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**U.S.M.** Fine Conditioning and Maintenance Products

Chamber No. 55, Bar Room N.Y.  
High Court Bar Association, 1001 F-40001

SEN/70/GEN/20 Date: 25-11-2020

Having been engaged by M/S SINHRAL BUILDERS AND DEVELOPERS PRIVATE LTD. through its Directors Mr. Man Singh S/o Davendra Mulik and Mr. Ishwari S/o Davendra Mulik Nagpur, for preparing Title verification and search report in the matter of the Property owned by M/S SINHRAL BUILDERS AND DEVELOPERS PRIVATE LTD., The property described in the Schedule:

I am submitting the search report of the property mentioned in the schedule of property as follows. -

All that piece and parcel of Nagpur Improvement Trust Lease Hold Plot No.376 measuring 431.079 Sq.mtrs/4640 Sq.fts, Civil Station Extension Scheme of N.M.T., Khairi No. 51, Telanghedi Layout, Mouza: Pandharnodi, City Survey No. 635, Block No. 30, bearing Nagpur Municipal Corporation House No. 583/B and 584, Ward No 69, Situated at Ram Nagar, Within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tehsil and District Nagpur bounded as under:-

South by - Main Road

Note: Above Description of property occupied from Lease Deed vide No. 1465/2020 Dated 20-02-2020.

That I have inspected the concerned deeds, documents and also the record after the due payment of search fees vide receipt no. MH007409542202021P dated 25-11-2020 to Sub-Registrar Nagpur-3 for the period of 13 years from 2008 to 2020. That the applicant placed before me following documents and my opinion is based on careful study of

- A) Xerox copy of Registered Sale Deed vide No. 7972/2013 dated 23-12-2013.
- B) Xerox copy of Registered Deed of Declaration vide No. 4420 dated 16-08-2016.
- C) Xerox Copy of Registered Lease Deed vide No. 1465/2020 Dated 20-02-2020.
- D) Xerox copy of General Power of Attorney vide No. 2657/2016 dated 13-05-2016.
- E) Xerox copy of City Survey Property Card
- F) Xerox Copy Registered Deed of Confirmation vide No. 2606/2016 dated 13-05-2016
- G) Xerox Registered Gift Deed vide No. 1112 of 2015 on 11-02-2015
- H) Xerox Copy of Tax Receipt issued by Nagpur Municipal Corporation

#### Devolution of the Title

- 1) That originally The Plot of land admeasuring 342.29 Sq.mtrs/ 3663 Sq. Fts out of All That piece and parcel of Nagpur Improvement Trust Lease Hold Plot No.176 admeasuring 431.070 Sq.mtrs in Civil Station Expansion Scheme of N.I.T., Telankhed Layout, Mouza: Pandharabod, City Survey No. 613, Sheet No. 30, bearing Nagpur Municipal Corporation House No. 583/8 and 584, Ward No. 68, Situated at Ram Nagar, Within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil and District Nagpur was belonged to Mr. Dattatray Walaji Thakre owned by him from the Nagpur Improvement Trust on Lease for a term 27-02-1959 to 31-03-1989 by duly registered Lease deed dated 21-11-



1959.

