

# **Sahil M. Bhangde**

**LL.B**

**ADVOCATE**

Plot No.167, Bajiprabhu Nagar, 5<sup>th</sup> Lane,  
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## **TITLE VERIFICATION & SEARCH REPORT**

On the basis of relevant documents submitted by **M/s. Mauli Associates**, 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 the Agricultural land bearing **Kh. No. 153/2**, having an area of 0.97 Hec. R., Situated at **Mouza – Panjri Farm**, P.S.K. 42, held in Occupancy Class-1 Rights, Situated at Village Panjri Farm in Tahsil Nagpur (Rural) & Dist. Nagpur and same is bounded as under:-

|         |                        |
|---------|------------------------|
| East :  | Kh. No. 97             |
| West :  | Panjri-Shankarpur Road |
| North : | Nallah and Kh. No. 97  |
| South : | Kh. No. 153/3          |

Upon it a layout known and styled as “**MAULI NAGAR-2**”

That I have taken search by inspecting the index Registers for a period of 30 years, i.e. 1989 to 2019 in the office of Sub-Registrar Nagpur. I have also perused document placed before me.

### **THAT THE TITLE HISTORY OF THE SAID PROPERTY IS AS FOLLOWS:-**

- A. Originally, All Those pieces and parcels of Agricultural Lands bearing **Kh. No. 153/2** and **Kh. No. 97**, of **Mouza – Panjri Farm**, having an area of 1.78 Hec. R and 0.24 Hec. R, Situated at Village Panjri Farm in Tahsil Nagpur (Rural) and District Nagpur was owned and possessed by Shri. Moreshwar Narayan Bhoyar and 6 others being their Separate property as per the Recitals of Sale Deed.
- B. That, Shri. Shrikant S/o Vasant Rao Mukewar had constituted and appointed to his wife namely Mrs. Mugdha W/o Shrikant Mukewar as his Lawful attorney, by way of executing Registered General Power of Attorney, Same was Registered in the office of Sub-Registrar Nagpur No. 8, at Sr. No. 4900/2006, dated 05/09/2006.
- C. That, 1) Shri. Gopal S/o Laxman Rao Kondawar, 2) Shri. Nanaji S/o Laxman Rao Kondawar, 3) Mrs. Varsha W/o Gopal Kondawar, 4) Shri. Anubhav S/o Vijay Kondawar, 5) Shri. Sanjay S/o Laxman Rao Kondawar, 6) Mrs. Jaylaxmi W/o Sanjay Kondawar, 7) Shri. Rajesh S/o Prabhakar Bonkinpelliwar, 8) Shri. Abhay Vinayakrao Tammirwar, 9) Shri. Rakesh S/o Shankarrao Satpute, 10) Shri. Vishal S/o Nanaji Kondawar, 11) Shri. Kishor S/o Suryabhan Waghade, 12) Shri. Mohan Pralhad Yerawar and 13) Shri. Ramesh S/o Vyankateshvarlu Gostu Constituted and appointed to (1) Shri. Vishal S/o Nanaji Kondawar and (2) Shri. Rakesh S/o Shankarrao Satpute as their Lawful attorney by way of executing Registered General Power of Attorney, Same was registered in the office of Sub-Registrar Nagpur No. 2, at Sr. No. 5857/2007, dated 11/10/2007. That Similarly Mrs. Inderpreet Kaur W/o Jaspalsingh Arneja had constituted and appointed to Shri. Bhupendersingh S/o Sardar Rattansingh Arneja, as her Lawful attorney, by way of executing unregistered General Power of Attorney, which was duly Notarized dated 02/10/2007.
- D. That later on 14/09/2007, the aforesaid Co-owners, i.e. Shri. Moreshwar Narayan Bhoyar and 6 others acting through their POA holders Shri. Vyankatesh Trimbakrao Kunawar and others had Sold said Agricultural Lands bearing **Kh. No. 153/2** and **Kh. No. 97**, having an area of 1.78 Hec. R and 0.24 Hec. R, of **Mouza – Panjri Farm**, to 1) Shri. Gopal S/o Laxman Rao Kondawar, 2) Shri. Nanaji S/o Laxman Rao Kondawar, 3) Mrs. Varsha W/o Gopal Kondawar, 4) Shri. Anubhav S/o Vijay Kondawar, 5) Shri. Sanjay S/o Laxman Rao Kondawar, 6) Mrs. Jaylaxmi W/o Sanjay Kondawar, 7) Shri. Rajesh S/o Prabhakar Bonkinpelliwar, 8) Shri. Abhay Vinayakrao Tammirwar, 9) Shri. Rakesh S/o Shankarrao Satpute, 10) Shri. Vishal S/o Nanaji Kondawar, 11) Shri. Kishor S/o Suryabhan Waghade, 12) Shri. Mohan Pralhad Yerawar and 13) Shri. Ramesh S/o Vyankateshvarlu Gostu, all acting through their Power of Attorney holder Shri. Vishal S/o Nanaji Kondawar and 14) Mrs. Inderpreet Kaur W/o Jaspalsingh Arneja acting through her POA holder



