G. P. Naphade
Advocate
Office / Resi : SOMYA APARTMENT, Plot No.45, Gittikhadan layout,
Near Pratapnagar Post Office, Nagpur - 22.
Mobile No. 9921163579

Date : 18.03.2020

"SEARCH REPORT"

Sir,

Here below I have furnishing the legal scrutiny report to the property of **NIRVANA INFRA CREATION PROJECT PVT.LTD**. through its director shri Prashant Subhash Narkhede, R/o Nagpur.

LEGAL SCRUTINY REPORT

1) DESCRIPTION OF DOCUMENTS SCRUTINISED.

Registered sale deed in respect of Field bearing **Filed Survey No.151/1, Mouza – Sukli (Gupchup)**, P.H.No.45, admeasuring 1.17 H.R., Gram-Panchayat – Sukali, Khate No.83, Cess Rs.1.21, Class – I rights, Tahsil – Hingna, district – Nagpur, sale deed dated 27.12.2016, the same is registered in the office of Sub-Registrar Hingna, at serial No. HGN-5122/2016, executed by Shri Anuj S/o Shantilal Badjate in favour of NIRVANA INFRA CREATION PROJECT PVT. LTD. through its director Shri Prashant S/o Subhash Narkhede.

2) COMPLETE DESCRIPTION OF THE PROPERTY WITH BOUNDRIES :

All THAT piece and parcel of land bearing **Filed Survey No.151/1, Mouza – Sukli (Gupchup)**, P.H.No.45, admeasuring 1.17 H.R., Gram-Panchayat – Sukali, Khate No.83, Cess Rs.1.21, Class – I rights, Tahsil – Hingna, district – Nagpur, bounded as under -

ON THE EAST	:	Khasara/Survey No.155
ON THE WEST	:	Balance portion of Kh./ Survey No.151/1
ON THE NORTH	:	Road
ON THE SOUTH	:	Survey No.154 & 152

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I have personally verified and investigated the record of Sub-Registrar, Hingna for the period from 2008 to 2020 vide my search application No. 329/2020 dated 16-03-2020 receipt No. 2082, of Mouza : Sukali Gupchup, it reveals that the **Filed Survey No.151/1, Mouza – Sukli (Gupchup)**, P.H.No.45, admeasuring 1.17 H.R., Gram-Panchayat – Sukali, is recorded in the name of NIRVANA INFRA CREATION PROJECT PVT.LTD, company has purchased the same from Shri Anuj S/o Shantilal Badjate, vide Registered sale deed dated 27.12.2016, the same is registered in the office of Sub-Registrar Hingna, at serial No. HGN-5122/2016.

4. EVIDENCE OF POSSESSION :

In view of the Registered sale deed dated 27.12.2016, NIRVANA INFRA CREATION PROJECT PVT. LTD., became the absolute legal owner of the said survey No. 151/1 of mouza Sukali (Gupchup) and is in peaceful possession of the above mentioned property.

5. ENCUMBRANCES :

I have verified all the documents placed for my perusal it clearly shows that the property in the hands of present owner is free from all encumbrances and lien. The said property has not been transferred by way of sale, gift, mortgage etc. to anybody. There appears no other adverse entry in respect of the said survey No. 151/1.

6. CERTIFICATE OF TITLE

That after verification of available record of Joint Sub-Registrar Nagpur and documents placed for my perusal, it is certified that NIRVANA INFRA CREATION PROJECT PVT.LTD., has good marketable title and has every right to dispose off the same.

PHADE
ADVOCATE
in, Lay-out,
ar, Post Offi-
NAGPUR

NOTE : An affidavit is to be obtained from the Land Owner NIRVANA INFRA CREATION PROJECT PVT.LTD., stating that company is the absolute legal owners of the property and is in continuous possession of the same, the same is unencumbered.

Nagpur
Dated : 18-03-2020

(G. P. Naphade)
Advocate
G. P. NAPHADE
ADVOCATE
45, Gittikhadan, Lay-out,
Near Pratap Nagar, Post Office
Pratap Nagar NAGPUR-22

Encl.:
1) Receipt issued by Sub Registrar Office.

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