Chandrashekhar Anwane
Advocate
Panel On : Shikshak Sahakari Bank, Nagpur.

RESI / OFF. :
Ramwadi, New Shukrawari Rd.,
Near Model Mill Sq.
Mob. 9373217895

COURT CHAMBER : Room No. 521, 5th Floor, Nyay Mandir, NAGPUR PH. 2531987 Ext. 41

Ref. No. **Date:** _____

TITLE VERIFICATION REPORT

That having been engaged by **M/S. Shri Sai Infratech** acting through its Partners **1. Shri Sanjay Vishwanath Bele, 2. Shri. Chandrashekhar Krishnaji Rewatkar** for the purpose of search and verification of title in respect of the property mention below. I, the undersigned Advocate do hereby submit of verification report and opinion about the title in respect of the same as under.

That I have taken the search in respect of the below mentioned property at Survey No. 11 (Part), Mouza – Gohni (Khurd), PH No. 4, Tah & Dist. – Nagpur by inspecting the record of concerned Sub–Register by paying prescribed fees vide Sr. No. **नगन7-0-2021**, Receipt No. **1379** on dt. 18/01/2021 at Sub-Registrar of Selu, for a period of 13 Years from 2008 to 2021 (13 Years) as per the requirement and direction of the Bank/ Institution.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land bearing Survey No. 11 (Part), admeasuring 0.91 Hectares of Mouza – Gohni (Khurd), P.H. No. 4, Tah & Dist. – Nagpur.

ON THE EAST	:	Kh. No. 12,13 & Road
ON THE WEST	:	Kh. No. 10
ON THE NORTH	:	Kh. No. 11/2
ON THE SOUTH	:	Kh. No. 15

That the chain of transaction over the said schedule of property as under.

1) From the document produced and the records inspected it is observed that the original owner of the said property was Mr. Mohammad sharif shekh Jibrail, Mr. Mohammad Yunus shekh Jibrail, Mr. Shakif shekh Jibrail, Mr. Asif Mo. dost Mohammad, Mumtaj Bi. dost Mohammad, Emtiyaz bi. dost Mohammad, Shahanaz bi. dost Mohammad, Hafiza bi.

2) Mr. Mohammad sharif shekh Jibrail & other seven sale the said land to Mrs. Richa Manoj Gupta & Shri. Rajesh Shashiprakash Gupta through its power of Attorney holder Shri. Manoj Shashipraksh Gupta vide its registered Sale Deed dated 31/10/2011 at Sr. No. 7211/2011 which is dully registered in the office of Sub- Registrar Nagpur(Rural).

3) Mrs. Richa Manoj Gupta & Shri. Rajesh Shashiprakash Gupta Gifted the said entire land to Shri. Manoj Shashipraksh Gupta by Gift Deed dated 03/03/2017 and which is duly registered in the office of Sub-Registrar Nagpur, at Sr. No.1509/2017.

4) WHEREAS, Shri. Manoj Shashipraksh Gupta Mortgaged the said entire property by Hero FinCorp Limited (HFCL), a Non-Banking Financial Company. But for some reasons he failed to repay the loan amount, so the HFCL take possession of the said entire property on dated 26/09/2019.

5) WHEREAS, the authority officer of Hero Fin Corp Limited (HFCL) sold the entire said land to 1. Sanjay Vishwanath Bele 2. Shri. Chandrashekhar Krishnaji Rewatkar for a valuable consideration of Rs. 1,50,00,000/- by Certificate of Sale dated 21/07/2020 and which is duly registered in the office of Sub-Registrar Nagpur, at Sr. No. 3388-2020 on dated 21/07/2020. The authorized officer has handed over the delivery and possession of the scheduled property to Mr. Sanjay Bele and Mr. Chandrashekhar Rewatkar.

6) Shri. Sanjay bele and Shri. Chandrashekhar Rewatkar are the partners of M/s Shree Sai Infrastech. They decide to develop the said land for residential purpose under that firm.

7) That the Owners submitted layout plan for Survey No. 11(part) to Nagpur Metropolitan Region Development Authority(NMRDA) Office Nagpur. The Officer Sanctioned the Residential layout plan at Survey No. 11(part), Mouza Gohni (Khurd), Tah. & Dis. Nagpur at sr. no. 4702 on dated 09/11/2020.

8) That the said Land Survey No. 11(part), was specified for Residential purpose. So the Owners converted the above mentioned land to Non Agricultural use on dated 15/01/2021 by order of Collector Nagpur, by letter no. 113/N.A.P.-34/2020-21.

MUTATION

I hereby say that:

A) I have inspected the records of Sub-registrar's offices wherein the links of the schedule property was properly established.

B) All the relevant documents of schedule property placed before me and after perusing the same along with 7/12 of the schedule property, Sale deed, Agreement to Development, Presentation Power of Attorney, Sanction Plans. It is free form all types of encumbrances & title of owner is clear and marketable.

C) Further in view of personal verification and affidavit from the owners it has been stated them that they had not mortgage nor transferred the same at anywhere.

Thus I am of the opinion that the present owner, **M/s Shri Sai Infatech** acting through its Partners **1. Shri Sanjay Vishwanath Bele**, **2. Chandrashekhar Krishnaji Rewatkar** bears perfect title, interest over the said schedule property. Therefore it is good and mortgage able security for raising loan as such and hence there is no impediment in creating **charge** over the said property by way of **Mortgage.**

Nagpur

Dated.

(C. V. Anwane)
Advocate