Shri. Bhupendersingh S/o Sardar Rattansingh Arneja, by executing a Registered Sale Deed, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 5505/2007, dated 14/09/2007.

- E. That thereafter the aforesaid Co-owners, i.e. 1) Shri. Gopal S/o Laxmanrao Kondawar, 2) Shri. Nanaji S/o Laxmanrao Kondawar, 3) Mrs. Varsha W/o Gopal Kondawar, 4) Shri. Anubhav S/o Vijay Kondawar, 5) Shri. Sanjay S/o Laxmanrao Kondawar, 6) Mrs. Jaylaxmi W/o Sanjay Kondawar, 7) Shri. Rajesh S/o Prabhakar Bonkinpelliwar, 8) Shri. Abhay Vinayakrao Tammirwar, 9) Shri. Rakesh S/o Shankarrao Satpute, 10) Shri. Vishal S/o Nanaji Kondawar, 11) Shri. Kishor S/o Suryabhan Waghade, 12) Shri. Mohan Pralhad Yerawar and 13) Shri. Ramesh S/o Vyankateshvarlu Gostu, all acting through their Power of Attorney holder Shri. Vishal S/o Nanaji Kondawar and 14) Mrs. Inderpreet Kaur W/o Jaspalsingh Arneja acting through her POA holder Shri. Bhupendersingh S/o Sardar Rattansingh Arneja had Sold the **Agricultural Land admeasuring about 0.81 Hec. R. from and out of the Total Land admeasuring about 1.78 Hec. R. of Kh. No. 153/2, of Mouza – Panjri Farm**, to 1) Shri. Karan Patani, 2) Shri. Vijaykumar Patani and 3) Shri. Ajaykumar Kamalkumar Patani, for himself and as a POA holder of No. 1 & 2, by executing Registered Sale Deed, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 161/2008, dated 08/01/2008.
- F. That later on 05/06/2008, 1) Shri. Gopal S/o Laxmanrao Kondawar, 2) Shri. Nanaji S/o Laxmanrao Kondawar, 3) Mrs. Varsha W/o Gopal Kondawar, 4) Shri. Anubhav S/o Vijay Kondawar, 5) Shri. Sanjay S/o Laxmanrao Kondawar, 6) Mrs. Jaylaxmi W/o Sanjay Kondawar, 7) Shri. Rajesh S/o Prabhakar Bonkinpelliwar, 8) Shri. Abhay Vinayakrao Tammirwar, 9) Shri. Rakesh S/o Shankarrao Satpute, 10) Shri. Vishal S/o Nanaji Kondawar, 11) Shri. Kishor S/o Suryabhan Waghade, 12) Shri. Mohan Pralhad Yerawar and 13) Shri. Ramesh S/o Vyankateshvarlu Gostu, all acting through their Power of Attorney holder Shri. Vishal S/o Nanaji Kondawar and 14) Mrs. Inderpreet Kaur W/o Jaspalsingh Arneja acting through her POA holder Shri. Bhupendersingh S/o Sardar Rattansingh Arneja had Sold the **Remaining Portion of Agricultural Land admeasuring about 0.97 Hec. R. out of Kh. No. 153/2, of Mouza – Panjri Farm**, to Shri. Shrikant S/o Vasantrao Mukewar acting through his POA holder Mrs. Mugdha W/o Shrikant Mukewar, by way of executing Registered Sale Deed, Same was Registered in the office of Sub-Registrar Nagpur (Rural) No. 10, at Sr. No. 3115/2008, dated 05/06/2008.
- G. That thereafter the aforesaid Owner, i.e. Shri. Shrikant S/o Vasantrao Mukewar had Sold the schedule **Agricultural Land admeasuring about 0.97 Hec. R. out of Kh. No. 153/2, of Mouza – Panjri Farm**, to M/s. Mauli Associates, acting through its Authorized Proprietor Shri. Pravin S/o Ratanlal Jain, by way of executing Registered Sale Deed, Same was Registered in the office of Sub-Registrar Nagpur (Rural) No. 7, at Sr. No. 9220/2019, dated 18/11/2019. As such M/s. Mauli Associates, acting through its Authorized Proprietor Shri. Pravin S/o Ratanlal Jain became the Sole and absolute owner of the schedule property but the aforesaid Sale Deed dated 18/11/2019 is executed on Post dated cheques therefore the title and ownership of M/s. Mauli Associates is subject to Realization of entire consideration amount paid under PDC cheques to the Original Land Owners mentioned in Sale Deed dated 18/11/2019.
- H. That the aforesaid Owner i.e. M/s. Mauli Associates had decided to develop the schedule land admeasuring **0.97 Hec. R. of Kh. No. 153/2, of Mouza – Panjri Farm** by demarcating a residential layout upon schedule land to be Known and Styled as **“MAULI NAGAR-2”** and for that purpose they had prepared layout plan which is duly approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur for Demarcation Purpose only (Temporary Sanctioned/Not Finally approved).
- I. That the Present Report is also subject to availability of Non-agricultural Order for schedule land admeasuring **0.97 Hec. R. of Kh. No. 153/2, of Mouza – Panjri Farm** to be issued by the Competent Authority as well as Agreement of Development with Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur and Final Sanctioned Layout Plan to be issued by Nagpur Metropolitan Region Development Authority Nagpur
- J. I am of the opinion that and **M/s. Mauli Associates** is the legal owner of land bearing All that piece and parcel of the Agricultural land bearing **0.97 Hec. R. of Kh. No. 153/2, of Mouza – Panjri Farm**, P.S.K. 42, held in Occupancy Class-1 Rights, Situated at Village Panjri Farm in Tahsil Nagpur (Rural) & Dist. Nagpur and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.
- ❖ 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/s be taken stating on oath that their /his title over



