

MILIND R. FULEY

ADVOCATE

Plot No. 130, Naik Nagar, Nagpur – 440027 (MH) Mo. No. +91 8788914778

Search Report No. 001/2020

Date : 28/02/2020

TITLE REPORT

1	Name and address of the Person to whom the title report is given	Shri. Ishan Dilip Kukade, aged about 29 years, Occ. Business, R/o. :C/o 187, Tulip Apts, Flat No. 301, Shankar Nagar, Nagpur (Mah).-440010.
2	Name and details of the Title holders	1) Shri. Ishan Dilip Kukade, aged about 29 years, Occ. Business, R/o. :C/o 187, Tulip Apts, Flat No. 301, Shankar Nagar, Nagpur (Mah).-440010. 2) Mrs. Sangeeta W/o. Dilip Kukade, Aged about 48 years, Occ. Housewife, R/o. Nagpur
3	Full Description of Property	ALL THAT PIECE AND PARCEL OF land bearing Survey No. 75/1, Jama Rs. 3.43, undivided share of land admeasuring 0.89 H. R., of Mouza-Hudkeshwar (Khurd), P. H. No. 37, Class No. 1, Tahasil-Nagpur Gramin, District-Nagpur, with name and style “Ambika Layout”. Together with the all structure, fittings, construction standing thereon along with all easementary rights appurtenant thereto, situated within the limits of the Grampanchayat Nagpur-Gramin, and as per sale deed and gift deed, same is bounded as under :- On the East : Khasra No. 64 On the West : Khasra No. 75 On the North : Khasra No. 65 On the South : Khasra No. 74 Note : Description of property is as per Sale Deed dated 16/05/2005, Gift Deed dated 30/04/2007 as well as documents supplied to me for verification.
	3.1 Nature of Immovable Property.	Non-Agricultural Land situated within the limits of Grampanchayat Nagpur-Gramin.

	3.2	i) Survey No. ii) Hissa No. iii) Ghat No. iv) Town Survey No. v) Khasara No. vi) Patta No. vii) Khatha No. viii) Plot No. (Local name of the field as applicable including sub-divisions should be mentioned)	-As Above -
	3.3	Number/Identification details as per building map/plan/DOD/Sale Deed	As mentioned in Schedule of Property
	3.4	Extent of Property	As mentioned in Schedule of Property
	3.5	Name /s of the Onwer/s	1) Mr. Ishan S/o. Dilip Kukade, Aged about 29 years, Occ. – Business 2) Mrs. Sangeeta W/o. Dilip Kukade Aged about 48 years, Occ. – Housewife, Both R/o. C/o 187, Tulip Apts, Flat No. 301, Shankar Nagar, Nagpur (Mah).- 440010.
	3.6	Nature of ownership	Non-Agricultural Land situated within the limits of Tahasil : Nagpur (Gramin), District : Nagpur
4	Tracing of title		<u>Original Ownership</u> 1. It seen from the record as well as documents supplied to me, all that part and parcel of land of old Khasra No.75, (Present 75/1), Class-I, P. H. No. 37, Tah. Nagpur, (Gramin), Mouza-Hudkeshwar (Khurd), Jama Rs. 6.56, at 1.70 H.R. admeasuring 0.89 H. R., belonged to and mutated in the name of 1) Mr. Ishan Dilip Kukade, 2) Mrs. Sangeeta Dilip Kukade, 3) Mr. Deonath Yadavrao Kukade and 4) Mrs. Kausalya Deonath

