MADHUKAR M. ILLURKAR
B.Com., L.L.B.
Advocate & Notary

Office : Anand Palace No. 10,
Flat No. 105-E, First Floor,
Nandanvan Main Road, Nagpur.
Mob.: 9822736636
R./O.: 107, Ganesh Nagar, Nagpur-9.

Ref. :

Date :.....

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by Shri. Atul S/o Deoraoji Sontakke, Aged about 29 years, Occu-Business, R/o. Plot No. 11, Kadu Nagar, Hudkeshwar Road, Nagpur. For preparing Title Verification and Search Report for the property On the basis of agreement to sale. I Madhukar M. Illurkar Advocate R/o, 107 Ganesh Nagar Nagpur, do hereby submit it my report as follows:-

1. That **Shri. Atul S/o Deoraoji Sontakke**, Aged about 29 years, Occu-Business, R/o. Plot No. 11, Kadu Nagar, Hudkeshwar Road, Nagpur. and he is the absolute owner and possessor of All that piece and parcel of Mouza-Hudkeshwar (Bu), P.H. No. 37 A, Corporation House No. 85, Ward No. 76, Non agricultural Kh. No. 78/3, total area of land admeasuring 0.7.83 Are, out of Kh. No. 78/3 area East-West 68 ft. and North-South 100 ft. total area of admeasuring 6800 Sq. ft. (631.735 Sq. Meter) & Kh. No. 78/3 area of land admeasuring 7500 Sq. ft. (696.767 Sq. Meter) out of Kh. No 78/3 area East-West 68 ft. Northern side and 73 ft. Southern side and North-South 100 ft. total area of admeasuring 7050 Sq. ft. (654.96 Sq. Meter) Corporation House No. 246, Ward No. 76 within the limits of Nagpur Municipal Corporation, Tahsil-Nagpur (Rural) and Dist. Nagpur.
2. All the transactions have been duly verified from the relevant Records of Registrar of Document / Revenue Department.
3. That the present owner acquired the title of Kh. No. 78/3 area 6800 Sq. ft. (631.735 Sq. Meter), by virtue of registered sale deed dated 08/12/2014, registered in the office of Sub-Registrar Nagpur (Rural) No. 10, At Sr. No. 13092/2014. & Kh. No. 78/3 area 7050 Sq. ft. (654.96 Sq. Meter) by virtue of registered sale

deed dated 10/06/2013, registered in the office of Sub-Registrar, Nagpur No. 10, At Sr. No. 6685/2013.

4. The 'Title History' of last 13 years from this date shows the following Chain of transaction regarding the property described in schedule of All that piece and parcel of Mouza-Hudkeshwar (Bu), P.H. No. 37 A, Corporation House No. 85, Ward No. 76, Non agricultural Kh. No. 78/3, total area of land admeasuring 0.7.83 Are, out of.Kh. No. 78/3 area East-West 68 ft. and North-South 100 ft. total area of admeasuring 6800 Sq. ft. (631.735 Sq. Meter) & Kh. No. 78/3 area of land admeasuring 7500 Sq. ft. (696.767 Sq. Meter) out of Kh. No 78/3 area East-West 68 ft. Northern side and 73 ft. Southern side and North-South 100 ft. total area of admeasuring 7050 Sq. ft. (654.96 Sq. Meter) Corporation House No. 246, Ward No. 76 within the limits of Nagpur Municipal Corporation, Tahsil-Nagpur (Rural) and Dist. Nagpur. That the said both properties originally by 1) Godabai Rajeram Khadse, 2) Shevantabai Pandhari Bhoyar, 3) Neresh Tejram Araspure, 4) Bhagirathbai Nathhhu Guldhe, 5) Sau. Shakuntala W/o Nathhuji Dharmare, 6) Sushila Ramaji Wagh, 7) Vithhal Rajaram Khadse, 8) Waman Rajaram Khadse. Thereafter they are through its "Pawanputra Janjivan Samasya GruhNirman Sahakari Sanstha" through its president Shri. Suresh Gulabrao Choudhary converted the said land from agricultural into non-agricultural from Collector office Nagpur by Revenue Case No. 962/NAP.34/2003-2004, order dated 20/12/2003. After that Godabai Rejeram Khadse and other seven executed the partition deed among themselves executed on dated

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10/04/1990, registered in the office of Sub-Registrar Nagpur, At Sr. No. 2057. As per the partition deed Smt. Shakuntala W/o Nathhuji Dharmare become owner of Kh. No.78/3 area 0.7.83 Are. & Smt. Bhagirathibai W/o Nathhu Guldhe become owner and possessor of Kh. No. 78/3 area 0.7.83 Are. After that as per possession of Smt. Bhagirathibai W/o Nathhu Guldhe sale out the Kh. No. 78/3 area 7050 Sq. ft. (654.96 Sq. Meter) to the present owner Shri. Atul S/o Deoraoji Sontakke by way of registered sale deed dated 10/06/2013, registered in the office of Sub-Registrar, Nagpur No. 10, At Sr. No. 6685/2013. That as per possession of Smt. Shakuntala W/o Nathhuji Dharmare sale out the Kh. No. 78/3 area 6800 Sq. ft. (631.735 Sq. Meter) to the present owner Shri. Atul S/o Deoraoji Sontakke by way of registered sale deed dated 08/12/2014, registered in the office of Sub-Registrar Nagpur (Rural) No. 10, At Sr. No. 13092/2014. Since he is the absolute owner and possessor of the Kh. No. 78/3 area 6800 Sq. ft. (631.735 Sq. Meter) & Kh. No. 78/3 area 7050 Sq. ft. (654.96 Sq. Meter). All the transactions have been duly verified from the relevant records of Registrar of document/Revenue Department.

