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Title Verification Report in respect of All that piece and parcel of land bearing Plot No. 22, 23 & 24, out of Non Agricultural land bearing Kh. No. 76/2, 78/1, P.H.No. 5, Mouza Dabha, Ward No. 68, Corporation House No. 807/22,23,24, City Survey No. 538, Sheet No. 89, in the layout of Mangaldham Gruhnirman Sahakari Sanstha, Nagpur situated at Dabha, Tah. and Dist. Nagpur having area admeasuring about 4275 sq.fts., (397.29 sq.mtrs.,) with all easementary rights within the Limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur.

I have gone through the following documents for preparing this report.

Sr. No.	Date of Document	Description of Documents
1.	28.06.1988	Photocopy of Registered Sale Deed executed by Mangaldham Gruh Nirman Sahakari Sanstha in favour of Dr. Arvind Omkar Pitle in respect of Plot No. 22, duly registered before Sub-Registrar, Nagpur No. 1 at Sr. No. 6883 (chha).
2.	05.10.2006	Photocopy of Registered Irrevocable General Power of Attorney executed by Dr. Arvind Omkar Pitle in favour of Shri Atul Dinesh Nathani in respect of Plot No. 22, duly registered before Sub-Registrar, Nagpur No. 1 at Sr. No. 5846.
3.	26.10.2006	Photocopy of Registered Agreement to Sell executed by Dr. Arvind Omkar Pitle in favour of Shri Atul Dinesh Nathani in respect of Plot No. 22, duly registered before Sub-Registrar, Nagpur No. 1 at Sr. No. 3251.
4.	12.10.2007	Photocopy of Registered Sale Deed executed by Dr. Arvind Omkar Pitale as Vendor and Shri Atul Dinesh Nathani as a Consensor in favour of Mr. Dhanraj Sahadeorao Bagde , in respect of Plot No. 22, duly registered before Sub-Registrar Nagpur No. 1 at Sr. No. 6039.
5.	08.01.1987	Photocopy of Registered Sale Deed executed by Mangaldham Gruh Nirman Sahakari Sanstha in favour of Shri Girish Prabhakar Deodhar in respect of Plot No. 23, duly registered before Sub-Registrar, Nagpur No. 1 at Sr. No. 882.

6. 05.10.2006 Photocopy of Registered Irrevocable General Power of Attorney executed by **Shri Girish Yeshwant Deodhar** in favour of **Shri Atul Dinesh Nathani** in respect of Plot No. 23, duly registered before Sub-Registrar, Nagpur No. 1 at Sr. No. 5848.
7. 06.10.2006 Photocopy of Registered Agreement to Sell executed by **Shri Girish Yeshwant Deodhar** in favour of **Shri Atul Dinesh Nathani** in respect of Plot No. 23, duly registered before Sub-Registrar, Nagpur No. 1 at Sr. No. 4489.
8. 12.10.2007 Photocopy of Registered Sale Deed executed by **Shri Girish Yeshwant Deodhar** as Vendor and **Shri Atul Dinesh Nathani** as a Consentor in favour of **Mr. Dhanraj Sahadeorao Bagde**, duly registered before Sub-Registrar Nagpur No. 1 at Sr. No. 6038.
9. 04.12.1986 Photocopy of Registered Sale Deed executed by **Mangaldham Gruh Nirman Sahakari Sanstha** in favour of **Shri Hemant Yeshwant Deodhar** in respect of Plot No. 24, duly registered before Sub-Registrar, Nagpur No. 1 at Sr. No. 5613 (chha).
10. 05.10.2006 Photocopy of Registered Irrevocable General Power of Attorney executed by **Shri Hemant Yeshwant Deodhar** in favour of **Shri Atul Dinesh Nathani** in respect of Plot No. 24, duly registered before Sub-Registrar, Nagpur No. 1 at Sr. No. 5847.
11. 06.10.2006 Photocopy of Registered Agreement to Sell executed by **Shri Hemant Yeshwant Deodhar** in favour of **Shri Atul Dinesh Nathani** in respect of Plot No. 24, duly registered before Sub-Registrar, Nagpur No. 1 at Sr. No. 4490.
12. 12.10.2007 Photocopy of Registered Sale Deed executed by **Shri Hemant Yeshwant Deodhar** as Vendor and **Shri Atul Dinesh Nathani** as a Consentor in favour of **Mr. Dhanraj Sahadeorao Bagde**, duly registered before Sub-Registrar Nagpur No. 1 at Sr. No. 6037.
13. 08.05.2018 Photocopy of Registered Sale Deed executed by **Mr. Dhanraj Sahadeorao Bagde** in favour of **Shri Nitin Vithobaji Girhe** in respect of Plot No. 22, 23 and 24 duly registered before Sub-Registrar Nagpur No. 3 at Sr. No. 1795/2018.
14. 20.06.2019 Photocopy of Registered Gift Deed executed by **Mr. Nitin Vithobaji Girhe** in favour of **Shri Swapnil Vithobaji Girhe** in respect of Plot No. 22, 23 and 24 duly registered before Joint Sub-Registrar Nagpur No. 3 at Sr. No. 3086/2019.

