

Chandrashekhar V. Anwane
Advocate
Panel On : Shikshak Sahakari Bank,
Nagpur

RESE./OFF
Ramwadi, Newshukrawari, Road,
Near Model Mill Square, Nagpur.
Ph.: 2726198 Mobile : 9373217895
9370043282

Ref. No.

Date : 18/08/2020

TITLE VERIFICATION REPORT

That having been engaged by M/s SHUBHA INFRATECH Through its **Partners Shri Bal Vinayakrao Pisal** R/o Mahalaxmi Nagar, Manewada Road, Nagpur, - 440024 & **Shri Sandeep Gopichand Badwaik**, R/o Durga Nagar, Manewada Road, Nagpur-440024 for the purpose of search and verification of title in respect of the property mention below. I, the undersigned Advocate do hereby submit of verification report and option about the title in respect of the same as under.

That I have taken the search in respect of the below mentioned property (MOUZA-MONDHA) Tah-Hingna, and Dist Nagpur, by inspection the record of concerned Sub-registrar by paying prescribed fees at Sub-registrar Hingna (Gramin) Nagpur, for the period of 13 years from 2007 to 2020 (13 yrs.) as per the requirement and direction of the bank.

SCHEDULE OF PROPERTY

- (1) All that piece and parcel of land bearing **Kh. No. 188, admeasuring area 0.90 H.R.**, land revenue Rs. 6.95 Ps. Occupancy Class-I, situated at Mouza-Mondha, Tah-Hingna, and Dist Nagpur, P.H. No. 49, and the said property is bounded as Under :-

TO THE EAST : Land bearing Kh. No. 187,
TO THE WEST : Land bearing Kh. No. 198,
TO THE NORTH : Land bearing Kh. No. 189,
TO THE SOUTH : Land bearing Kh. No. 186,

- (2) All that piece and parcel of land bearing **Kh. No. 189, admeasuring area 0.35 H.R.**, land revenue Rs. 3.13 Ps. Occupancy Class-I, situated at Mouza-Mondha, Tah-Hingna, and Dist Nagpur, P.H. No. 49, and the said property is bounded as Under :-

TO THE EAST : Land bearing Kh. No. 187,
TO THE WEST : Land bearing Kh. No. 198,
TO THE NORTH : Land bearing Kh. No. 190,
TO THE SOUTH : 9.00 Meter pandhan Road.

(3) All that piece and parcel of land bearing Kh. No. 190, admeasuring area 0.18 H.R., land revenue Rs. 1.17 Ps. Occupancy Class-I, situated at Mouza- Mondha, Tah-Hingna, and Dist Nagpur, P.H. No. 49, and the said property is bounded as Under :-

TO THE EAST : Land bearing Kh. No. 187,
TO THE WEST : Pandhan Road,
TO THE NORTH : Land bearing Kh. No. 191,
TO THE SOUTH : Land bearing Kh. No. 189,

That the chain of transaction over the said schedule of property as under.

All that piece and parcel of land bearing **Kh. No. 188, admeasuring area 0.90 H.R.**, land revenue Rs. 6.95 Ps. Occupancy Class-I, situated at Mouza- Mondha, Tah-Hingna, and Dist Nagpur, P.H. No. 49, & All that piece and parcel of land bearing **Kh. No. 189, admeasuring area 0.35 H.R.**, land revenue Rs. 3.13 Ps. Occupancy Class-I, situated at Mouza- Mondha, Tah-Hingna, and Dist Nagpur, P.H. No. 49, was originally belongs to Shri Bapurao S/o Gambhirrao Kakade Shri Bhaurao S/o Gambhirrao Kakade, Shri Tukaram S/o Keshavrao Kakade, Shri Ramesh S/o Keshavrao Kakade, Shri Raju S/o Namdeorao Kakade, Shri Sheshrao S/o Namdeo Kakade & Smt. Venu Wd/o Namdeorao Kakade.

All that piece and parcel of land bearing Kh. No. 190, admeasuring area 0.18 H.R., land revenue Rs. 1.17 Ps. Occupancy Class-I, situated at Mouza- Mondha, Tah-Hingna, and Dist Nagpur, P.H. No. 49, was originally belongs to Shri Tukaram S/o Keshavrao Kakade & Shri Ramesh S/o Keshavrao Kakade.

Thereafter for cogent reasons and good causes the owners decided to sell the above mention schedule Property and to utilize the sale proceeds thereof for their best interest and for the benefit of his family members but being pre-occupied in his assignments, it is neither possible, nor convenient for him to do and execute various acts, deeds and things required in the matter of completion of the proposed transaction of sale in all respects, therefore they nominate, constitute and **appoint** M/s SHUBHA INFRATECH Through its **Partners Shri Kunal Gajananrao Pisal** R/o New Amarnagar, Nagpur, as his **Power of Attorney fro Registration and presentation of Document on behalf of owner.**

Mean While the present Owner have also execute the Unregistered Agreement to Sell of the above mentioned property in favour of M/s SHUBHA INFRATECH Through its **Partners Shri Bal Vinayakrao Pisal** R/o Mahalaxmi Nagar, Manewada Road, Nagpur, -440024 & **Shri Sandeep Gopichand Badwaik**, R/o Durga Nagar, Manewada Road, Nagpur.