5. I have taken the search of Records of Registrar office for last 13 years by paying the necessary search fee Vide receipt No. MH007801443201819E, dated 30/01/2018, In the office of Sub-Registrar, Nagpur (Rural) No. 10.

6. On the basis of searches made by me, I certify that the property referred in schedule owned and he is absolute owner and possessor of the Kh. No. 78/3 area 6800 Sq. ft. (631.735 Sq. Meter) & Kh. No.

78/3 area 7050 Sq. ft. (654.96 Sq. Meter). But at time taken the search I came to know that the said property i.e. Kh. No. 78/3 area 7050 Sq. ft. (sale deed dated 10/06/2013) already mortgage with **"Navin Subhedar Nagrik Sahakari Pat Sanstha, Main Branch, Nagpur".** And also taken the search from town planning department at that time came to know that the Kh. No. 78/3 came in the Nagpur Mahanagar Palika Nagar Rachana Section and N.M.C. send the letter to present owner Shri. Atul S/o Deoraoji Sontakke on dated 03/09/2018 and in that letter the Nagpur Mahanagar Palika already mention that they send the letter to government to use the said land for residential purpose and as per letter of N.M.C. the said land Survey No 78/3 of Hudkeshwar (Bu) showing in modification No. M-14 showing to be earmarked for residential zone while formulating TP scheme as shown on plan and same send to the government. But till today N.M.C not received the sanctioned the said land for residential use and also mention that till the sanctioned from the government they are unable to give the N.O.C. for residential use. Therefore I am say that the said properties are not free from all encumbrances, charges, liens, mortgages or any other claim affection the clear title as on the date, in the register office as per available books and day books before me.

7. That the relevant documents of title i.e. Original sale deed dated 10/06/2013, and Xerox copy of sale deed dated 08/12/2014 Tax Receipt, 7/12 extract, etc,. Placed before me, the documents placed before me are copy only. I have verified and title these documents from the Records of Registrar of documents or from the records of appropriate authorities as per available before me.

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8. I am satisfied that the property is not heritable and transferable Facts and events material to title have been satisfactorily proved.
9. In my opinion also confirmed from Govt. and a public and acquisition authority that the property described in the schedule is not subject to any acquisition or requisition from the authorities.

10 In result, I have to state that I have made necessary search at the Concerned Sub-Registrar's office up to date as per available records and as the result of such searches, I am satisfied that the property in question is free from all types of encumbrances and the title of the owner would is clear and marketable.

10. I have further added that in my opinion there is no impediment, if the present owner clear the previous loan on Kh. No. 78/3 area 7050 Sq. ft. (sale deed dated 10/06/2013) of society and after N.M.C. given the NOC for use the said land for residential use. In my opinion thereafter the property will be clear and marketable.

SCHEDULE OF THE PROPETY

All that piece and parcel of Mouza-Hudkeshwar (Bu), P.H. No. 37 A, Corporation House No. 85, Ward No. 76, Non agricultural Kh. No. 78/3, total area of land admeasuring 0.7.83 Are, out of Kh. No. 78/3 area East-West 68 ft. and North-South 100 ft. total area of admeasuring 6800 Sq. ft. (631.735 Sq. Meter) & Kh. No. 78/3 area of land admeasuring 7500 Sq. ft. (696.767 Sq. Meter) out of Kh. No 78/3 area East-West 68 ft. Northern side and 73 ft. Southern side and North-South 100 ft. total area of admeasuring 7050 Sq. ft.

(654.96 Sq. Meter) Corporation House No. 246, Ward No. 76 within the limits of Nagpur Municipal Corporation, Tahsil-Nagpur (Rural) and Dist. Nagpur. (The property is more specifically described in the schedule Annexed herewith).

Kh. No. 78/3 area 6800 Sq. ft. Bounded as under.

ON EAST : Plot No. 12

ON WEST : 60 Ft. wide Road,

ON NORTH : Plot. No. 4,

ON SOUTH : Plot No.6.

Kh. No. 78/3 area 7050 Sq. ft. Bounded as under.

ON EAST : Layout Road,

ON WEST : land of Shakuntala Nathhuji Dharmare,

ON NORTH : Pimpla Raod,

ON SOUTH : portion of Kh. No. 78.

Date: 30/10/2018

Nagpur

(Madhukar M. Illurkar)

Advocate

CHALLAN
MTR Form Number-6

GRN	MH007801443201819E	BARCODE		Date	30/10/2018-11:46:57	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	Adv M M Illurkar
Location	NAGPUR		
Year	2018-2019 From 01/01/2006 To 31/12/2018	Flat/Block No.	107
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	Ganesh Nagar
0030072201 SEARCH FEE	325.00	Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 0 9
		Remarks (If Any)	Mouza Hudkeshwar Bu Khasra No 78/3 P H No 37 A Grampanchayat Hudkeshwar Tah and Dist Nagpur
Total	325.00	Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572018103026330	IK00UONHE3
Cheque/DD No.		Bank Date	RBI Date	30/10/2018-11:47:35	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9822736636

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन 'टाइप ऑफ पेमेंट' मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही .