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TITLE VERIFICATION & SEARCH REPORT

On the basis of relevant documents submitted by **M/S. VARDAN BUILDCON,** a registered Partnership Firm acting through its Partner **(1) SMT. PRERNA W/O. NILESH MAHAJAN** and **(2) SHRI. VIJAY S/O. CHINTAMAN CHAPHALE**, Tahsil and District – Nagpur, for the purpose of Verification Search of Title in respect of the property described below. I, the undersigned Advocate, do hereby submit my Verification & Search Report about the title in respect of the same.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land bearing Amalgamated **Plot No. 89** admeasuring about 139.293 sq. mtrs., **Plot No. 90,** admeasuring 139.354 sq. mts., **Plot No. 111** admeasuring about 139.354 sq. mtrs. and **Plot No. 112,** admeasuring 139.354 sq. mts. (total admeasuring for all Plots is 557.355 Sq.Mtrs- as per Amalgamation Letter) being a portion of entire land bearing **Khasra No. 137/2 and 137/4**, P. H. No. 7, Sheet No. 61/II, City Survey No. 49 of **Mouza Dabha**, situated in the layout of Murarka Shivhare Housing Complex Private Limited, in **Ward No. 68**, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Nagpur, Tahsil & District – NAGPUR and same is bounded as under :

East	:	Plot No. 88 and 113
West	:	Plot No. 91 and 110
North	:	Road
South	:	Road

Upon it a Multistoried Scheme to be Known and styled as **"PRERNA ORBIT"**

That I have taken search by inspecting the index Registers for a period of 13 years, i.e. 2006 to 2019 in the office of Registrar & Sub-Registrar Nagpur. I have also perused document placed before me.

That the title history of the said property is as follows:

1) **THAT** originally All that piece and parcel of the land bearing Kh. No. 137/2 admeasuring 2.08 H.R. and Kh. No. 137/4 admeasuring 1.64 H.R., City Survey No. 49 of Sheet No. 61/II of Mouza-Dabha, P.H. No. 7, Tahsil & District Nagpur was owned and possessed by Murarka Shivhare Housing Complex Private Limited, a private limited company, bearing registration No. 045860 of 1988 by the virtue of two separate registered Sale Deed dated 26/08/1988 & 17/02/1993.

2) **THAT** the aforesaid company had demarcated a residential layout upon the said Kh. No. 137/2 & 137/4 of Mouza-Dabha comprising different sizes plot therein.

3) **THAT** the aforesaid company i.e. Murarka Shivhare Housing Complex Private Limited through its director had agreed to sell the schedule **Plot No. 89**, admeasuring 139.293 Sq. Mtrs. and **Plot No. 90** admeasuring 139.354 Sq. Mtrs. to **Shri. Sandip Nandkishor Bisani**, by way of executing Agreement to Sell on 14/09/1999.

4) **THAT** the aforesaid company i.e. Murarka Shivhare Housing Complex Private Limited through its director had agreed to sell the schedule **Plot No. 111**, admeasuring 139.354 Sq. Mtrs. and **Plot No. 112** admeasuring 139.354 Sq. Mtrs. to **Shri. Haribhau Laxman Mahajan**, by way of executing Agreement to Sell on 29/09/1999.

5) **THAT** the aforesaid company i.e. Murarka Shivhare Housing Complex Private Limited through its director Shri. Yogesh Balgovind Shivhare had sold the **Plot No. 89** admeasuring **139.29 Sq. Mtrs.** to Shri. Sandip Nandkishor Bisani, by executing a registered Sale Deed and same was registered with the office of Sub-Registrar Nagpur No. 3, registered at **Sr. No. 1810/2018 dated 09/05/2018** and by virtue of the said Sale Deed Shri. Sandip Nandkishor Bisani become the absolute owner of the schedule Plot No. 89.

6) **THAT** the aforesaid company i.e. Murarka Shivhare Housing Complex Private Limited through its director Shri. Yogesh Balgovind Shivhare had sold the **Plot No. 90** admeasuring **139.29 Sq. Mtrs.** to Shri. Sandip Nandkishor Bisani, by executing a registered Sale Deed and same was registered with the office of Sub-Registrar Nagpur No. 3, registered at **Sr. No. 1809/2018 dated 09/05/2018** and by virtue of the said Sale Deed Shri. Sandip Nandkishor Bisani become the absolute owner of the schedule Plot No. 90.

Sahil M. Bhangde
Advocate

7) **THAT** the aforesaid company i.e. Murarka Shivhare Housing Complex Private Limited through its director Shri. Yogesh Balgovind Shivhare had sold the **Plot No. 111** admeasuring 139.354 Sq. Mtrs. to Shri. Haribhau Laxman Mahajan, by executing a registered Sale Deed and same was registered with the office of Sub-Registrar Nagpur No. 3, registered **at Sr. No. 1793/2018 dated 08/05/2018** and by virtue of the said Sale Deed Shri. Haribhau Laxman Mahajan become the absolute owner of the schedule Plot No. 111.

8) **THAT** the aforesaid company i.e. Murarka Shivhare Housing Complex Private Limited through its director Shri. Yogesh Balgovind Shivhare had sold the **Plot No. 112** admeasuring 139.354 Sq. Mtrs. to Shri. Haribhau Laxman Mahajan, by executing a registered Sale Deed and same was registered with the office of Sub-Registrar Nagpur No. 3, registered at **Sr. No. 1794/2018 dated 08/05/2018** and by virtue of the said Sale Deed Shri. Haribhau Laxman Mahajan become the absolute owner of the schedule Plot No. 112.

9) **THAT** the **Plot No. 89** falls within the purview of the Maharashtra Gunthewari Act 2001and Upon deposit of the necessary development charges, the Nagpur Improvement Trust had regularized the said Plot No. 89 vide issuing the Regularization Letter **Permit No. 4571, case No.2018053011, Layout No.1900/Dab/1324, dated 15/06/2018**.

10) **THAT** the **Plot No. 90** falls within the purview of the Maharashtra Gunthewari Act 2001and Upon deposit of the necessary development charges, the Nagpur Improvement Trust had regularized the said Plot No. 90 vide issuing the Regularization Letter **Permit No. 4572, case No.201805312, Layout No.1900/Dab/1324, dated 15/06/2018**. to the extent of area admeasuring 139.354 Sq.Mtrs,

11) **THAT** the **Plot No. 111** falls within the purview of the Maharashtra Gunthewari Act 2001and Upon deposit of the necessary development charges, the Nagpur Improvement Trust had regularized the said Plot No. 111 vide issuing the Regularization Letter **Permit No. 4574, case No.2018053013, Layout No.1900/Dab/1324, dated 15/06/2018**.

12) **THAT** the **Plot No. 112** falls within the purview of the Maharashtra Gunthewari Act 2001 and Upon deposit of the necessary development charges, the Nagpur Improvement Trust had regularized the said Plot No. 112 vide issuing the Regularization Letter **Permit No. 4603, case No.201805313, Layout No.1900/Dab/1324, dated 20/06/2018**.



13) **THAT** on 07.12.2018 **Shri. Sandip Nandkishor Bisani** had sold the said **Plot No. 89 and 90** to **M/S. VARDAN BUILDCON,** a registered Partnership Firm, acting through its Partner (1) SMT. PRERNA W/O. NILESH MAHAJAN and (2) SHRI. VIJAY S/O. CHINTAMAN CHAPHALE, by executing a registered Sale Deed and same was registered with the office of Sub-Registrar Nagpur No. 4, registered at **Sr. No. 7355/2018 dated 07/12/2018**.

14) **THAT** on 12.12.2018 **Shri. Haribhau Laxman Mahajan** had sold the said **Plot No. 111 and 112** to **M/S. VARDAN BUILDCON,** a registered Partnership Firm, acting through its Partner (1) SMT. PRERNA W/O. NILESH MAHAJAN and (2) SHRI. VIJAY S/O. CHINTAMAN CHAPHALE, by executing a registered Sale Deed and same was registered with the office of Sub-Registrar Nagpur No. 4, registered at **Sr. No. 7455/2018 dated 12/12/2018**.

15) **THAT** by virtue of the above mentioned two separate Sale Deeds **M/S. VARDAN BUILDCON,** a registered Partnership Firm, acting through its Partner **(1) SMT. PRERNA W/O. NILESH MAHAJAN** and **(2) SHRI. VIJAY S/O. CHINTAMAN CHAPHALE,** became the sole and absolute owner of the schedule property and its name is also duly mutated in Akhivpatrika as well as in Municipal Corporation Tax Records as an owners thereof.

16) **THAT** in order to construct a multistoried building upon the schedule **Plot No. 89, 90, 111, and 112, M/S. VARDAN BUILDCON,** a registered Partnership Firm, acting through its Partner **(1) SMT. PRERNA W/O. NILESH MAHAJAN** and **(2) SHRI. VIJAY S/O. CHINTAMAN CHAPHALE** had prepared amalgamation plan submitted the proposed plan to the office of Nagpur Improvement Trust, Nagpur and same was duly sanctioned by the said authority vide issuing amalgamation Plan and Permit vide its Permit No. E.A(P)/1688 dated 02/02/2019.

17) **THAT** in order to construct a multistoried building upon the schedule Amalgamated **Plot Nos. 89, 90, 111, 112 M/S. VARDAN BUILDCON,** a registered Partnership Firm, acting through its Partner **(1) SMT. PRERNA W/O. NILESH MAHAJAN** and **(2) SHRI. VIJAY S/O. CHINTAMAN CHAPHALE** had prepared building plan submitted the proposed building plan to the office of Nagpur Improvement Trust, Nagpur and same was duly sanctioned by the said authority vide issuing sanctioned building Plan and



Sr. No.	Flat No.	Floor	Carpet Area in Sq. Mt.	Exclusive Carpet Share in Sq. Mt.	Net Carpet Area in Sq. Mt.	B/Up Area in Sq. Mt.	Exclusive/ Up Share in Sq. Mt.	Net B/Up Area in Sq. Mt.	Balcony		Terrace in Sq. Mt.	Lift Staircase Lobby in Sq. Mt.	Parking Area in Sq. Mt.	S/B/Up in Sq. Mt.	S/B/Up in Sq. Ft.	Land Share in %
									Open in Sq. Mt.	Covered in Sq. Mt.						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1.	101	First Floor	42.865	5.000	47.865	46.231	5.731	51.962	2.780	3.300	0.000	9.370	10.945	78.356	843.428	6.757
2.	102	First Floor	42.865	5.000	47.865	46.231	5.731	51.962	2.780	3.300	0.000	9.370	10.945	78.356	843.428	6.757
3.	103	First Floor	42.865	5.000	47.865	46.231	5.731	51.962	2.780	3.300	0.000	9.370	10.945	78.356	843.428	6.757
4.	104	First Floor	42.865	5.000	47.865	46.231	5.731	51.962	2.780	3.300	0.000	9.370	10.945	78.356	843.428	6.757
5.	201	Second Floor	48.213	0.000	48.213	51.957	0.000	51.957	2.780	3.300	7.623	9.369	12.300	87.329	940.012	6.806
6.	202	Second Floor	48.213	0.000	48.213	51.957	0.000	51.957	2.780	3.300	7.623	9.369	12.300	87.329	940.012	6.806
7.	203	Second Floor	48.213	0.000	48.213	51.957	0.000	51.957	2.780	3.300	7.623	9.369	12.300	87.329	940.012	6.806
8.	204	Second Floor	48.213	0.000	48.213	51.957	0.000	51.957	2.780	3.300	7.623	9.369	12.300	87.329	940.012	6.806
9.	301	Third Floor	48.213	0.000	48.213	51.957	0.000	51.957	2.780	3.300	7.500	9.369	12.300	87.206	938.686	6.806
10.	302	Third Floor	48.213	0.000	48.213	51.957	0.000	51.957	2.780	3.300	7.500	9.369	12.300	87.206	938.686	6.806
11.	303	Third Floor	48.213	0.000	48.213	51.957	0.000	51.957	2.780	3.300	7.500	9.369	12.300	87.206	938.686	6.806
12.	304	Third Floor	48.213	0.000	48.213	51.957	0.000	51.957	2.780	3.300	7.500	9.369	12.300	87.206	938.686	6.806
13.	401	Fourth Floor	42.865	5.000	47.865	46.231	5.731	51.962	2.780	3.300	7.623	8.336	10.945	84.946	914.361	6.757
14.	402	Fourth Floor	42.865	5.000	47.865	46.231	5.731	51.962	2.780	3.300	7.623	8.336	10.945	84.946	914.361	6.757
15.	403	Fourth Floor	30.611	4.877	35.488	35.198	5.860	41.058	2.780	0.000	0.000	6.347	8.333	58.518	629.883	5.010