Thereafter the said entire land i.e. Kh. No. 188 & 190 is converted for Non Agricultural of use by Order dated 26/02/2020 respectively Kh. No. 189 is converted for Non Agricultural of use by Order dated 13/03/2020 passed by the Collector Nagpur in respect of Recommendation of Nagpur Metropolitan Development Authority Letter No. 3915/3915/4009 dated 27/02/2020 & 13/03/2020. Till Date the Final Sanction Layout Map From Nagpur Metropolitan Development Authority has not been Sanctioned. After sanction the map from Nagpur Metropolitan Development Authority the owner has to approved the said layout plan from Collector, Nagpur.

MUTATION

That, having acquired the said property, the present ownera, Shri Bapurao S/o Gambhirrao Kakade Shri Bhaurao S/o Gambhirrao Kakade, Shri Tukaram S/o Keshavrao Kakade, Shri Ramesh S/o Keshavrao Kakade, Shri Raju S/o Namdeorao Kakade, Shri Sheshrao S/o Namdeo Kakade & Smt. Venu Wd/o Namdeorao Kakade., got their name mutated with Patwari Record i.e. 7/12. The present owner has not sanction the layout Map from Nagpur Metropolitan Development Authority. **Approval from collector has not been obtained till date.** The Present owner has also convertated Agriculture land into Non Agriculture Land for Residential Purpose i.e. for Kh. No. 188 & 190 by Order dated 26/02/2020 respectively & for Kh. No. 189 by Order dated 13/03/2020 passed by the Collector Nagpur. The present owner has also not mutated their name in Grmpanchayat Record i.e. Tax Receipt. The present owner has not paid the Grmpanchayat Tax up to 2020.

I hereby say that :

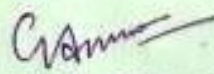
- A) I have inspected the records of Sub-registrar's offices wherein the links of the schedule property was properly established.
- B) That, the said property is observed mutated with the Patwari Record i.e. 7/12 in the name of present owner Shri Bapurao S/o Gambhirrao Kakade Shri Bhaurao S/o Gambhirrao Kakade, Shri Tukaram S/o Keshavrao Kakade, Shri Ramesh S/o Keshavrao Kakade, Shri Raju S/o Namdeorao Kakade, Shri Sheshrao S/o Namdeo Kakade & Smt. Venu Wd/o Namdeorao Kakade.
- C) All the relevant documents of schedule property along with the 7/12 Extract, Presentation Power of Attorney, Agreement to Sell has been placed before me and after perusing the same it is shown that, it is free from all types of encumbrances and title of owner is clear and marketable. I have also perused the other required documents i.e. N.A order, Sanction Layout Plan from Nagpur Metropolitan Development Authorit.
- D) The present owner Shri Bapurao S/o Gambhirrao Kakade Shri Bhaurao S/o Gambhirrao Kakade, Shri Tukaram S/o Keshavrao Kakade, Shri Ramesh S/o Keshavrao Kakade, Shri Raju S/o Namdeorao Kakade, Shri Sheshrao S/o Namdeo Kakade & Smt. Venu Wd/o Namdeorao Kakade has mutated their name in the record of Revenue Department.

Thus I, am of the opinion that, the owners Shri Bapurao S/o Gambhirrao Kakade Shri Bhaurao S/o Gambhirrao Kakade, Shri Tukaram S/o Keshavrao Kakade, Shri Ramesh S/o Keshavrao Kakade, Shri Raju S/o Namdeorao Kakade, Shri Sheshrao S/o Namdeo Kakade & Smt. Venu Wd/o Namdeorao Kakade, bears a perfect marketable right, title and interest over the said property and the same is free from encumbrances **except Final Approval of Collector, Nagpur, for Sanctioned Layout Map** and also in view of further personal verification and affidavit from the owners, it has been stated them that the said Owner has neither created any charge over the same, nor transferred at any time. I did not come across any entry of charge recorded against the said property.

Hence I hereby say that bank should be obtained following documents for creating charge over the said property by way of **Mortgage**.

1. Original Copy of 7/12 Extract from Present Owner
2. Original Copy of Agreement to Sell with M/s SHUBHA INFRATECH,
3. Original Copy of Presenting Power of Attorney dated 03/08/2020 of Kh. No. 188,189 & 190,
4. N.A Order dated 27/02/2020 & 13/03/2020 Respectively.
5. Sanction Layout Map from Town Planning Authority,
6. Final Sanction Layout Map from Nagpur Metropolitan Development Authority & Approved by Collector, Nagpur
7. Original Copy of 7/12 from Patwari Record.
8. 9. Mutation paper in Gram Panchayat i.e Tax Receipt. .
9. Latest Tax Receipt.
10. Identity Proff of Present Owner.

Nagpur
Dated : 18/08/2020


(Chandrashekhar Anwane)
Advocate