

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 Infratech acting through its Partners 1) Shri. Pravin Ratanlal Jain, 2) 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-B having admeasuring about 0.8157 H.R. held in Occupancy Class-I Rights of rental Rs. 3.40 Yearly of Mouza Belarodi 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 Belarodi 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:-

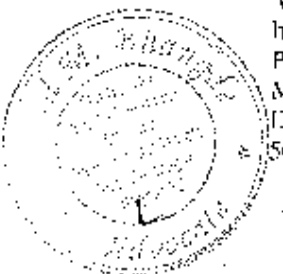
- A. That originally all that piece and parcel of Agricultural land bearing Survey/Khasra/Gut No. 17/1, having admeasuring about 1.63 H.R. held in Occupancy Class-I Rights of Rental Rs. 6.8 yearly of Mouza Belarodi bearing P.S.K. No. 38 including cuts of trees, Shrubs, passed, rights of pathway, water courses and all other easementary rights situated at Village Belarodi, 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.
- B. 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 Kulkarni 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.
- C. That during course 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 deceased property by virtue of intestate succession.
- D. 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.
- E. That similarly the aforesaid co-owners i.e. 4 daughters of deceased 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.
- F. 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 Belarodi, without consent 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 Babarrao 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 Vithobaji 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 ILR. (i.e. 8143.66 Sq. Mt.) out of total admeasuring about 1.63 H.R. of Mouza Beltarodi to 1) Shri. Prashant Nemikaumar 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 Nemikaumar 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 ILR. owned by M/s. Chintamani Builders and their name separately mutated in 7/12 Extract.
- I. That aforesaid owners i.e. M/s. Chintamani Builders acting through its Partners 1) Shri. Raju S/o. Laxmikant Itkelwar, 2) Shri. Kailash S/o. Ganpatrao Kalbande, 3) Shri. Manoj S/o. Manoharrao Tajne, 4) Shri. Yadvendra alias Rajesh S/o. Babanrao Dhote, 5) Ms. Videsha D/o. Arun Zodape all acting through their and self POA holder Shri. Raju S/o. Laxmikant Itkelwar Partner of M/s. Chintamani Builders had sold aforesaid Kh. No. 17/1-B of Mouza Beltarodi to M/s. Mauli Infratech acting through its Partners 1) Shri. Pravin Ratanlal Jain, 2) Shri. Pravin Natthuji Rahate, by way of executing Registered Sale Deed which was duly registered in the office of Sub-Registrar Nagpur No. 7 (Rural) at Sr. No. 4948/2020 Dt. 23/09/2020.
- J. That by virtue of registered Sale Deed, M/s. Mauli Infratech acting through its Partners 1) Shri. Pravin Ratanlal Jain, 2) Shri. Pravin Natthuji Rahate became the absolute owner of the schedule of property.
- 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. MH005896951202021E dated 21/10/2020.

DOCUMENTS PERUSED

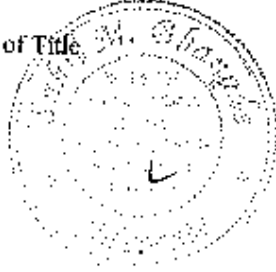
- Photocopy of Notarized General Power of Attorney executed by 1) Mrs. Vatsala W/o. Bhavurao Pakmode, 2) Mrs. Pushpa W/o. Marotrao Sakharakar, 3) Mrs. Vandana W/o. Nandkishor Fating, 4) Ku. Chhaya Hemraj Dhage, 5) Shri. Sanjay alias Krishna S/o. Hemraj Dhage, 6) Shri. Kishor Hemraj Dhage in favour of 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 Sell issued by Additional Collector and Competent Authority U.I.C. Nagpur Dt. 16/08/2005.
- Photocopy of Registered Sale Deed executed by 1) Smt. Shantabai Wd/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. Bhavurao 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. Manoj S/o. Manoharrao Tajne, 4) Shri. Yadvendra alias Rajesh S/o. Babanrao Dhote, 5) Miss. Videsha D/o. Arun Zodape, same was registered in the office of Sub-Registrar Nagpur No. 10 (Rural) at Sr. No. 5075/2005 Dt. 18/08/2005.

