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MAMTA H GUPTA

Advocate

Office:- S.f.05 Gurudarshan Appartment, Chapru Nagar Chowk, C.A. Road, Nagpur -8.
Resi:- Plot No. 01, Yadav Nagar Housing Board Colony, Nagpur.

TITLE VERIFICATION AND SEARCH REPORT

To,
The Manager,
Kotak Mahindra Bank,
Branch Byramji Town,
Nagpur.

Sir,

Being asked to conduct the search in respect of the property mentioned in the schedule written hereunder I have carefully conducted the search and submits my report as under : -

1. ALL THAT piece and parcel of land bearing Plot No. 3C containing by admeasurement of 1644.1120 Sq. Mts. As per NIT release letter in the layout of out of Khasra No. 185/6, 186/3, 192/6, P.H. No. 11 city survey No.486, sheet No. 621/114, of Mouza-Nara, Nagpur, within the limits Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District Nagpur. The said plot is bounded as under

TO THE EAST : PLOT NO. 3D
TO THE WEST : PLOT NO. 3B
TO THE NORTH : ROAD
TO THE SOUTH : REMAINING PART OF KHASRA
NO. 185/6, 186/3, 192/6

2. That I have taken search of relevant records of registrar's office from inspection Book (1), Index-II and other relevant records made available to me for the last 13 years, by paying necessary search fee of Rs.325/- on 12.12.2020 vide Receipt No. MH008247782202021E, and by inspecting daily books up to the date.
3. That on the basis of available records and searches made by me and the documents placed before me, I can certify that the Plot no 3 C referred in the schedule is owned by M/S. SAI MANGALAM BUILDERS Through Its Partners.
4. That all the relevant documents of title which are placed before me i.e. the sale deed are the Xerox copies which are verified by me and I have tallied these documents from other appropriate authorities. However it is suggested that Bank should verify the original documents.
5. That the title history shows for the last several years the following chain of transactions;
 - 1) That, Original All That piece and parcel of land bearing khasra No. 185/6, 186/3, 192/6, admeasuring 1644.1120 SQ. MTRS as per NIT release letter issued by the Nagpur Improvement Trust, Nagpur, P.H. No. 11, of Mouza – Nara, Nagpur, within the limits Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District Nagpur, is own and possess by

M/s. HITESH BUILDERS AND DEVELOPERS, Through its Partner- SHRI MAHESH S/o. JAGGUMAL SACHANI. They had purchased the said property from HAPPY HOME CO.OP. HOUSING SOCIETY LTD., Through its Secretary- SHRI NANAK S/o. DULAHANUMAL SONI vide sale deed dated 06/10/2015 duly registered in the office of the Sub-registrar No. 3, Nagpur, at document No. 6461/2015.

2) That, Original land bearing khasra No. 185/6, 186/3, 192/6, admeasuring 3.61 Hectares as per 7/12 (9 Acres approx.), P.H. No. 11, of Mouza –Nara, Nagpur, within the limits Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District Nagpur, was own and possess by Smt. Shantabai Ramchandra Gaurkar who executed sale deed of the above stated property in favour of her three sons namely, Shri Suresh Ramchandra Gaurkar, Shri Ramesh Ramchandra Gaurkar and Shri Prakash Ramchandra Gaurkar vide sale deed dated 31/05/1989 duly registered in the office of the Sub – Registrar, Nagpur, at Serial No. 7664 in book No. A1, from pages 169 to 174 of volume No. 1367 corresponding to Registration Entry No. 7645 dated 31/05/1989.

AND

3) That, thereafter HAPPY HOME CO.OP. HOUSING SOCIETY LTD., Through its Secretary- SHRI NANAK S/o. DULAHANUMAL SONI has purchased 0.20 hectares (2000 Sq. Mts.) land out of that above said entire land from said Shri Suresh Ramchandra Gaurkar, Shri Ramesh Ramchandra Gaurkar through their Power of attorney Shri Prakash Ramchandra Gaurkar and Shri Prakash Ramchandra Gaurkar, vide sale deed duly registered in the office of the Sub-Registrar, Nagpur-5, at serial No. 2188/99 in book No. A1, from