- 2) That later on some dispute arose between Mr. Dattatray Walaji Thakre and Smt. Alakshai Chandrakant Mankar, it resulted into filing of Civil suit vide number 100/1971. It was decreed by compromised before court on 21-06-1984 and thereby the name of Smt. Alakshai Chandrakant Mankar mutated on 50% portion of the land of Nagpur Improvement Trust Lease Hold Plot No.176 admeasuring 431.070 Sq.mtrs in Civil Station Expansion Scheme of N.I.T., Telankhed Layout, Mouza: Pandharabod, City Survey No. 613, Sheet No. 30, bearing Nagpur Municipal Corporation House No. 583/8 and 584, Ward No. 68, Situated at Ram Nagar, Within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil and District Nagpur.
- 3) That after Smt. Alakshai Chandrakant Mankar executed her Will vide No. 858 on 13-04-1977 and bequeath her 50 % share of the land of Nagpur Improvement Trust Lease Hold Plot No.176 admeasuring 431.070 Sq.mtrs in Civil Station Expansion Scheme of N.I.T., Telankhed Layout, Mouza: Pandharabod, City Survey No. 613, Sheet No. 30, bearing Nagpur Municipal Corporation House No. 583/8 and 584, Ward No. 68, Situated at Ram Nagar, Within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil and District Nagpur in favor of Mr. Jannao S/o Shankarrao Gawande.
- 4) That after Mr. Dattatray Walaji Thakre and Mrs. Anusuya D. Thakre sold portion of the said plot No. 176 together with built up area 817 Sq. Ft. to Mrs. Minudal Jayant Abant vide Sale Deed No. 8578 (P) on 14-09-1988.
- 5) That later on, Mr. Dattatray Walaji Thakre executed his Will vide No. 9 dated 15-07-1995 and bequeath the said Plot of Nagpur Improvement Trust Lease Hold Plot No.176 admeasuring 126.68 Sq.mtrs in Civil Station Expansion Scheme of N.I.T., Telankhed Layout, Mouza: Pandharabod, City Survey No. 613, Sheet No. 30, bearing Nagpur Municipal Corporation



House No. 583/B and 584, Ward No. 69, Situated at Ram Nagar, Within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil and District Nagpur to his Wife Smt. Anusayabai Thakre and his Son Mr. Arun Thakre.

6) That after the death of Mr. Dattatray Waleji Thakre on 15-07-1995 his wife Smt. Anusayabai Thakre and son Mr. Arun Thakre became joint owner of the said Plot of Nagpur Improvement Trust Lease Hold Plot No. 176 admeasuring 125.68 Sq.mtrs in Civil Station Expansion Scheme of N.I.T., Telankhedi Layout, Mouza: Pandharabadi, City Survey No. 615, Sheet No. 30, bearing Nagpur Municipal Corporation House No. 583/B and 584, Ward No. 69, Situated at Ram Nagar, Within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil and District Nagpur.

7) That, later on after the death of Smt. Anusayabai Thakre on 13-04-2000 his son Mr. Arun Thakre became the absolute owner of the said Plot of Nagpur Improvement Trust Lease Hold Plot No. 176 admeasuring 125.68 Sq.mtrs in Civil Station Expansion Scheme of N.I.T., Telankhedi Layout, Mouza: Pandharabadi, City Survey No. 615, Sheet No. 30, bearing Nagpur Municipal Corporation House No. 583/B and 584, Ward No. 69, Situated at Ram Nagar, Within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil and District Nagpur.

8) That after Mr. Jankarao S/o Shankarrao Dewande transferred the said land admeasuring 215.528 Sq.mtrs/ 2320 Sq. Fts out of All That piece and parcel of Nagpur Improvement Trust Lease hold Plot No. 176 together with the existing R.C.C double storied superstructure admeasuring 64.80 Sq.mtrs/7020 sq fts in Civil Station Expansion Scheme of N.I.T., Telankhedi Layout, Mouza: Pandharabadi, City Survey No. 615, Sheet No. 30, bearing Nagpur Municipal Corporation House No. 583/B and 584, Ward No. 69, Situated at Ram Nagar, Within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil and District Nagpur to M/s NAR COAL SERVICE LIMITED through its Directors Mr. Sushel S/o

Sushel Nair by executing registered sale deed vide No. 2818/2004 on 30-09-2004.

9) That Mr. Arun S/o Dattatray Thakre transferred the said land admeasuring 126.68 Sq.mtrs/ 1353 Sq. Fts out of All That piece and parcel of Nagpur Improvement Trust Lease Hold Plot No. 176 together with the existing R.C.C double storied superstructure admeasuring 149 Sq.mtrs/1693.24 sq fts in Civil Station Expansion Scheme of N.I.T., Telankhedi Layout, Mouza: Pandharabadi, City Survey No. 615, Sheet No. 30, bearing Nagpur Municipal Corporation House No. 583/B and 584, Ward No. 69, Situated at Ram Nagar, Within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil and District Nagpur to M/s NAR COAL SERVICE LIMITED through its Directors Mr. Sushel S/o Suresh Nair by executing registered sale deed vide No. 3434/2006 on 13-06-2006.

