Mrs. Aruna Kshirsagar
ADVOCATE
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TITLE VERIFICATION REPORT **Date:18 .01.2021**

Having been engaged by M/s Dhuni Constructions Pvt. Ltd., through its Directors Swapnil Sanjay Gode and Amit Sureshrao Tarekar for the purpose of verifying their title in respect of **Plot No. 79** as more specifically described in the schedule of property, I, the undersigned do hereby submit my report of verification and search as under. That I have got verified and inspected the records at the office of the Sub Registrar Nagpur for **2007-2021** to find out the documents, if any recorded therein effecting any kind of transfer by way of sale, gift, exchange, mortgage, lease, or otherwise of the above said property.

Schedule of Property

All That R. C. C. Superstructure comprising Apartment Nos. 101 to 103, 201 to 203, 301 to 303 and 401 to 403 to be known and styled as "MARS -2 APARTMENTS" constructed on Plot No. 79 Adm. 503.8680 Sq. Mtrs., (5423.6351 Sq. Ft.) Corporation House No. 3863/79, W. No. 75, Kh. No. 11/5, 12/5, Mz. Sonegaon, PH No. 44, CTS. No. 18, Sheet No. 300 in the Layout of Shivshakti Gruh Nirman Sahakari Sanstha Ltd., Nagpur, Tah. Dist., Nagpur and bounded as follows-

East- Plot No. 78	North – 9.00 Mtrs., Layout Road
West - 9.00 Mtrs., Layout Road	South - 9.00 Mtrs., Layout Road

That on the basis of documents submitted and search taken at the Office of Sub Registrar Nagpur, I Submit my report as under: -

That, Plot No. 79 Adm. 6440 Sq. Ft., having Corporation House No. 3863/79, W. No. 75, Kh. No. 11/5, 12/5, Mz. Sonegaon, PH No. 44, CTS. No. 18, Sheet No. 300 in the Layout of Shivshakti Gruh Nirman Sahakari Sanstha Ltd., in the Layout of Shivshakti Gruh Nirman Sahakari Sanstha Ltd., Nagpur, originally belonged to Anup Bhagchandra Krushnani having purchased the same from abovesaid Society by Sale Deed registered at Sr. No. 4761 dt.12.4.1990 in the office of Jt. Sub Registrar Nagpur.

That, said property comes with the unauthorised layouts regularised by Nagpur Improvement Trust under Maharashtra Gunthewari Development (Regulation, Upgradation and Control) Act 2001. After the payment of development charges, said Plot No. 79 is regularised by NIT vide R.L. dt.2.3.2007. Plot No. 79 measured 503.8680 Sq. Mtrs., after regularisation. Said property is regularised subject to condition that NOC from Airport Authority of India shall be obtained.

That, it is further seen that Anup Bhagchandra Krushnani @ Krishnani transferred Plot No. 79 Adm. 503.8680 Sq. Mtrs., (5423.6351 Sq. Ft.) Corporation House No. 3863/79, W. No. 75, Kh. No. 11/5, 12/5, Mz. Sonegaon, PH No. 44, CTS. No. 18, Sheet No. 300 in the Layout of Shivshakti Gruh Nirman Sahakari Sanstha Ltd., Nagpur to M/s Dhuni Constructions Pvt. Ltd., through its Directors Swapnil Sanjay Gode and Amit Sureshrao Tarekar by Sale Deed registered at Sr. No. 5748 dt.29.10.2020 in the office of Jt. Sub Registrar No. 4 Nagpur. Thus by virtue of said document, M/s Dhuni Constructions Pvt. Ltd., became owner of Plot No. 79.

That, it is further seen that, said owner is constructing a Gr.+ 4 storied building having 3 independent residential units on each 1st to 4th floor as per the building plan sanctioned by from Nagpur Municipal Corporation dt.3.12.2020.

That, entire property is submitted to the provisions of Maharashtra apartment ownership act 1970 by executing Deed of Declaration registered at Sr. No.142 dt.6.1.2021 in the office No. 4 of Jt. Sub Registrar Nagpur. As per the stipulation in the R.L. dt.2.3.2007, NOC from Airport Authority of India dt.9.10.2020 is obtained for construction of Multi storied building. The construction is named as "MARS -2 APARTMENTS"

Mrs. A. P. Kshirsagar
Mrs. Aruna Kshirsagar
Advocate

CHALLAN
MTR Form Number-6

GRN	MH010252506202021E	BARCODE		Date	18/01/2021-09:44:24	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR	Full Name	Adv Aruna Kshirsagar
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	375.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	Mz Sonegaon Kh No 11/5 Plot No 79
Total	375.00	Amount In Words	Three Hundred Seventy Five Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021011877596	IK0AXSFTZ8
Cheque/DD No.		Bank Date	RBI Date	18/01/2021-09:45:11	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. : 8149473491

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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

That, during search I have not found any document adversely affecting the title of M/s Dhuni Constructions Pvt. Ltd., through its Directors Swapnil Sanjay Gode and Amit Sureshrao Tarekar. It has clear and marketable title over said property.

The Property is heritable and transferable and the transferor has right to transfer. All documents have desired effect. Facts and events material to title have been satisfactorily proved. There is nothing which is prejudicial or undesirable in the said documents. The link of chain documents is properly established. Owner has applied for mutation.

Hence this report.

Documents perused for issuance of Certificate-

Sale Deed No. 4761 dt.12.4.1990	Executed by Shivshakti Gruh Nirman Sahakari Sanstha Ltd., in favour of Anup Bhagchandra Krushnani	Original
R.L. dt.2.3.2007	From Nagpur Improvement Trust in the name of of Anup Bhagchandra Krushnani	Original
Sale Deed No. 5748 dt.29.10.2020	Executed by Anup Bhagchandra Krushnani @ Krishani in favour of M/s Dhuni Constructions Pvt. Ltd., through its Directors Swapnil Sanjay Gode and Amit Sureshrao Tarekar	Original
NOC for Construction dt.9.10.2020	From Airport Authority of India	Original
Building permit & sanctioned plan dt.3.12.2020	From Nagpur Municipal Corporation	Original
Deed of Declaration No. 142 dt.6.1.2021	Executed by M/s Dhuni Constructions Pvt. Ltd., through its Directors Swapnil Sanjay Gode and Amit Sureshrao Tarekar	Original

Mrs. A. P. Kshirsagar

Mrs. Aruna Kshirsagar
Advocate