pages 131 to 139 of volume No. 273 corresponding to Registration entry No. 1852 dated 28/06/1999. The VENDOR also purchased some other portion of the said entire land from them and he divided the same into four separate piece or portions as plot No. 3A, 3B, 3C, 3D, and he executed a declaration deed declaring the size, measurement, dimensions and description of each portion as per declaration deed duly registered in the office of the Sub-Registrar, Nagpur-4, bearing Serial/Registration No. 3695 dated 09/11/2005. The plot/portion marked and declared as 3C is the portion which was purchased by the M/s. HITESH BUILDERS AND DEVELOPERS, Through its Partner- SHRI MAHESH S/o. JAGGUMAL SACHANI.

AND

4) That, the M/s. HITESH BUILDERS AND DEVELOPERS, Through its Partner- SHRI MAHESH S/o. JAGGUMAL SACHANI herein applied before Nagpur Improvement Trust for regularization, sanction and release of the said plot No. 3C and it has been regularized, sanctioned and released upon payment of Development charges/Regularization expenses by Nagpur Improvement Trust under the provision of Maharashtra Gunthewari Developments (Regulation, Up-gradation and Control) Act, 2001 as per permit/release letter No. BE (NE) 1900/1195 dated 17/11/2005. The area of said plot as per sale was 2000 Sq. Mts., however, the area as sanctioned and released by Nagpur Improvement Trust is 1644. 1120 Sq. Mts. As per release letter.

That, M/S. SAI MANGALAM BUILDERS Through Its Partners SHRI SHRIRAM S/o. HARISHCHANRDA GUPTA, SHRI BALJEET SINGH S/o. TARA SINGH SEHGAL, SHRI RUPESH S/o. VINAYAK NITNAWARE, MOHAMMAD IMRAN MOHAMMAD SHAMIM, thus acquired the ownership title in the referred

Property by way of sale deed dated 08/12/2020 duly registered in the office of the Sub-registrar No. 2, Nagpur, at document No. 5629/2020.

That the above mentioned M/S. SAI MANGALAM BUILDERS Through Its Partners SHRI SHRIRAM S/o. HARISHCHANRDA GUPTA, SHRI BALJEET SINGH S/o. TARA SINGH SEHGAL, SHRI RUPESH S/o. VINAYAK NITNAWARE, MOHAMMAD IMRAN MOHAMMAD SHAMIM has now acquired the ownership in the said Plot no. 3 C by way of sale deed.

6. I did not come across any adverse entry affecting the title of M/S. SAI MANGALAM BUILDERS Through Its Partners SHRI SHRIRAM S/o. HARISHCHANRDA GUPTA, SHRI BALJEET SINGH S/o. TARA SINGH SEHGAL, SHRI RUPESH S/o. VINAYAK NITNAWARE, MOHAMMAD IMRAN MOHAMMAD SHAMIM in the referred property, during my search.

7. That I am satisfied that the property is transferable.

8. That in the result I have to state that I have made necessary searches at the concerned sub-registrar's offices and as a result of such searches I am satisfied that the title of M/S. SAI MANGALAM BUILDERS Through Its Partners SHRI SHRIRAM S/o. HARISHCHANRDA GUPTA, SHRI BALJEET SINGH S/o. TARA SINGH SEHGAL, SHRI RUPESH S/o. VINAYAK NITNAWARE, MOHAMMAD IMRAN MOHAMMAD SHAMIM in the refereed property is clear and marketable.

4. Documents (Original) required to be collected prior to disbursement without it disbursement cannot be made -

- i. Certified and recent Property Card of the above property in the name of borrower;
- ii. Copy of the map of the concerned Plot no. 3 c ;
- iii. Affidavit of borrower of no encumbrances, no litigation and attachment of that there is no third party interest created in the aforesaid property.

- iv. Original sale deed dated 06/10/2015 duly registered in the office of the Sub-registrar No. 3, Nagpur, at document No. 6461/2015.
- v. Original sale deed dated dated 08/12/2020 duly registered in the office of the Sub-registrar No. 2, Nagpur, at document No. 5629/2020.
- vi. Latest Tax receipt Up to Date;

Hence this report.

NAGPUR.



Mamta H. Gupta
(ADVOCATE)