10) That later M/s NAR COAL SERVICE LIMITED through its Directors Mr. Sushel S/o Suresh Nair transferred the Plot of land admeasuring 342.29 Sq.mtrs/ 3683 Sq. Fts out of All That piece and parcel of Nagpur Improvement Trust Lease Hold Plot No. 176 admeasuring 431.070 Sq.mtrs together with the existing R.C.C double storied superstructure admeasuring 344.13 Sq.mtrs/3704 sq fts in Civil Station Expansion Scheme of N.I.T., Telankhedi Layout, Mouza: Pandharabadi, City Survey No. 615, Sheet No. 30, bearing Nagpur Municipal Corporation House No. 583/B and 584, Ward No. 69, Situated at Ram Nagar, Within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil and District Nagpur to M/s SINHRAI BUILDERS AND DEVELOPERS PRIVATE LTD. through its Directors Mr. Mansingh S/o Dewendra Mulik and Mr. Prithviraj S/o Dewendra Mulik by executing registered sale deed vide no. 7072 of 2013 on 29-12-2013.

11) That later on M/s SINHRAI BUILDERS AND DEVELOPERS PRIVATE LTD. through its Directors Mr. Mansingh S/o Dewendra Mulik and Mr.



Prithviraj S/o Devendra Mulik decided to construct multistorey building and to develop the said land of Nagpur Improvement Trust Lease Hold Plot No.176, Telakhedi Layout, Mouza: Pandharabod, City Survey No. 615, Sheet No. 30, bearing Nagpur Municipal Corporation House No. 583/9 and 584, Ward No 69, Situated at Ram Nagar, Within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil and District Nagpur.

12) That for the reason of Development M/S SINHRAJ BUILDERS AND DEVELOPERS PRIVATE LTD. through its Directors Mr. Mansingh S/o Devendra Mulik and Mr. Prithviraj S/o Devendra Mulik enters into the Agreement of Development with Mr. Chandanlal S/o Liladhar Sirya by executing registered development agreement vide No. 3842/2014 on 23-05-2014.

13) That Mr. Chandanlal S/o Liladhar Sirya gifted the land admeasuring 88.44 Sq.mtrs/ 952 Sq. Fts out of All That piece and parcel of Nagpur Improvement Trust Lease Hold Plot No.176 admeasuring 431.070 Sq.mtrs together with the existing R.C.C double storied superstructure admeasuring 344.11 Sq.mtrs/3704 sq.ft. in Civil Station Expansion Scheme of N.I.T., Telakhedi Layout, Mouza: Pandharabod, City Survey No. 615, Sheet No. 30, bearing Nagpur Municipal Corporation House No. 583/8 and 584, Ward No 69, Situated at Ram Nagar, Within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil and District Nagpur to his son Mr. Dinesh S/o Chandanlal Sirya and Mr. Sushil S/o Chandanlal Sirya by executing registered gift deed vide No. 1112 of 2015 on 11-02-2015.

14) That, after the sad demise of Mr. Chandanlal S/o Liladhar Sirya his son Mr. Dinesh S/o Chandanlal Sirya and Mr. Sushil S/o Chandanlal Sirya executed Deed of Confirmation in favor of M/S SINHRAJ BUILDERS AND DEVELOPERS PRIVATE LTD. vide No. 2886/2016 dated 13-05-2016 for completion of task of development of the property.

15) That Mr. Dinesh S/o Chandanlal Sirya and Mr. Sushil S/o Chandanlal Sirya executed registered General Power of Attorney in favor of M/S SINHRAJ BUILDERS AND DEVELOPERS PRIVATE LTD. through its Director Mr. Prithviraj S/o Devendra Mulik vide No.2697 of 2016 on 31-05-2016.

16) That after M/S SINHRAJ BUILDERS AND DEVELOPERS PRIVATE LTD. the obtained sanctioned plan and Building Construction permission from Nagpur Municipal Corporation vide No. 531/0-Peth/Z.No.711/NMC/2016 dated 18-05-2016. And accordingly, M/S SINHRAJ BUILDERS AND DEVELOPERS PRIVATE LTD. through its Directors Mr. Mansingh S/o Devendra Mulik and Mr. Prithviraj S/o Devendra Mulik constructed multistorey building over the Plot No.176 namely "SAMPANNA".

