PREMJYOTI S. TIWARI

ADVOCATE

MOBILE NO-8975701485

OFFICE AT- 48 C VITTHALNAGAR

NAGPUR -34

TITLE VERIFICATION & SEARCH REPORT

Having been given the task to conduct Title Verification and Search of the property bearing Kh. No. 9/3 B , Mouza-Pipla , P.H. No. 38 admeasuring 1.05 Hector i.e. 10500 Sq.Mtr. situated at within the limits of Grampanchayat Pipla Tehsil and District Nagpur

M/s Rachana Developers have obtained title over property by virtue of having purchased the same from its previous owners by Sale Deed executed on 17.06.2011 and registered at the office of Sub-Registrar office No.7 at Serial No. 4485/2011 dated 17.06.2011

I have examined the Original Title Deeds of the property of M/s Rachana Developers located at Mouza – Pipla and documents of title referred to in this report are valid evidence of Right, title and interest and that the said property has clear valid and marketable title without any encumbrance whatsoever.

I have examined the documents in detail, taking into account all the Guidelines for conducting search for verification title of the property.

I confirm having made a search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government offices / Sub-Registrar(s) office(s), Revenue Records, Municiapl/Panchayat office, Land acquisition office , Registrar of Companies office, . I do not find anything adverse which would affect or encumber the sale, transfer or development of the property.

Following scrutiny of Land Records / Revenue Records, relevant Title Deeds , certified copies of such title deeds obtained from the concerned Registrar office and encumbrance certificate (EC) ,I hereby certify genuineness of the Title Deeds. Suspicious/Doubt if any has been clarified by making necessary charges.

There are no prior Mortgage/charges/encumbrances whatsoever , as could be seen from the Encumbrance Certificate for the period from 1990 to 2020 pertaining to immovable property (ies) covered by above said Title Deeds. The property is free from all encumbrances.

Minor/(s) and his and their interest in the property (ies) is to the extent of NIL.

The said property is converted for Non-Agriculture use vide Jilhadhikar/kavi-387/2014/Mouza-Pipla, P.H. No. 38, Tehsil-Nagpur(Gramin).R.M.K. 335/NAP-34/2013-2014 Jilhadhikari, Nagpur dated 25/04/2014.

The said property is converted for Non-Agriculture Residential use vide letter No. R.M.K.-42/NAP-34/MOUZA-PIPLA/2020-21-J.K.P/JILHADHIKARI/KAVI-934/2020 , Collector Office Nagpur Dated 06.11.2020.

Rachana Developers have got a residential Layout carved on the said property and the same is duly sanctioned by the **NMRDA vide** sanction letter bearing reference No E.E. (NMRDA)/342 dated 19/11/2020. This project has been named and styled as **"RACHANA MITHILA- III"** In line with above sanction of residential layout, Rachana Developers have also entered into Development agreement with Executive Engineer (Metro) Nagpur Improvement Trust, for terms and conditions of development work to be carried out in the said sanctioned Layout.

M/s Rachana Developers have the right to sell and transfer independent plots as carved out in the said sanctioned layout to prospective buyers in line with terms and conditions of Development Agreement with Nagpur Improvement Trust (NMRDA)

Mortgage if created, will be available to financial institutions for the liability of the intending purchasers/borrowers of plots situated in the scheme known as **"RACHANA MITHILA-III"**

I Certify that intending Purchasers/Borrowers of plots situated in the Scheme known as **"RACHANA MITHILA-III"** shall have an absolute, CLEAR AND Marketable title over the scheduled property/(ies) I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force

SCHEDULE OF THE PROPERTY

Independent plots carved out in the sanctioned residential plots layout known and styled as **"RACHANA MITHILA-III"** on the property bearing No 9/3/B , Mouza- Pipla Tehsil- & District Nagpur.(RURAL)

BOUNDED AS UNDER-

EAST- 18 MTR. ROAD

WEST- KH.NO 8

NORTH-K.H. NO 9 /3/A

SOUTH – 9/2

The Boundaries of individual plots would vary from plot to plot

Dt. 20/11/2020

Place – Nagpur

P.S. TIWARI ADVOCATE
B.A., L.L.B.
Reg. No.: Mah/5492/2005

(Premjyoti S. Tiwari , Advocate)