15. 17.03.2020 Photocopy of Registered Correction Deed to Gift Deed executed by **Mr. Nitin Vithobaji Girhe** in favour of **Shri Swapnil Vithobaji Girhe** in respect of Plot No. 22, 23 and 24 duly registered before Joint Sub-Registrar Nagpur No. 3 at Sr. No. 937/2020.
16. 02.01.2020 Xerox copy of Aakhiv Patrika duly issued in favour of **Mr. Swapnil Vithobaji Girhe** in respect of Plot No. 22, 23 and 24 issued by City Survey Department.
17. 03.07.2020 Xerox copy of Tax Receipt duly issued in favour of **Mr. Swapnil Vithobaji Girhe** in respect of Plot No. 22, 23 and 24 by Nagpur Municipal Corporation bearing House No. 807/22+23+24.

COMPLETE DESCRIPTION OF THE PROPERTY WITH BOUNDRIES

All that piece and parcel of land bearing Plot No. 22, 23 & 24, out of Non Agricultural land bearing Kh. No. 76/2, 78/1, P.H.No. 5, Mouza Dabha, Ward No. 68, Corporation House No. 807/22,23,24, City Survey No. 538, Sheet No. 89, in the layout of Mangaldham Gruhnirman Sahakari Sanstha, Nagpur situated at Dabha, Tah. and Dist. Nagpur having area admeasuring about 4275 sq.ft.s., (397.29 sq.mtrs.) with all easementary rights within the Limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur and the said property is bounded as under :-

EAST	:	Plot No. 11 B,C,D
WEST	:	Road
NORTH	:	Plot No. 25
SOUTH	:	Plot No. 21

TRACING THE TITLE OF THE PROPERTY FOR THE LAST 15 YEARS.

PLOT NO. 22

Whereas, initially Plot No. 22 out of Non Agricultural land bearing Kh. No. 76/2, 78/1, P.H.No. 5, Mouza Dabha, Ward No. 68, Corporation House No. 807/22, City Survey No. 538, Sheet No. 89, in the layout of Mangaldham Gruhnirman Sahakari Sanstha, Nagpur situated at Dabha, Tah. and Dist. Nagpur having area admeasuring about 132.430 sq.mtrs., (As per R.L. Letter of N.I.T.) with all easementary rights within the Limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur, was belonging to **Shri Arvind Omkar Pitale**, acquired by way of Registered Sale Deed bearing no. 6883 (chha) dtd.28.06.1988 from **Mangaldham Gruh Nirman Sahakari Sanstha** through its President **Mr. Padmakar Vyanaktesh Mukdam**.

Lateron **Shri Arvind Omkar Pitale** executed Registered Irrevocable General Power of Attorney and Registered Agreement to Sell duly executed in favour of **Shri Atul Dinesh Nathani** and the same are registered before Sub-Registrar Nagpur No. 1 at Sr. No. 5486/2006 dtd.05.10.2006 and Sub-Registrar Nagpur No. 3 at Sr. No. 3251/2006 dtd.26.10.2006 respectively.

Lateron **Shri Arvind Omkar Pitale** executed Registered Sale Deed in favour of **Shri Dhanraj Sahadeorao Bagde** as a Purchaser and Mr. Atul Dinesh Nathani as a consenting party, duly registered before Sub-Registrar Nagpur No. 1 at Sr. No. 6039/2007 dtd.12.10.2007, and thus Mr. Dhanraj Sahadeorao Bagde becomes the absolute owner of Plot No. 22 and mutated his name in all the record of Government and Semi Government Departments.

PLOT NO. 23

Whereas, initially Plot No. 23 out of Non Agricultural land bearing Kh. No. 76/2, 78/1, P.H.No. 5, Mouza Dabha, Ward No. 68, Corporation House No. 807/23, City Survey No. 538, Sheet No. 89, in the layout of Mangaldham Gruhnirman Sahakari Sanstha, Nagpur situated at Dabha, Tah. and Dist. Nagpur having area admeasuring about 132.430 sq.mtrs., (As per R.L. Letter of N.I.T.) with all easementary rights within the Limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur, was belonging to **Shri Girish Prabhakar Deodhar**, acquired by way of Registered Sale Deed bearing no. 882 dtd.08.01.1987 from **Mangaldham Gruh Nirman Sahakari Sanstha** through its President **Mr. Padmakar Vyanaktesh Mukdam**.