17) That M/S SINHRAJ BUILDERS AND DEVELOPERS PRIVATE LTD. through its Directors Mr. Mansingh S/o Devendra Mulik and Mr. Prithviraj S/o Devendra Mulik executed Deed of Declaration vide No. 4420 of 2016 on 16-08-2016 for their project "SAMPANNA" over the land admeasuring All That piece and parcel of Nagpur Improvement Trust Lease Hold Plot No.176 admeasuring 431.070 Sq.mtrs/4640 Sq.Fts, Civil Station Expansion Scheme of N.I.T., Mouza No. 51, Telakhedi Layout, Mouza: Pandharabod, City Survey No. 615, Sheet No. 30, bearing Nagpur Municipal Corporation House No. 583/8 and 584, Ward No 69, Situated at Ram Nagar, Within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil and District Nagpur.

18) That The M/S SINHRAJ BUILDERS AND DEVELOPERS PRIVATE LTD. through its Directors Mr. Mansingh S/o Devendra Mulik and Mr. Prithviraj S/o Devendra Mulik renewed the Lease Deed by executing registered Lease Deed vide No. 1465 of 2020 on 20-01-2020 from Nagpur Improvement Trust duly signed by Executive Officer Nagpur Improvement Trust for period from 01-04-2019 to 31-03-2049.



19) The M/S SINHRAM BUILDERS AND DEVELOPERS PRIVATE LTD, through its Directors Mr. Mansingh S/o Devendra Mulik and Mr. Prithviraj S/o Devendra Mulik also mutated their name of City Survey Property card.

20) Hence from the above said chain of the owner it is clear that M/S SINHRAM BUILDERS AND DEVELOPERS PRIVATE LTD, through its Directors Mr. Mansingh S/o Devendra Mulik and Mr. Prithviraj S/o Devendra Mulik become absolute owners of All that piece and parcel of Nagpur Improvement Trust Lease Hold Plot No.176 -admeasuring 811.070 Sq.mtrs./0540 Sq.ft. Civil Station Expansion Scheme of M.T., Khazra No. 55, Tilaahedi Layout, Moora: Pandharakodi, City Survey No. 615, Sheet No. 30, bearing Nagpur Municipal Corporation House No. 583/8 and 584, Ward No 68, Situated at Ram Nagar, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Taluk and District Nagpur property with Heritable and Transferable rights.

#### Minor's Interest/HUF Property

In this property there is not a question of Minor's interest.

#### Mutation of the Name of the owner in the Revenue Records

M/S SINHRAM BUILDERS AND DEVELOPERS PRIVATE LTD, through its Directors Mr. Mansingh S/o Devendra Mulik and Mr. Prithviraj S/o Devendra Mulik mutated name on property card hence suggested to provide recent property card.

#### Payment of Municipal/Local taxes/Cess etc

M/S SINHRAM BUILDERS AND DEVELOPERS PRIVATE LTD, through its Directors Mr. Mansingh S/o Devendra Mulik and Mr. Prithviraj S/o Devendra Mulik suggested paid Municipal tax bill 2020-2021 and made their name on Tax Record.

#### Dispendens

There is no dispendens registered on this property.

#### Conclusion, Observations and Recommendations

That, the index registers available with the Sub-Registrar Office-3, Nagpur for period commencing from 2008 to 2020 have been verified by paying Search Fees, I have gone through the record available with Sub-Registrar Office-3, Nagpur. However, some record was in mutilated and torn form, intermittently and some record was missing. Moreover, the indexing of record as required under Registration Act, 1908 is incomplete. However, on the basis of record available with the concerned Sub-Registrar Office and on the basis of documents supplied as well as on the basis of affidavit advised to be obtained, this is to certify that, the title to the property of the titleholder is clear and marketable.

In order to safe guard it is advisable to obtain the following documents.