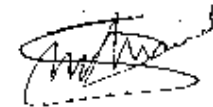


- **Photocopy of General Power of Attorney** executed by 1) Shri. Kailash S/o. Ganpatrao Kalbande, 2) Shri. Manoj S/o. Manoharrao Tajane, 3) Shri. Yadvendra alias Rajesh S/o. Babarrao Dhote, 4) Miss. Videsha D/o. Arun Zodape in favour of Shri. Raju Laxmikant Itkelwar, same was registered in the office of Sub-Registrar Nagpur No. 10 (Rural) at Sr. No. 7404/2005 Dt. 22/12/2005.
- **Photocopy of Impounded Agreement of Sale** executed by 1) Shri. Hemraj S/o. Vithobaji Dhage in favour of M/s. Chintamani Builders acting through its Partner Shri. Raju S/o. Laxmikant Itkelwar impounded by Collector of Stamp, Nagpur vide its challan no. 19/1 Dt. 10/08/2009.
- **Photocopy of Compromise Petition** bearing its special civil suit no. 443/2006 Dt. 14/09/2017.
- **Photocopy of R-Prat** Dt. 02/08/2016.
- **Photocopy of Registered Sale Deed** executed by M/s. Chintamani Builders acting through its Partner 1) Shri. Raju Laxmikant Itkelwar, 2) Shri. Kailash Ganpatrao Kalbande, 3) Shri. Manoj Manoharrao Tajane, 4) Shri. Yadvendra alias Rajesh Babarrao Dhote, 5) Miss. Videsha Arun Zodape acting through their and self POA holder Chintamani Builders through Partner Shri. Raju Laxmikant Itkelwar in favour of Shri. Prashant Nemikumar Sarode and Shri. Vijay Omprakash Dargan, same was registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 9577/2017 Dt. 04/12/2017. (Southern Portion of Kh. No. 17/1 Adm. 0.8143 H.R.)
- **Photocopy of Letter** issued by NMRDA, Nagpur vide its letter no. न.र.नं.म.प्र.नि.प्रा./2804 dt. 13/08/2020.
- **Photocopy of Registered Sale Deed** executed by M/s. Chintamani Builders acting through its Partners 1) Shri. Raju S/o. Laxmikant Itkelwar, 2) Shri. Kailash S/o. Ganpatrao Kalbande, 3) Shri. Manoj S/o. Manoharrao Tajane, 4) Shri. Yadvendra alias Rajesh S/o. Babarrao Dhote, 5) Ms. Videsha D/o. Arun Zodape all acting through their and self POA holder Shri. Raju S/o. Laxmikant Itkelwar Partner of M/s. Chintamani Builders in favour of M/s. Mauli Infratech acting through its Partners 1) Shri. Pravin Ramulal Jain, 2) Shri. Pravin Natthuji Rahate, same was registered in the office of Sub-Registrar Nagpur No. 7 at Sr. No. 4948/2020 Dt. 23/09/2020.

Hence, this report of Search & Verification of Title

Nagpur:
Dated : 21/10/2020




(Sahil M. Bhangde)
Advocate

CHALLAN
MTR Form Number-6



GRN MH005896951202021E	BARCODE	Date 21/10/2020-12:25:36	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee		TAX ID / TAN (If Any) 266	
		PAN No.(If Applicable) AMZPB5432A	
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name Adv Sahil Bhangde		
Location NAGPUR			
Year 2020-2021 From 21/10/2007 To 21/10/2020	Flat/Block No.	Plot No. 167	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	Bajiprabhu Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 3 3
		Remarks (If Any)	
		Survey. 17/1-B M4 Beltarodi P.S.K. No. 38 Village - Beltarodi in Tah. Nagpur Rural Dist. Nagpur	
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		
Payment Details PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK	
Choque-DD Details		Bank CIN	Ref. No. 03006172020102100421 229478432
Choque/DD No.		Bank Date	RBI Date 21/10/2020-12:26:22 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

असा चालान "सत्य ऑफ दॅक्रेट" मधील नमुद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता त्याच्या दस्तऐवादी लागू नाही.