

Sahil M. Bhangde

LL.B

ADVOCATE

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TITLE VERIFICATION & SEARCH REPORT

On the basis of relevant documents submitted by M/s Mauli Infotech, acting through its Partner 1) Shri. Pravin Ratanlal Jain, 2) Shri. Ashwin Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate, 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 agricultural land bearing Survey/Khasra/Gut No. 17/1-A having admeasuring about 0.8143 H.R. held in Occupancy Class-I Rights of rental Rs. 3.40 Yearly of Mouza Beltarodi bearing P.S.K. No. 38 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Beltarodi in Tah. Nagpur (Rural) and Dist. Nagpur and same is bounded as under:-

East	:	Khasra No. 16,
West	:	Kh. No. 23,
North	:	Kh. No. 17/2
South	:	Kh. No. 17/1/A.

That I have taken search by inspecting the index Registers for a period of 13 years, i.e. 2007 to 2020 in the office of Sub-Registrar Nagpur (Gramin). I have also perused document placed before me.

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

- That originally all that piece and parcel of Agricultural land bearing Survey/Khasra/Gut No. 17/1, having admeasuring about 1.63 H.R. held in Occupancy Class-I Rights of Rental Rs. 6.8 yearly of Mouza Beltarodi bearing P.S.K. No. 38 including cuts of trees, Shrubs, passed, rights of pathway, water courses and all other esimentary rights situated at Village Beltarodi, in Tahsil Nagpur (Rural) and District Nagpur was owned and possessed by Shri. Hemraj Vithobaji Dhage, being his separate property as per entry reflected in 7/12 extracts.
- That aforesaid owner i.e. Shri. Hemraj Vithobaji Dhage had agreed to sell the aforesaid Kh. No. 17/1 having admeasuring about 1.63 H.R. to M/s. Chintamani Builders acting through its Partner Shri. Raju S/o. Laxmikant Ikelwar by way of executing unregistered Agreement to Sell Dt. 20/02/2000 and same was duly impounded by the Collector of Stamp Nagpur City u/s 41 of B.S. Act 1958 and upon receipt of deficit stamp duty of Rs. 77480/- and penalty of Rs. 1,03,830/- was paid vide challan no. 19/1 Dt. 10/08/2005.
- That during courses of time Shri. Hemraj Vithobaji Dhage had left for heavenly about on 27/07/2005 leaving behind his legal heirs namely as his widow Smt. Shantabai Hemraj Dhage, 3 sons namely as 1) Shri. Narayan Hemraj Dhage, 2) Shri. Sanjay @ Krishan Hemraj Dhage, 3) Shri. Kishor Hemraj Dhage and 4 daughters namely 1) Mrs. Vatsala Bahurao Pakhmode, 2) Mrs. Pushpa Marotrao Sakharkar, 3) Mrs. Vandana Nandkishor Fating and 4) Mrs. Chhaya Vijay Bondre became absolute joint owners of the property of decease person by virtue of intestate succession.
- That aforesaid co-owners i.e. 1) Shri. Shantabai Hemraj Dhage, 2) Shri. Narayan Hemraj Dhage, 3) Shri. Sanjay @ Krishan Hemraj Dhage, 4) Shri. Kishor Hemraj Dhage had agreed to sell of their share in the aforesaid property to Shri. Prashant Nemikumar Sarode by way of executing unregistered Agreement to Sell Dt. 08/05/2005.
- That similarly the aforesaid co-owners i.e. 4 daughters of decease Hemraj Dhage namely 1) Mrs. Vatsala Bahurao Pakhmode, 2) Mrs. Pushpa Marotrao Sakharkar, 3) Mrs. Vandana Nandkishor Fating and 4) Mrs. Chhaya Vijay Bondre had also agreed to sell of their remaining share in the aforesaid property to Shri. Prashant Nemikumar Sarode and Shri. Vijay Omprakash Dargan by way of executing Unregistered Agreement to Sell Dt. 18/09/2005.
- That mean time aforesaid co-owners i.e. 1) Shri. Shantabai Hemraj Dhage, 2) Shri. Narayan Hemraj Dhage, 3) Shri. Sanjay @ Krishan Hemraj Dhage, 4) Shri. Kishor Hemraj Dhage had jointly transfer the aforesaid i.e. Kh. No. 17/1 having admeasuring about 1.63 H.R. of Mouza Beltarodi, without consenters of 1) Shri. Prashant Nemikumar Sarode and 2) Shri. Vijay Omprakash Dargan to M/s Chintamani Builders, acting through its Partners 1) Shri. Kailash Ganpatrao Kalbande, 2) Shri. Manoj Manoharrao Tajne, 3) Shri. Yadvendra alias Rajesh Babanrao Dhote, 4) Miss. Videsha Arun Zodape, by way of executing Registered Sale Deed, same was registered in the office of Sub Registrar Nagpur No. 10 (Rural) at Sr. No. 5075, Dt. 18/08/2005. At the time of executing the said Sale Deed, aforesaid Co-Owners i.e. 1) Mrs. Vatsala Bahurao Pakhmode, 2) Mrs. Pushpa Marotrao Sakharkar, 3) Mrs. Vandana