the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.

- ❖ 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. 750/- vide GRN No. MH009017306201920E/2019 dated 02/12/2019.

#### **DOCUMENTS PERUSUED**

1. **Photocopy of Registered General Power of Attorney** executed by Shri. Shrikant S/o Vasant Rao Mukewar in favour of Mrs. Mugdha W/o Shrikant Mukewar, Same was Registered in the office of Sub-Registrar Nagpur No. 8, at Sr. No. 4900/2006, dated 05/09/2006.
  2. **Photocopy of Registered General Power of Attorney** executed by 1) Shri. Gopal S/o Laxman Rao Kondawar, 2) Shri. Nanaji S/o Laxman Rao Kondawar, 3) Mrs. Varsha W/o Gopal Kondawar, 4) Shri. Anubhav S/o Vijay Kondawar, 5) Shri. Sanjay S/o Laxman Rao Kondawar, 6) Mrs. Jaylaxmi W/o Sanjay Kondawar, 7) Shri. Rajesh S/o Prabhakar Bonkinpelliwar, 8) Shri. Abhay Vinayakrao Tammirwar, 9) Shri. Rakesh S/o Shankarrao Satpute, 10) Shri. Vishal S/o Nanaji Kondawar, 11) Shri. Kishor S/o Suryabhan Waghade, 12) Shri. Mohan Pralhad Yerawar and 13) Shri. Ramesh S/o Vyankateshvarlu Gostu in favour of (1) Shri. Vishal S/o Nanaji Kondawar and (2) Shri. Rakesh S/o Shankarrao Satpute, Same was registered in the office of Sub-Registrar Nagpur No. 2, at Sr. No. 5857/2007, dated 11/10/2007.
  3. **Photocopy of unregistered General Power of Attorney** executed by Mrs. Inderpreet Kaur W/o Jaspalsingh Arneja in favour of Shri. Bhupendersingh S/o Sardar Rattansingh Arneja, which was duly Notarized dated 02/10/2007.
  4. **Photocopy of Index-II of Registered Sale Deed** executed by Shri. Moreshwar Narayan Bhojar and 6 others acting through their POA holders Shri. Vyankatesh Trimbakrao Kunawar and others in favour of 1) Shri. Gopal S/o Laxman Rao Kondawar, 2) Shri. Nanaji S/o Laxman Rao Kondawar, 3) Mrs. Varsha W/o Gopal Kondawar, 4) Shri. Anubhav S/o Vijay Kondawar, 5) Shri. Sanjay S/o Laxman Rao Kondawar, 6) Mrs. Jaylaxmi W/o Sanjay Kondawar, 7) Shri. Rajesh S/o Prabhakar Bonkinpelliwar, 8) Shri. Abhay Vinayakrao Tammirwar, 9) Shri. Rakesh S/o Shankarrao Satpute, 10) Shri. Vishal S/o Nanaji Kondawar, 11) Shri. Kishor S/o Suryabhan Waghade, 12) Shri. Mohan Pralhad Yerawar and 13) Shri. Ramesh S/o Vyankateshvarlu Gostu, all acting through their Power of Attorney holder Shri. Vishal S/o Nanaji Kondawar and 14) Mrs. Inderpreet Kaur W/o Jaspalsingh Arneja acting through her POA holder Shri. Bhupendersingh S/o Sardar Rattansingh Arneja, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 5505/2007, dated 14/09/2007.