Permit vide its Permit No. B.E.(West)/Case No. AB-W-D-57/Tracking No. 2019020840/2313/955 dated 27/08/2019.

18) **That** the aforesaid **M/S. VARDAN BUILDCON,** a registered Partnership Firm, acting through its Partner **(1) SMT. PRERNA W/O. NILESH MAHAJAN** and **(2) SHRI. VIJAY S/O. CHINTAMAN CHAPHALE** had also submitted the said multistoried residential scheme to the provision of Maharashtra Apartment Ownership Act, 1970 u/s 2 of the said Act, by executing a registered Deed of Declaration registered Deed of Declaration, same was registered with the office of Sub-Registrar Nagpur No. 04, registered at Sr. No. 7108/2019 dated 16/10/2019.

That the said scheme will be known and styled as **"PRERNA ORBIT".**

The postal address of the schemes is as follows:-

"PRERNA ORBIT"

Plot No. Plot No. 89, 90, 111 and **Plot No. 112**

Murarka Shivhare Housing Complex Private Limited Layout

Ward No. 68 Tahsil & District - NAGPUR.

That this condominium shall be known as the **"PRERNA ORBIT CONDOMINIUM"** and the Details of Apartments/Flats (herein after referred as units) and common area of the facilities of the building will be as follow :

Sahil M. Bhangde
Advocate

19) **THAT** In view of the aforesaid transaction I opine that **M/S. VARDAN BUILDCON,** a registered Partnership Firm, acting through its Partner **(1) SMT. PRERNA W/O. NILESH MAHAJAN** and **(2) SHRI. VIJAY S/O. CHINTAMAN CHAPHALE**, is the owner of the schedule property and have full right and authority to develop the same in accordance with the building plan and permit sanctioned by the Competent Authority and I further submit that the prospective purchaser of the respective units to be constructed upon the said plots as per building plan can also get valid and legal title upon execution of Registered Sale Deed in his/her/their favour.

20) **THAT** thereafter further from 01-11-2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an Affidavit from the owner be taken stating on oath that his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.

21) **THAT** I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing Rs.325/-vide Receipt Nos. **GRN- MH007576022201920E** dated **20-10-2019**.

DOCUMENTS PERSUED

1) **Original** Agreement to Sell executed by Murarka Shivhare Housing Complex Private Limited through its director in favour of **Shri. Sandip Nandkishor Bisani**, dated 14/09/1999.

2) **Original** Agreement to Sell executed by Murarka Shivhare Housing Complex Private Limited through its director in favour of **Shri. Haribhau Laxman Mahajan**, dated 29/09/1999.

3) **Original** Registered Sale Deed executed by Murarka Shivhare Housing Complex Private Limited through its director Shri. Yogesh Balgovind Shivhare in favour of Shri. Sandip Nandkishor Bisani, same was registered with the office of Sub-Registrar Nagpur No. 3, registered at Sr. No. 1810/2018 dated 09/05/2018.