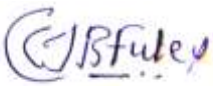
	Kukade, who had purchased the same from 1) Mr. Nathu Mahadev Dharmare, 2) Mr. Dattu Mahadev Dharmare 3) Mr. Kantaram Mahadev Dharmare 4) Mr. Vinayak Mahadev Dharmare 5) Mr. Anjanabai Narayan Mahalle, 6) Mrs. Bhiwarabai Shriramji Raut on 16.05.2005 registered before the Sub-Registrar No. 7, Nagpur, at serial No. 01165. I have verified Adhikar Abhilekh Patrak (7/12 Extract) i.e. record maintained by the Revenue Authority with respect to that. 2. It is further seen from the record that the aforementioned property i.e. ALL THAT PIECE AND PARCEL OF land bearing Survey No. 75/1, Jama of Rs. 3.43, undivided share of land admeasuring 0.445 hectares out of 0.89 Hectares possessed & owned by Shri. Deonath Yadavrao Kukde & Smt. Kaushalya Deonath Kukde, of Mouza-Hudkeshwar (Khurd), P. H. No. 37, Class No. I, Tahasil-Nagpur Gramin, District-Nagpur, was further transferred and mutated vide registered Gift Deed dated 30/04/2007 executed by 1) Mr. Deonath Yadavrao Kukade and 2) Mrs. Kausalya Deonath Kukade in favour of 1) Mr. Ishan Dilip Kukade Through his Natural Guardian Mrs. Sangeeta Dilip Kukade, registered before Sub-registrar No. 7 at serial no. 02633 dtd 30/04/2007. I have verified the related documents and the Adhikar Abhilekh Patrak i.e. 7/12 Extract i.e. record maintained by the Revenue Authority with respect to that. <u>Change in area</u> 3. It is submitted that, by virtue of order dated 12/09/2008 in the revenue Entry passed by the Revenue Officer the area of ownership of Mr. Ishan Dilip Kukade has been changed and mutation to that effect has been done in the Adhikar Abhilekh Patrak i.e. 7/12 Extract and name of
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	owner 1) Mr. Ishan Dilip Kukade, 2) Mrs. Sangeeta Dilip Kukade has been continued as joint and undivided owners of Kh. No. 75/1 admeasuring 0.89 H. R. Resurvey and Re-measurement 4. It is submitted that, due to resurvey and re-measurement conducted by the revenue authority, Kh. No. of the land has been renumbered as new Kh. No. 75/1 and name of owner 1) Mr. Ishan Dilip Kukade, 2) Mrs. Sangeeta Dilip Kukade has been continued as a owner. I have verified 7/12 extract with respect to that. 5. It is submitted that the present land owners entered into a Development agreement with the NMRDA on 07/01/2020 (No. : E. E. 1 /NMRDA/ DPC/Agree/232), therein approving the final layout plan dated 08/01/2020 permitting diversion of aforesaid land admeasuring 0.89 H.R. It is submitted that, present titleholders are going to Develop the said Land into Residential Layout. The prospective buyers can obtain loan by executing registered mortgage. 6. It is submitted that, all the documents verified are found to be true and correct by me. Regarding any charge over the property other then Banking/Institution, a separate Affidavit from the present titleholders for non encumbrance over the property is to be obtained for mortgage as well as suggested documents have to be obtained from the present title holder. 7. That, I have also verified the order passed by the Collector Nagpur wherein the present Land admeasuring 0.89 H. R. was converted in to Residential Land (i.e. Non Agricultural Order) by its order dated 23/09/2019 bearing No. 61/NAP-34/Mouza: Hudkeshwar (Khurd)/2019-20.
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5	Title deeds/documents details under which ownership is acquired	Sale Deed	16/05/2005
		Gift Deed	30/04/2007
6	List of encumbrances	N.A.	
7	View on encumbrance	N.A.	
8	Regulatory Issues :	N.A.	
9	Views of regulatory hurdles	N.A.	
10	List of documents/deeds provided to the Advocate and perused by him.	a) Self certified copy of Adhikar Abhilekh Patrak. b) Self certified Copy of 7/12 extract for the year 2005-2006. c) Self certified copy of 7/12 extract for the year 2008-2009. d) Original Sale Deed dt. 16/05/2005 e) Original Gift Deed 30/04/2007. f) Self certified copy of 7/12 extract dt. 2018-19 g) Self certified copy of “K-Prat” dtd. 02/07/2018 & 28/02/2019. h) Self Certified Copy of Patwari Map 1980-81. i) Self Certified Copy of Development Agreement dated 07/01/2020. j) Self Certified copy of Sanctioned layout plan approved by Nagpur Metropolitan Region Development authority.	
11	List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined.	That, I have verified 7/12 Extract, it revealed that the name of present title holder is duly mutated in the record of rights. It is advisable to obtain current 7/12 Extract and also advisable to obtain current tax paid receipt.	
12	Whather the documents examined are duly stamped as per the Stamp Act.	Yes	
13	Whether the Registration endorsements are in order.	Yes	

14	Certificate of examination	This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious.
15	Certificate of title	That, the Index Register available with the concerned Sub-Registrar Office, have been verified for the period of 30 years i.e. from 1991 to 2020 vide GNR Receipt No. MH012210060201920E dated 17/02/2020. It is submitted that, as per record of the concerned Sub-Registrar Office, title of the said property is clear and marketable.

Hence this Title Report



Milind R. Fuley
Advocate