Nandkishor Fating and 4) Mrs. Chhaya Vijay Bondre had abstained from signing the said Sale Deed Dt. 18/08/2005, in favour of said owners, but subsequently they had rectified the said Sale Deed by executing registered Confirmation Deed which is duly registered in the office of Sub Registrar Nagpur No. 10 (Rural) at Sr. No. 7405, Dt. 22/12/2005. That said M/s. Chintamani Builders acting through its Partner 1) Shri. Kailash Ganpatrao Kalbande, 2) Shri. Manoj Manoharrao Tajne, 3) Shri. Yadvendra Alias Rajesh Babanrao Dhote, 4) Miss. Videsha Arun Zodape had jointly appointed and constituted to Shri. Raju Laxmikant Itkelwar being their lawful attorney POA holder in respect of Survey No. 17/1 of Mouza Beltarodi by way of executing registered General Power of Attorney which was duly registered in the office of Sub-Registrar Nagpur No. 10 (Rural) at Sr. No. 7404/2005 Dt. 22/12/2005.

- G. That due to certain disputes, aforesaid prospective purchasers i.e. Shri. Prashant Nemikumar Sarode and Shri. Vijay Omprakash Dargan had instituted a Civil Suit, vide Special Civil Suit No. 443/2006 against aforesaid all legal heirs of deceased Hemraj Vithoba Dhage and M/s Chintamani Builders, acting through its Partners 1) Shri. Kailash Ganpatrao Kalbande, 2) Shri. Manoj Manoharrao Tajne, 3) Shri. Yadvendra Alias Rajesh Babanrao Dhote, 4) Miss. Videsha Arun Zodape in respect of aforesaid dispute property and same was pending trial before 9th Joint Civil Judge Senior Division Nagpur.
- H. That aforesaid civil suit no. 443/06 came to be compromised between aforesaid parties, in terms and condition of Compromise Petition, Dt. 12/09/2017 and accordingly M/s. Chintamani Builders acting through its Partners 1) Raju Laxmikant Itkelwar, 2) Shri. Kailash Ganpatrao Kalbande, 3) Shri. Manoj Manoharrao Tajne, 4) Shri. Yadvendra Alias Rajesh Babanrao Dhote, 5) Miss. Videsha Arun Zodape acting through their POA holder Shri. Raju Laxmikant Itkelwar had sold the Southern Portion of Kh. No. 17/1 having admeasuring about 0.8143 H.R. (i.e. 8143.66 Sq. Mt.) out of total admeasuring about 1.63 H.R. of Mouza Beltarodi to 1) Shri. Prashant Nemikumar Sarode, 2) Shri. Vijay Omprakash Dargan by way of executing registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 9577/2017 Dt. 04/12/2017 and by virtue of said Sale Deed, the said Southern Portion of Kh. No. 17/1 had renumbered as Kh. No. 17/1-A having admeasuring about 0.8143 H.R. owned by said 1) Shri. Prashant Nemikumar Sarode, 2) Shri. Vijay Omprakash Dargan and remaining Northern Portion of Kh. No. 17/1 had also renumbered as Kh. No. 17/1-B having admeasuring about 0.8157 H.R. owned by M/s. Chintamani Builders and their name separately mutated in 7/12 Extract.
- I. That aforesaid owners i.e. Shri. Prashant Nemikumar Sarode and Shri. Vijay Omprakash Dargan had jointly agreed to sale aforesaid Kh. No. 17/1-A of Mouza Beltarodi to M/s. Mauli Infotech acting through its Partners 1) Shri. Pravin Ratanlal Jain, 2) Shri. Ashwin Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate, by way of executing Registered Agreement of Sale which was duly registered in the office of Sub-Registrar Nagpur No. 7 (Rural) at Sr. No. 5292/2020 Dt. 30/09/2020.
- J. That aforesaid owners i.e. 1) Shri. Prashant S/o. Nemikumar Sarode, 2) Shri. Vijay S/o. Omprakash Dargan had appointed and constituted to M/s. Mauli Infotech through its Partners 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin S/o. Natthuji Rahate being their lawful attorney holder in respect of Kh. No. 17/1-A of Mouza Beltarodi by way of executing registered General Power of Attorney which was registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 5293/2020 Dt. 30/09/2020.
- K. I have not verified Original Documents hence this Report is subject to verification of Original Registered Documents.
- ❖ 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. 325/- vide GRN No. MH005897505202021E dated 21/10/2020.