  5. **Photocopy of Index-II of Registered Sale Deed** executed by 1) Shri. Gopal S/o Laxman Rao Kondawar, 2) Shri. Nanaji S/o Laxman Rao Kondawar, 3) Mrs. Varsha W/o Gopal Kondawar, 4) Shri. Anubhav S/o Vijay Kondawar, 5) Shri. Sanjay S/o Laxman Rao Kondawar, 6) Mrs. Jaylaxmi W/o Sanjay Kondawar, 7) Shri. Rajesh S/o Prabhakar Bonkinpelliwar, 8) Shri. Abhay Vinayakrao Tammirwar, 9) Shri. Rakesh S/o Shankarrao Satpute, 10) Shri. Vishal S/o Nanaji Kondawar, 11) Shri. Kishor S/o Suryabhan Waghade, 12) Shri. Mohan Pralhad Yerawar and 13) Shri. Ramesh S/o Vyankateshvarlu Gostu, all acting through their Power of Attorney holder Shri. Vishal S/o Nanaji Kondawar and 14) Mrs. Inderpreet Kaur W/o Jaspalsingh Arneja acting through her POA holder Shri. Bhupendersingh S/o Sardar Rattansingh Arneja in favour of 1) Shri. Karan Patani, 2) Shri. Vijaykumar Patani and 3) Shri. Ajaykumar Kamalkumar Patani, for himself and as a POA holder of No. 1 & 2, Same was Registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 161/2008, dated 08/01/2008.
  6. **Photocopy of Registered Sale Deed** executed by 1) Shri. Gopal S/o Laxman Rao Kondawar, 2) Shri. Nanaji S/o Laxman Rao Kondawar, 3) Mrs. Varsha W/o Gopal Kondawar, 4) Shri. Anubhav S/o Vijay Kondawar, 5) Shri. Sanjay S/o Laxman Rao Kondawar, 6) Mrs. Jaylaxmi W/o Sanjay Kondawar, 7) Shri. Rajesh S/o Prabhakar Bonkinpelliwar, 8) Shri. Abhay Vinayakrao Tammirwar, 9) Shri. Rakesh S/o Shankarrao Satpute, 10) Shri. Vishal S/o Nanaji Kondawar, 11) Shri. Kishor S/o Suryabhan Waghade, 12) Shri. Mohan Pralhad Yerawar and 13) Shri. Ramesh S/o Vyankateshvarlu Gostu, all acting through their Power of Attorney holder Shri. Vishal S/o Nanaji Kondawar and 14) Mrs. Inderpreet Kaur W/o Jaspalsingh Arneja acting through her POA holder Shri. Bhupendersingh S/o Sardar Rattansingh Arneja in favour of Shri. Shrikant S/o Vasant Rao Mukewar acting through his POA holder Mrs. Mugdha W/o Shrikant Mukewar, Same was Registered in the office of Sub-Registrar Nagpur (Rural) No. 10, at Sr. No. 3115/2008, dated 05/06/2008.
- Photocopy of 7/12 extract for Kh. No. 153/2, adm. 0.97 Hec. R issued in the name of Shri. Shrikant S/o Vasant Rao Mukewar dated 29/12/2014.**