4) **Original** Registered Sale Deed executed by Murarka Shivhare Housing Complex Private Limited through its director Shri. Yogesh Balgovind Shivhare in favour of Shri. Sandip Nandkishor Bisani, was registered with the office of Sub-Registrar Nagpur No. 3, registered at Sr. No. 1809/2018 dated 09/05/2018.

5) **Original** Registered Sale Deed executed by Murarka Shivhare Housing Complex Private Limited through its director Shri. Yogesh Balgovind Shivhare in favour of Shri. Haribhau Laxman Mahajan, same was registered with the office of Sub-Registrar Nagpur No. 3, registered at Sr. No. 1793/2018 dated 08/05/2018.

6) **Original** Registered Sale Deed executed by Murarka Shivhare Housing Complex Private Limited through its director Shri. Yogesh Balgovind Shivhare in favour of Shri. Haribhau Laxman Mahajan, same was registered with the office of Sub-Registrar Nagpur No. 3, registered at Sr. No. 1794/2018 dated 08/05/2018.



7) **Original** Regularization Letter issued by Nagpur Improvement Trust bearing Permit No. 4571, case No.2018053011, Layout No.1900/Dab/1324, dated 15/06/2018.

8) **Original** Regularization Letter issued by Nagpur Improvement Trust bearing Permit No. 4572, case No.201805312, Layout No.1900/Dab/1324, dated 15/06/2018.

9) **Original** Regularization Letter issued by Nagpur Improvement Trust bearing Permit No. 4574, case No.2018053013, Layout No.1900/Dab/1324, dated 15/06/2018.

10) **Original** Regularization Letter issued by Nagpur Improvement Trust bearing Permit No. 4603, case No.201805313, Layout No.1900/Dab/1324, dated 20/06/2018.

11) **Original** Registered Sale Deed executed by **Shri. Sandip Nandkishor Bisani** in favour of **M/S. VARDAN BUILDCON,** a registered Partnership Firm, acting through its Partner (1) SMT. PRERNA W/O. NILESH MAHAJAN and (2) SHRI. VIJAY S/O. CHINTAMAN CHAPHALE, same was registered with the office of Sub-Registrar Nagpur No. 4, registered at Sr. No. 7355/2018 dated 07/12/2018.

12) **Original** Registered Sale Deed executed by **Shri. Haribhau Laxman Mahajan** in favour of **M/S. VARDAN BUILDCON,** a registered Partnership Firm, acting through its Partner (1) SMT. PRERNA W/O. NILESH MAHAJAN and (2) SHRI. VIJAY S/O. CHINTAMAN CHAPHALE, same was registered with the office of Sub-Registrar Nagpur No. 4, registered at Sr. No. 7455/2018 dated 12/12/2018.

13) **Original** amalgamation plan and letter issued by Nagpur Improvement Trust, Nagpur bearing Permit vide its Permit No. E.A(P)/1688 dated 02/02/2019.

14) **Original** Sanctioned Building Plan and Permit issued by Nagpur Improvement Trust, Nagpur vide its Permit No. B.E.(West)/Case No. AB-W-D-57/Tracking No. 2019020840/2313/955 dated 27/08/2019.

15) **Original** Registered Deed of Declaration executed by M/S. VARDAN BUILDCON, a registered Partnership Firm, acting through its Partner (1) SMT. PRERNA W/O. NILESH MAHAJAN and (2) SHRI. VIJAY S/O. CHINTAMAN CHAPHALE, same was registered with the office of Sub-Registrar Nagpur No. 04, registered at Sr. No. 7108/2019 dated 16/10/2019 .

Hence, this report of Search & Verification of Title.

Sahil M. Bhangde Advocate

Nagpur:
Dated : 21/10/2019

(SAHIL M. BHANGDE)
Advocate

Encl :- One Original Search Fee Receipts as mentioned above