VIKAS V. TRIVEDI
ADVOCATE.

RESIDENCE/OFFICE:
PLOT NO. 1063, BEHIND
LAMBA PETROL PUMP,
BUDDHA NAGAR, NAGPUR-17

CELL NO. 09579040078

TITLE VERIFICATION REPORT FROM THE YEAR 2007 TO 2019.

WHOMSOEVER IT MAY CONCERN

TITLE VERIFICATION REPORT REGARDING THE PROPERTY OF **M/S. PRABHU MULTIVENTURES, A PARTNERSHIP FIRM Having its office at 001, Ground Floor, Devika Mansi, CMPDI Road, Jaripatka, Nagpur-440014.**

1. **That,** I have been asked by **M/S. PRABHU MULTIVENTURES, A PARTNERSHIP FIRM having its office at 001, Ground Floor, Devika Mansi, CMPDI Road, Jaripatka, Nagpur-440014 (PAN: AAVFP0142R), Through its Partners:-**

A. **SHRI GIRISH S/O. GOPICHAND JESWANI,** Aged about 44 years, Occupation: Business, Resident of Block No. 256-A, Jeswani Mention, Opposite Kambar Darbar, Jaripatka, Nagpur - 440014; [PAN : AAXPJ7911Q]; [Aadhar No. 7291 5750 0668]; [Cell No. 7083707070];

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B. **SHRI SATISH S/O. CHANDUMAL ANANDANI,** Aged about 42 years, Occupation: Business, Resident of Block No. 6, Pannalal Layout, Jaripatka, Nagpur - 440014; [PAN: ABNPA9714D]; [Aadhar No. 6371 2115 7871]; [Cell No. 9665935074] to verify their title over their property viz. All that piece and parcel of land, bearing **Plot No. 66** as per Sale Deed area, admeasuring about 5220 Square Feet (494.93 Square Meters) and after Amalgamation and Release Letter area of Plot No. 66 is 4922.06 Square Feet (457.271 Square Meters) **and Plot No. 79** as per Sale Deed area, admeasuring about 4980 Square Feet (462.640 Square Meters) and after amalgamation and Release Letter area of Plot No. 79 is 4521.85 Square Feet (420.091 Square Meters) **{After Amalgamation and Release Letter total area of both Plots are admeasuring 9443.92 Square Feet (877.362 Square Meters)}** together with building admeasuring about 4843.8 Square Feet (450 Square Meters), bearing NMC House No. 1729/A/66 constructed thereon, in the layout in Khasra Nos. 24/1-2 of Mouza: Jaripatka, City Survey No. 44, Sheet No. 258/10, Chalta No. 11, Circle No. 24, Ward No. 57, situated Pannalal Layout, Bank Colony, Jaripatka, within the limits of Nagpur Municipal Corporation, Nagpur and as per amalgamation both plots are jointly bounded as under:-

TOWARDS THE EAST	:	7.62 Meters Road
TOWARDS THE WEST	:	7.62 Meters Road
TOWARDS THE NORTH	:	Plot No. 65 & 78
TOWARDS THE SOUTH	:	12 Meters Road

(The Plot Nos. 66 and 79 and house constructed thereon is hereinafter referred to and called as "THE SAID PROPERTY").

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2. **That,** M/S. PRABHU MULTIVENTURES had purchased the said property from 1. SHRI PRABHUDAS S/O. CHANDUMAL ANANDANI 2. SHRI RAVI S/O. CHANDUMAL ANANDANI, 3. SHRI SATISH S/O. CHANDUMAL ANANDANI 4. SHRI NANDLAL S/O. CHANDUMAL ANANDANI by way of Sale Deed dated 16/10/2019, which is duly registered in the Office of Sub-Registrar, Nagpur- 1 at its Serial No. 6292/2019. Even, name of M/S. PRABHU MULTIVENTURES is also mutated in the records of City Survey as owner of the said property.

3. **That,** 1. SHRI PRABHUDAS S/O. CHANDUMAL ANANDANI 2. SHRI RAVI S/O. CHANDUMAL ANANDANI 3. SHRI SATISH S/O. CHANDUMAL ANANDANI 4. SHRI NANDLAL S/O. CHANDUMAL ANANDANI had purchased the said Plot No. 66 from Smt. Gopibai W/o. Danchand Waswani, by way of Sale Deed dated 13/10/1983, which is duly registered in the Office of Sub-Registrar, Nagpur - 1 at its Serial No. 5229.

4. **That,** Smt. Gopibai W/o. Danchand Waswani had purchased the said Plot No. 66 from Shri Ashok Kumar S/o. Mithaldas Motwani by way of Sale Deed dated 21/3/1983, which is duly registered in the Office of Sub-Registrar, Nagpur - 3 at its Serial No. 1620 dated 23/3/1983.

5. **That,** Shri Ashok Kumar S/o. Mithaldas Motwani had purchased the said Plot No. 66 from Smt. Seetadevi W/o. Late Sanwaldas Dewani, Shri Pessulal S/o. Sanwaldas Dewani and Shri Lokchand S/o. Sanwaldas Dewani by way of Sale Deed dated 26/4/1979, which is duly registered in the Office of Joint Sub-Registrar, Nagpur- 3 at its Serial No. 2107/1979.

6. **That,** 1. SHRI PRABHUDAS S/O. CHANDUMAL ANANDANI 2. SHRI RAVI S/O. CHANDUMAL ANANDANI 3. SHRI SATISH S/O. CHANDUMAL ANANDANI 4.

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CHANDUMAL ANANDANI 3. SHRI SATISH S/O. CHANDUMAL ANANDANI 4. SHRI NANDLAL S/O. CHANDUMAL ANANDANI have constructed building on it.

