rajshree W/o Pramod Gandhi executed Deed of declaration regarding above stated land and project Janki Sahaniwas Built thereon vide Deed of Declaration dated 20-03-2020, registered in the office of Jt. Sub-Registrar No. 5, on even date vide document No. NGN 5/2214/2020.
- (xii) I have gone through N.M.C. records and confirmed that Municipal tax is paid upto 31-03-2019.
- (xiii) I have gone to the office of Airport Authority of India and verified that the said office has given its N.O.C for right cleared vide its letter dated 26-06-2013.
- (xiv) I have also to City Survey Office, for verifying the title of afore stated property. I found that the property stands in the name of Shri. Narendra Dharnidharji Gandhi and Dr. Mrs. Rajshree W/o Pramod Gandhi. The said property is mortgaged with State Bank of India, vide Ferfar No. 5753, dated 04-01-2019.
- (xv) As such the property is good marketable and its title is clear subject to mortgage of State Bank of India and can be sold to prospective buyers on clearance of above said mortgage.

Hence, this title, Verification & Search Report.

Nagpur.
Date: 08/06/2020


(Mahendra P. Somkuwar)
Advocate


Adv. Mahendra Prabhakar Somkuwar
B.A. LL.B., Registration No. MAHM785/99
Res./Off.: E-01, MORYA Building, Shivaji Complex,
Mankapur, Nagpur-440030.
Mobile No. 9372592579