Lateron **Shri Girish Prabhakar Deodhar** executed Registered Irrevocable General Power of Attorney and Registered Agreement to Sell duly executed in favour of **Shri Atul Dinesh Nathani** and the same are registered before Sub-Registrar Nagpur No. 1 at Sr. No. 5488/2006 dtd.05.10.2006 and Sub-Registrar Nagpur No. 6 at Sr. No. 4489/2006 dtd.06.10.2006 respectively.

Lateron **Shri Girish Prabhakar Deodhar** executed Registered Sale Deed in favour of **Shri Dhanraj Sahadeorao Bagde** as a Purchaser and Mr. Atul Dinesh Nathani as a consenting party, duly registered before Sub-Registrar Nagpur No. 1 at Sr. No. 6038/2007 dtd.12.10.2007, and thus Mr. Dhanraj Sahadeorao Bagde becomes the absolute owner of Plot No. 23 and mutated his name in all the record of Government and Semi Government Departments.

PLOT NO. 24

Whereas, initially Plot No. 24 out of Non Agricultural land bearing Kh. No. 76/2, 78/1, P.H.No. 5, Mouza Dabha, Ward No. 68, Corporation House No. 807/24, City Survey No. 538, Sheet No. 89, in the layout of Mangaldham Gruhnirman Sahakari Sanstha, Nagpur situated at Dabha, Tah. and Dist. Nagpur having area admeasuring about 132.430 sq.mtrs., (As per R.L. Letter of N.I.T.) with all easementary rights within the Limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur, was belonging to **Shri Hemant Yeshwant Deodhar**, acquired by way of Registered Sale Deed bearing no. 5613 (chha) dtd.04.12.1986 from **Mangaldham Gruh Nirman Sahakari Sanstha through its President Mr. Padmakar Vyanaktesh Mukdam**.

Lateron **Shri Hemant Yeshwant Deodhar** executed Registered Irrevocable General Power of Attorney and Registered Agreement to Sell duly executed in favour of **Shri Atul Dinesh Nathani** and the same are registered before Sub-Registrar Nagpur No. 1 at Sr. No. 5487/2006 dtd.05.10.2006 and Sub-Registrar Nagpur No. 6 at Sr. No. 4490/2006 dtd.06.10.2006 respectively.

Lateron **Shri Hemant Yeshwant Deodhar** executed Registered Sale Deed in favour of **Shri Dhanraj Sahadeorao Bagde** as a Purchaser and **Mr. Atul Dinesh Nathani** as a consenting party, duly registered before Sub-Registrar Nagpur No. 1 at Sr. No. 6037/2007 dtd.12.10.2007, and thus **Mr. Dhanraj Sahadeorao Bagde** becomes the absolute owner of Plot No. 24 and mutated his name in all the record of Government and Semi Government Departments.

Thus, finally **Mr. Dhanraj Sahadeorao Bagde** becomes the absolute owner and in possession of Plot No. 22, 23 & 24, out of Non Agricultural land bearing Kh. No. 76/2, 78/1, P.H.No. 5, Mouza Dabha, Ward No. 68, Corporation House No. 807/22,23,24, City Survey No. 538, Sheet No. 89, in the layout of Mangaldham Gruhnirman Sahakari Sanstha, Nagpur situated at Dabha, Tah. and Dist. Nagpur having area admeasuring about 4275 sq.ft., (397.29 sq.mtrs.) with all easementary rights within the Limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur.

That, **Mr. Dhanraj Sahadeorao Bagde**, has sold the Plot No. 22, 23 & 24, out of Non Agricultural land bearing Kh. No. 76/2, 78/1, P.H.No. 5, Mouza Dabha, Ward No. 68, Corporation House No. 807/22,23,24, City Survey No. 538, Sheet No. 89, in the layout of Mangaldham Gruhnirman Sahakari Sanstha, Nagpur situated at Dabha, Tah. and Dist. Nagpur having area admeasuring about 4275 sq.ft., (397.29 sq.mtrs.) with all easementary rights within the Limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur, to **Shri Nitin Vithobaji Girhe**, by way of Registered Sale Deed duly registered before Joint Sub-Registrar, Nagpur No. 3 at Sr. No. 1795/2018 dtd.08.05.2018.