11. **That,** 1. SHRI PRABHUDAS S/O. CHANDUMAL ANANDANI 2. SHRI RAVI S/O. CHANDUMAL ANANDANI 3. SHRI SATISH S/O. CHANDUMAL ANANDANI 4. SHRI NANDLAL S/O. CHANDUMAL ANANDANI had applied for regularization of Plot No. 66 and 79 in the Office of Nagpur Municipal Corporation, Nagpur. Accordingly, Nagpur Municipal Corporation, Nagpur has regularized the said Plot No. 66 and 79 and issued Release Letter bearing No. 1686 dated 7/12/2018. Said Release Letter dated 7/12/2018 is attached along with this deed.

12. **That,** 1. SHRI PRABHUDAS S/O. CHANDUMAL ANANDANI 2. SHRI RAVI S/O. CHANDUMAL ANANDANI 3. SHRI SATISH S/O. CHANDUMAL ANANDANI 4. SHRI NANDLAL S/O. CHANDUMAL ANANDANI had applied for Amalgamation (एकत्रीकरण) of Plot No. 66 and 79 in the Office of Nagpur Municipal Corporation, Nagpur. Accordingly, on 1/6/2019 Nagpur Municipal Corporation, Nagpur has amalgamated both Plots, bearing Letter No. NMC/ADTP/Final Sanction/10 dated 1/6/2019. However, after Amalgamation AND Release Letter total area of both Plots are admeasuring 877.362 Square Meters (Area of Plot No. 66 is admeasuring 457.271 Square Meters and Area of Plot No. 79 is admeasuring 420.091 Square Meters).

13. **That,** I have also inspected certified copies of Sale Deeds dated 13/10/1983, 21/3/1983, 26/4/1979 (in respect of Plot No. 66), Sale Deeds dated 7/6/1983, 26/4/1979 (in respect of Plot No 79) and original copy of Sale Deed dated 16/10/2019, which is duly registered in the Office of Sub-Registrar,

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SHRI NANDLAL S/O. CHANDUMAL ANANDANI had purchased the said Plot No. 79 from Shri Kanhaiyalal S/o. Mithaldas Motwani, by way of Sale Deed dated 7/6/1983, which is duly registered in the Office of Sub-Registrar, Nagpur- 1 at its Serial No. 3432.

7. **That,** Shri Kanhaiyalal S/o. Mithaldas Motwani had purchased the said Plot No. 79 from Smt. Seetadevi W/o. Late Sanwaldas Dewani, Shri Pessulal S/o. Sanwaldas Dewani and Shri Lokchand S/o. Sanwaldas Dewani by way of Sale Deed dated 26/4/1979, which is duly registered in the Office of Joint Sub-Registrar, Nagpur- 3 at its Serial No. 2108/1979.

8. **That,** Khasra Nos. 23/1, 24/1 and 24/2 was owned and possessed by Shri Pannalal S/o. Kanhaiyalal Deshraj, which was converted into non-agriculture for residential purpose/use as per order passed by Sub-Divisional Officer, Nagpur Vide Order dated 17/8/1970 in Revenue Case No. 52/43/69-70 and 13/42/70-71.

9. **That,** names of 1. SHRI PRABHUDAS S/O. CHANDUMAL ANANDANI 2. SHRI RAVI S/O. CHANDUMAL ANANDANI 3. SHRI SATISH S/O. CHANDUMAL ANANDANI 4. SHRI NANDLAL S/O. CHANDUMAL ANANDANI were also mutated in the records of City Survey and N.M.C., Nagpur as owners of the said Plot Nos. 66 and 79.

10. **That,** after purchasing the said Plot Nos. 66 and 79, and after getting map sanctioned bearing Building Permit No. PH/10303/6839 dated 4/7/1989, 1. SHRI PRABHUDAS S/O. CHANDUMAL ANANDANI 2. SHRI RAVI S/O.

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Nagpur- 1 at its Serial No. 6292/2019 and from it, it appears that the transaction between the parties in respect of both plots are genuine. Partners of M/S. PRABHU MULTIVENTURES informed me that original copies of Sale Deeds dated 13/10/1983, 21/3/1983, 26/4/1979 (in respect of Plot No. 66), Sale Deeds dated 7/6/1983, 26/4/1979 (in respect of Plot No 79) have been misplaced from its earlier owners.

14. That, I have also taken the search of the records available in the Office of Sub-registrar, Nagpur-1, vide Receipt No. 7755/2019 dated 21/11/2019. I have taken the said search to the best of my ability and as per the records readily available (because the index is yet to be updated) and I did not come across any transaction that would show encumbrance over the said property.

It can be thus said that the said property is free from all types of encumbrances.

Nagpur.
Dated: 21/11/2019.

Vikas Trivedi
Advocate.

Enclosed: Receipt No. 7755 dated 21/11/2019 issued by Sub-Registrar, Nagpur -1.

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इतर पावती

Thursday,21 November 2019 5:20 PM

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 7755 दिनांक: 21/11/2019

गावाचे नाव:

स्तऐवजाचा अनुक्रमांक: नगन1-0-2019

स्तऐवजाचा प्रकार :

ादर करणाऱ्याचे नाव: ॲड. विकास विजय त्रिवेदी

र्णन शोध अर्ज क्र....., मौजा - जरीपटका, खसरा क्र. 24/1-2, सिटी सर्व्हे क्र.44, प्लॉट क्र. 66 व 79, घर क्र. 729/ए/66, शोध सन 2007 ते 2019, एकुण 13 वर्षे

शोध व निरीक्षणे	रु. 325.00
एकूण:	रु. 325.00

RSD/Love
JNGP1

1); देयकाचा प्रकार: By Cash रक्कम: रु 325/-

सह-दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र.१

11/21/2019

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