Rajendra B. Bomewar
Advocate

Off./Res.:453,Anand Nagar,
Sakkardara P.S.Road,Nagpur-24
(M)-9623850500, 9422116618.

Date : - 02/07/2020

To,

Whom so ever it may concern

TITLE VERIFICATION AND SEARCH REPORT

That having been engaged by Shree Swami Samarth Developers, a registered partnership firm acting through its Partners 1) Mr. Ravi S/o Laxmanrao Pardhe, R/o 39, Shriram Nagar, Chikhali Layout, Nagpur 2) Shri Gajendra Dilip Chacharkar R/o 127, Mhalgi Nagar, Nagpur-440034 for the purpose of search and title verification of following described property .

That for the purpose of title verification and search for the following property for 13 years i.e. 2008 to 2020, I have deposited necessary charges through online challen in the name of Sub registrar office Nagpur Gramin-10 on 29/06/2020 and alongwith said challen I have submitted the application for search in the office of said Sub Registrar of following property for the year 2008 to 2013 thus for total 13 years, accordingly they have issued receipt vide no. 5069, date 29/06/2020

REDMI NOTE 8
AI QUAD CAMERA

DESCRIPTION OF PROPERTY UNDER SEACH

All the peace and parcel of the Plot no. 2, admeasuring length North- South 23.00 Mtrs. and East- West 20.00 Mtrs thus total area 460 Sq. Mtrs. out of Layout of Carved on Khasra No. 99, Situated at Mouza Bori, P.H. No. 76, Tah. Nagpur (Rural), District Nagpur. The said land is non-agricultural land as pper vide order passed by the SDO on 17/12/1994 in Revenue case no. 1/NAP/-34/94-95 and bounded as fallows:

Towards East : Plot no. 1,

Towards West : Plot no. 3.

Towards North : Plot No. 13,

Towards South : 9 mtrs. wide Road.

TITLE HISTORY OF THE PROPERTY UNDER SEARCH

That originally said property was belongs to M/s Sukhakarta Promoters and Developers Its Partner Mr. Sunil Ganpatrao Kashikar, so being owner they have sold the said property to Sau Mrudula W/o Manohar Lokhande, R/o Jalvihar-B, Near Hingna T. Point, Nagpur, by virtue of registered sale deed dated 10/03/2008 registered before Sub registrar as such she become a owner of said property by virtue of said sale deed and being owner she has mutated her name in the revenue record as well as Grampanchayat Butibori bearing Grampanchayat house no.2, ward no. 3.

That Sau Mrudula W/o Manohar Lokhande being owner of said property she has sold the same to Shree Swami Samarth Developers, a

registered partnership firm acting through its Partners Mr. Ravi S/o Laxmanrao Pardhe and Mr. Gajendra Dilip Chacharkar by virtue of registered sale deed dated 05/04/2016 registered before Sub Registrar, Nagpur10 vide document no. 1482/2016. However while executing said sale deed dated 05/04/2016 there was mistake there was mistake in online data entry as Purchaser Sau Mrudula W/o Manohar Lokhande & vendor as Shree Swami Samarth Developers, a registered partnership firm acting through its Partners Mr. Ravi S/o Laxmanrao Pardhe and Mr. Gajendra Dilip Chacharkar, whereas Sau Mrudula W/o Manohar Lokhande is a vendor and Shree Swami Samarth Developers, a registered partnership firm acting through its Partners Mr. Ravi S/o Laxmanrao Pardhe and Mr. Gajendra Dilip Chacharkar are a purchaser, therefore to correct said mistake, there was executed correction deed on 07/04/2016 before the same registrar office vide document no. 1558/2016. Thus by virtue of said sale deed dated 05/04/2016 & correction deed dated 07/04/2016 Shree Swami Samarth Developers is become a owner of said property and being owner they have mutated the name in the revenue record as well as Nagar Parishad, Butibori.

FOLLOWING DACUMENTS VERIFIED WHILE SEARCH

1) Xerox copy of 7/12 extract in the name of M/s Sukhakarta Promoters and Developers annexed with the sale deed dated 10/03/2008

2) Xerox copies of sale deed dated 10/03/2008 in the name of Sau Mrudula W/o Manohar Lokhande.

3) Xerox copy of 7/12 extractdated 29/02/2016 in the name of Sau Mrudula Manohar Lokhande

4) Tax Receipt of Grampanchayat Butibori dated 22/2/2016 in the name of Sau Mrudula Manohar Lokhande

5) Xerox copy of sale deed dated 05/04/2016 in the name of Shree Swami Samarth Developers

6) Xerox copy correction deed dated 07/04/2016 in the name of Shree Swami Samarth Developers

7) Xerox copy of 7/12 extract in the name of Shree Swami Samarth Developers

8) Tax receipt of Nagar Parishad, Butibori in the name of Shree Swami Samarth Developers.

That while my search in respect of said property, I found the entry of mortgage dated 01/04/2017 of said property and entry of charge has taken on 7/12 extract of said proeprty, so said property being mortgaged with The Chitnvispura Sahakari bank Ltd. Nagpur for the security of loan obtained by Shree Swami Samarth Developers. Hence said property is not free from all encumbrances and clear title, unless & until repay the said loan and obtained the no due certificate of said Chitnvispuar Sahakari Bank, Ltd. Nagpur.

Hence this title verification & search report

Nagpur

Dated 02/07/2020

Yours

Rajendra B. Bomewar

Advocate.

274/0

Monday,29 June 2020 4:30 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 5069 दिनांक: 29/06/2020

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: आर बी बोमेवार

वर्णन शोध अर्ज क्र. 919/2020 मौजा बोरी ख्.नं. 99 प्लॉट नं. 2 सन 2008ते2020

शोध व निरीक्षणे रु. 325.00

एकूण: रु. 325.00

NGR10

DELIVERD

1); देयकाचा प्रकार: eChallan रक्कम: रु.325/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001729019202021E दिनांक: 29/06/2020

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक, वर्ग-२,
नागपूर ग्रामीण क्र. १० ,नागपूर

CHALLAN

MTR Form Number-6

GRN	MH001729019202021E	BARCODE	Date	29/06/2020-12:23:45	Form ID

Department	Inspector General Of Registration	Payer Details	
	Search Fee	TAX ID / TAN (If Any)	
Type of Payment	Other Items	PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	ADV R B BOMEWAR
Location	NAGPUR		
Year	2020-2021 From 01/01/2008 To 29/06/2020	Flat/Block No.	453
		Premises/Building	
		Road/Street	ANAND NAGAR
		Area/Locality	SAKKARDARA NAGAR NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 4

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Remarks (If Any)

MOUZA BORI PLOT NO 2 KH NO 99 P H NO 76 AREA 460 SQ MTRS

Amount In Words: Three Hundred Twenty Five Rupees Only

Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02202292020062905471	99004569
Cheque/DD No.		Bank Date	RBI Date	29/06/2020-12:23:45	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9623850500

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 नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही .

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