8. **Photocopy of Registered Sale Deed** executed by Shri. Shrikant S/o Vasantao Mukewar in favour of M/s. Mauli Associates, acting through its Authorized Proprietor Shri. Pravin S/o Ratanlal Jain, Same was Registered in the office of Sub-Registrar Nagpur (Rural) No. 7, at Sr. No. 9220/2019, dated 18/11/2019.
9. **Photocopy of Layout Plan** approved by the Assistant Engineer, Nagpur Metropolitan Region Development Authority Nagpur dated 26/11/2019.
10. **Photocopy of Letter** issued by Assistant Engineer, Nagpur Metropolitan Region Development Authority Nagpur in favour of Shri. Shrikant S/o Vasantao Mukewar dated 26/11/2019

Hence, this report of Search & Verification of Title.

Nagpur:

Dated : 02/12/2019



(Sahil M. Bhangde)  
Advocate



CHALLAN  
MTR Form Number-6



|                       |                    |         |  |                                         |      |                                                                        |  |                                           |  |
|-----------------------|--------------------|---------|--|-----------------------------------------|------|------------------------------------------------------------------------|--|-------------------------------------------|--|
| GRN                   | MH009017306201920E | BARCODE |  |                                         | Date | 02/12/2019-13:40:08                                                    |  | Form ID                                   |  |
| Department            |                    |         |  | Inspector General Of Registration       |      |                                                                        |  |                                           |  |
| Type of Payment       |                    |         |  | Search Fee                              |      |                                                                        |  |                                           |  |
| Search Fee            |                    |         |  | TAX ID (If Any)                         |      | 266                                                                    |  |                                           |  |
|                       |                    |         |  | PAN No.(If Applicable)                  |      | AMZPB5432A                                                             |  |                                           |  |
| Office Name           |                    |         |  | NGR_NAGPUR NO10 RURAL SUB REGISTRAR     |      | Full Name                                                              |  | Adv Sahil M Bhangde                       |  |
| Location              |                    |         |  | NAGPUR                                  |      |                                                                        |  |                                           |  |
| Year                  |                    |         |  | 2019-2020 From 02/12/1989 To 02/12/2019 |      | Flat/Block No.                                                         |  | Plot No. 167                              |  |
| Account Head Details  |                    |         |  | Amount In Rs.                           |      | Premises/Building                                                      |  |                                           |  |
| 0030072201 SEARCH FEE |                    |         |  | 750.00                                  |      | Road/Street                                                            |  | Bajiprabhu Nagar                          |  |
|                       |                    |         |  |                                         |      | Area/Locality                                                          |  | Nagpur                                    |  |
|                       |                    |         |  |                                         |      | Town/City/District                                                     |  |                                           |  |
|                       |                    |         |  |                                         |      | PIN                                                                    |  | 4 4 0 0 3 3                               |  |
|                       |                    |         |  |                                         |      | Remarks (If Any)                                                       |  |                                           |  |
|                       |                    |         |  |                                         |      | Kh No 153/2 having an area of 0.97 Hec R Situated at Mouza Panjri Farm |  |                                           |  |
|                       |                    |         |  |                                         |      | PSK 42                                                                 |  |                                           |  |
|                       |                    |         |  |                                         |      | Amount In                                                              |  | Seven Hundred Fifty Rupees Only           |  |
| Total                 |                    |         |  | 750.00                                  |      | Words                                                                  |  |                                           |  |
| Payment Details       |                    |         |  | STATE BANK OF INDIA                     |      | FOR USE IN RECEIVING BANK                                              |  |                                           |  |
| Cheque-DD Details     |                    |         |  | Bank CIN                                |      | Ref. No.                                                               |  | 00040572019120272879 IK0AIRCEC7           |  |
| Cheque/DD No.         |                    |         |  | Bank Date                               |      | RBI Date                                                               |  | 02/12/2019-13:24:41 Not Verified with RBI |  |
| Name of Bank          |                    |         |  | Bank-Branch                             |      | STATE BANK OF INDIA                                                    |  |                                           |  |
| Name of Branch        |                    |         |  | Scroll No. , Date                       |      | Not Verified with Scroll                                               |  |                                           |  |

Department ID : Mobile No. : 9422148978  
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 नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवयाच्या दस्त्यांसाठी लागू नाही.