Finally, **Mr. Nitin Vithobaji Girhe**, has gifted the Plot No. 22, 23 & 24, out of Non Agricultural land bearing Kh. No. 76/2, 78/1, P.H.No. 5, Mouza Dabha, Ward No. 68, Corporation House No. 807/22,23,24, City Survey No. 538, Sheet No. 89, in the layout of Mangaldham Gruhniman Sahakari Sanstha, Nagpur situated at Dabha, Tah. and Dist. Nagpur having area admeasuring about 4275 sq.ft.s., (397.29 sq.mtrs.) with all easementary rights within the Limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur, to his real brother namely **Shri Swapnil Vithobaji Girhe**, by way of Registered Sale Deed duly registered before Joint Sub-Registrar, Nagpur No. 3 at Sr. No. 3086/2019 dtd.20.06.2019 and thus **Shri Swapnil Vithobaji Girhe** becomes the absolute owner and in possession of said Plot No. 22,23 and 24 and has duly mutated his name in all the record of Government and Semi Government Departments.

Later on due to inadvertent mistake at the time of execution of Gift Deed in boudries of Plot No.22,23 and 24, **Shri Nitin Vithobaji Girhe** executed Correction Deed in favour of **Mr. Swapnil Vithobaji Girhe** in order to correct the said mistake and the said document of Correction Deed is duly registered before Joint Sub-Registrar No. 8 at Sr. No. 937/2020 dtd.17.03.2020.

That, the present owner **Mr. Swapnil Vithobaji Girhe** becomes the absolute owner and is in possession of the said Plot No. 22, 23 and 24. Further, the present owner **Mr. Swapnil Vithobaji Girhe** duly mutated his names in the record of Nagpur Municipal Corporation and City Survey report and duly obtained latest Nagpur Municipal Corporation Tax receipt of the tax paid upto March 2021 and also latest copy of Aakhiv Patrika in the name of **Mr. Swapnil Vithobaji Girhe** is also been referred to me.

I have taken search of the records maintained at the office of Sub-Registrar, Nagpur.

At the time of search I did not find any encumbrances, charge, gift, lien whatsoever with the Registrar, Nagpur, thus **Mr. Swapnil Vithobaji Girhe** is the absolute owner of abovementioned property. Further, the name of **Mr. Swapnil Vithobaji Girhe**, has mutated her name in the Nagpur Municipal Corporation, Nagpur as well as City Survey Department.

CERTIFICATE OF TITLE

I Certify that presently **Mr. Swapnil Vithobaji Girhe** has a valid, enforceable and marketable title and is in absolute possession of the above mentioned property.

I further certify that

- A. That the provisions of Urban Land Ceiling Act is not applicable to the above mentioned land.
- B. That the provisions of land reform act is not attracted to the above mentioned property.
- C. As the Minor has executed Sale Deed on behalf of his minor guardian and thus there is no claim of minor and further as the Sale Deed has been executed in favour of **Mr. Swapnil Vithobaji Girhe** and all the said property has been already mutated in all the Government and Semi Government departments, thus there is no need of Succession Certificate.
- D. That the mortgage if created will be available to the bank for the liability of the intending Borrower/mortgagor.

EVIDENCE OF POSSESSION

In view of relevant documents that **Mr. Swapnil Vithobaji Girhe** is in peaceful possession of the above mentioned property.

FOLLOWING DOCUMENTS REQUIRED TO BE DEPOSITED WITH THE BANK TO CREATE MORTGAGE.

- 1. Original copy of Registered Sale Deeds and finally registered Gift Deed and Correction Deed to Gift Deed executed in favour of **Mr. Swapnil Vithobaji Girhe**.
- 2. Original latest Aakhiv Patrika in the name of present owner duly issued by City Survey Department.
- 3. Mutation documents in the names of Present owner in the record of Nagpur Municipal Corporation and Original latest Tax Receipt in the name of present owner duly issued by NMC, Nagpur.
- 4. Copy of Regularisation Letter of NIT in respect of all the three plots i.e. Plot No. 22, 23 and 24.
- 5. Affidavit of **Mr. Swapnil Vithobaji Girhe** mentioning there in that there is no litigation or legal proceedings in respect of the said property and the same is not mortgaged/charged to anybody.

MODE OF MORTGAGE

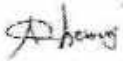
That, the above mentioned property can be mortgage by way of Registered Mortgage in favour of Bank.

POST MORTGAGE MODALITIES

That, the charge of the Bank shall be created in the record of City Survey after the execution of Mortgage in order to secure the interest of the Bank, if required.

Hence this report.

Date : 30/12/2020


(A. A. Phating, Advocate)