- A) Registered Sale Deed vide No.2072/2013 dated 23-12-2013,
- B) Registered Deed of Declaration vide No. 4420 dated 16-08-2016,
- C) Registered Lease Deed vide No. 1465/2020 Dated 20-02-2020,
- D) Registered Deed of Confirmation vide No. 2696/2016 dated 13-05-2016
- E) Registered Gift Deed vide No. 3112 of 2015 on 11-02-2015.
- F) Registered Deed of Development vide No.3041 of 2014 dated 23-06-2014
- G) General Power of Attorney vide No.2697/2016 dated 13-05-2016,
- H) Recent copy of City Survey Property Card
- I) Recent Tax Receipt issued by Nagpur Municipal Corporation
- J) Sanctioned Map and Building Permit
- K) Affidavit of the owner/mortgagor regarding non encumbrances and charge etc.

Nagpur

Yours Sincerely,  
  
Adv. Prayush M. Arjekar

|         |  |            |  |                                                                                                      |  |             |  |             |  |             |  |             |  |             |  |             |  |             |  |             |  |             |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |              |  |               |  |
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| 1465204 |  | 25/11/2020 |  | Notice Generated Through e-Bidding Module. For original report please contact concerned SPNO office. |  | புறம் எண் 1 |  | புறம் எண் 2 |  | புறம் எண் 3 |  | புறம் எண் 4 |  | புறம் எண் 5 |  | புறம் எண் 6 |  | புறம் எண் 7 |  | புறம் எண் 8 |  | புறம் எண் 9 |  | புறம் எண் 10 |  | புறம் எண் 11 |  | புறம் எண் 12 |  | புறம் எண் 13 |  | புறம் எண் 14 |  | புறம் எண் 15 |  | புறம் எண் 16 |  | புறம் எண் 17 |  | புறம் எண் 18 |  | புறம் எண் 19 |  | புறம் எண் 20 |  | புறம் எண் 21 |  | புறம் எண் 22 |  | புறம் எண் 23 |  | புறம் எண் 24 |  | புறம் எண் 25 |  | புறம் எண் 26 |  | புறம் எண் 27 |  | புறம் எண் 28 |  | புறம் எண் 29 |  | புறம் எண் 30 |  | புறம் எண் 31 |  | புறம் எண் 32 |  | புறம் எண் 33 |  | புறம் எண் 34 |  | புறம் எண் 35 |  | புறம் எண் 36 |  | புறம் எண் 37 |  | புறம் எண் 38 |  | புறம் எண் 39 |  | புறம் எண் 40 |  | புறம் எண் 41 |  | புறம் எண் 42 |  | புறம் எண் 43 |  | புறம் எண் 44 |  | புறம் எண் 45 |  | புறம் எண் 46 |  | புறம் எண் 47 |  | புறம் எண் 48 |  | புறம் எண் 49 |  | புறம் எண் 50 |  | புறம் எண் 51 |  | புறம் எண் 52 |  | புறம் எண் 53 |  | புறம் எண் 54 |  | புறம் எண் 55 |  | புறம் எண் 56 |  | புறம் எண் 57 |  | புறம் எண் 58 |  | புறம் எண் 59 |  | புறம் எண் 60 |  | புறம் எண் 61 |  | புறம் எண் 62 |  | புறம் எண் 63 |  | புறம் எண் 64 |  | புறம் எண் 65 |  | புறம் எண் 66 |  | புறம் எண் 67 |  | புறம் எண் 68 |  | புறம் எண் 69 |  | புறம் எண் 70 |  | புறம் எண் 71 |  | புறம் எண் 72 |  | புறம் எண் 73 |  | புறம் எண் 74 |  | புறம் எண் 75 |  | புறம் எண் 76 |  | புறம் எண் 77 |  | புறம் எண் 78 |  | புறம் எண் 79 |  | புறம் எண் 80 |  | புறம் எண் 81 |  | புறம் எண் 82 |  | புறம் எண் 83 |  | புறம் எண் 84 |  | புறம் எண் 85 |  | புறம் எண் 86 |  | புறம் எண் 87 |  | புறம் எண் 88 |  | புறம் எண் 89 |  | புறம் எண் 90 |  | புறம் எண் 91 |  | புறம் எண் 92 |  | புறம் எண் 93 |  | புறம் எண் 94 |  | புறம் எண் 95 |  | புறம் எண் 96 |  | புறம் எண் 97 |  | புறம் எண் 98 |  | புறம் எண் 99 |  | புறம் எண் 100 |  |
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