DOCUMENTS PERUSED

- Photocopy of Notarized General Power of Attorney executed by 1) Mrs. Vatsala W/o. Bhavurao Pakmode, 2) Mrs. Pushpa W/o. Marotrao Sakharakar, 3) Mrs. Vandana W/o. Nandkishor Fating, 4) Ku. Chhaya Hemraj Dhage, 5) Shri. Sanjay alias Krushna S/o. Hemraj Dhage, 6) Shri. Kishor Hemraj Dhage in favour of Shri. Narayan S/o. Hemraj Dhage bearing its Notarial Registration Entry Dt. 18/05/1996.
- Photocopy of 7/12 Extract issued in the name of Shri. Hemraj Vithoba Dhage Dt. 10/07/2005.
- Photocopy of Death Certificate of Shri. Hemraj Dhage Dt. 04/08/2005. (Death of Death 27/07/2005.)
- Photocopy of NOC to Self issued by Additional Collector and Competent Authority U.T.C. Nagpur Dt. 16/08/2005.
- Photocopy of Registered Sale Deed executed by 1) Smt. Shantabai W/o. Hemraj Dhage, 2) Shri. Narayan S/o. Hemraj Dhage, 3) Shri. Sanjay @ Krishna Hemraj Dhage, 4) Shri. Kishor S/o. Hemraj Dhage, 5) Smt. Vatsala W/o. Bhaurao Pakmode, 6) Smt. Pushpa W/o. Marotrao Sakharakar, 7) Smt. Vandana W/o. Nandkishor Fating, 8) Smt. Chhaya W/o. Vijay Bondre all acting through their POA holder Shri. Narayan S/o. Hemraj Dhage in favour of M/s. Chintamani Builder acting through its Partners 1) Shri. Raju S/o. Laxmikant Itkelwar, 2) Shri. Kailash S/o. Ganpatrao Kalbande, 3) Shri.



CHALLAN
MTR Form Number-6



GRN MH005897505202021E		BARCODE [Barcode Image]		Date 21/10/2020-12:28:51		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any) 266			
Type of Payment Search Fee				PAN No.(If Applicable) AMZPB5432A			
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name Adv Sahil Bhangde			
Location NAGPUR				Flat/Block No.		Plot No. 167	
Year 2020-2021 From 21/10/2007 To 21/10/2020				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			325.00		Bajiprabhu Nagar		
					Area/Locality Nagpur		
					Town/City/District		
					PIN		
					4 4 0 0 3 3		
			Remarks (If Any)				
			Survey, 17/1-A Mz Beltarodi P.S.K, No. 38 Village - Beltarodi in Tah.				
			Nagpur Rural Dist. Nagpur				
Total			325.00		Amount In Words Three Hundred Twenty Five Rupees Only		
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				03006172020102100426		229479053	
Cheque/DD No.				Bank Date		RBI Date	
				21/10/2020-12:29:53		Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9422148978

जरूरत पडल्यास "रखणू ऑफिस पैसेट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा गोंदणी व कार्यालयाच्या वेळापत्रकाची लागू नाही.