

KISHOR S. GAUTAM

ADVOCATE

Resi: "ADITYA", Plot No. 267, Reshimbag, Nagpur – 440 009

Court : 214, II Floor, Nyaya Mandir, NGP.

**TITLE VERIFICATION AND SEARCH REPORT
TO WHOMSOEVER IT MAY CONCERN :-**

1) That having been engaged for the purpose of search and verification of title in respect of the property described below, I the undersigned Advocate , Nagpur , do hereby submit my report of search and opinion about the title in respect of the same as under:-

DESCRIPTION OF PROPERTY

All that that piece and parcel of Non – Agricultural land bearing Survey (Khasara) No. 155/2/B/1, admeasuring 2400.00 Sq. Mtrs., of Mouza – Pipla, Jama Rs. 120.00, Account No. 791, P. H. No. 38, Class 1, situated at Village Pipla, Tah. Nagpur (Gramin) Dist. Nagpur and bounded as under:-

On The East By	:	Kh. No. 155/2/B/2
On The West By	:	Land of Kh. No. 158 & 157
On The North By	:	Pandhan Road & thereafter Kh. No.155/2A
On The South By	:	Land of Kh. No. 156 & 148

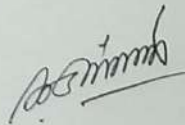


2) I have taken the search of records of Registrar office for last 13 years, i.e. from 2009 to 2021 vide Challan MTR No. MH011870779202021E dated 18/02/2021 in the Office of Sub-Registrar No. 7, Nagpur and have inspected the relevant records of the said property.

3.A) That, originally the said property was belonged to Shri Bhagwan Zade R/o Nagpur (hereinafter called as "original owner"). Thereafter he mutated his name as absolute owner of the above mentioned property thereafter said original owner Shri Bhagwan Zade expired at Nagpur leaving behind his following legal heirs, namey 1) Shri Kamlesh Bhagwan Zade 2) Ku. Madhuri Bhagwan Zade 3) Ku. Vidhya Bhagwan Zade 4) Ku. Jayashree Bhagwan Zade 5) Smt. Sarla Bhagwan Zade 6) Sau. Lata Ramkrushna Bhokre 7) Sau. Kalpana Gunwantrao Thakare 8) Smt. Usha Vitthalrao Thakare & 9) Sau. Aruna Shankarrao Wanjari, but lateron Smt. Usha Vitthalrao Thakre expired leaving his legal heirs namely 1) Ku. Rekha Vitthalrao Thakre 2) Ku. Pradhnya Vitthalrao Thakre 3) Ku. Vaishali Vitthalrao Thakre.

3.B) That, 1) Shri Kamlesh Bhagwan Zade 2) Ku. Madhuri Bhagwan Zade 3) Ku. Vidhya Bhagwan Zade 4) Ku. Jayashree Bhagwan Zade 5) Smt. Sarla Bhagwan Zade 6) Sau. Lata Ramkrushna Bhokre 7) Sau. Kalpana Gunwantrao Thakare 8) Sau. Aruna Shankarrao Wanjari , 9) Ku. Rekha Vitthalrao Thakre 10) Ku. Pradhnya Vitthalrao Thakre & 11) Ku. Vaishali Vitthalrao Thakre were the legal heirs of above mentioned property. And they mutated their names as absolute owners in the above mentioned property. Thereafter out of said owners 1) Shri Kamlesh Bhagwan Zade 2) Ku. Madhuri Bhagwan Zade 3) Ku. Vidhya Bhagwan Zade 4) Ku. Jayashree Bhagwan Zade 5) Smt. Sarla Bhagwan Zade 6) Sau. Lata Ramkrushna Bhokre & 7) Sau. Aruna Shankarrao Wanjari, executed a Registered Sale Deed in respect of their portion admeasuring about 1.26 H.R., at Serial No. 2027/2007, on 05/04/2007 in favour of Ashirwad Siddhivinayak Co-operative Housing Society Ltd. Nagpur Though its President Shri Vijay Madhavrao Chikte before Sub-Registrar Nagpur No. 7 and as such 1) Sau. Kalpana Gunwantrao Thakare 2) Ku. Rekha Vitthalrao Thakre 3) Ku. Pradhnya Vitthalrao Thakre 4) Ku. Vaishali Vitthalrao Thakre became the absolute owners of portion of undivided share in the said property admeasuring about 0.36 H. R. ,

3.C) That, as per said ownership rights they mutated their names as absolute owners in the revenue Record, and 1) Sau. Kalpana Gunwantrao Thakare 2) Ku. Rekha Vitthalrao Thakre 3) Ku. Pradhnya



Vitthalrao Thakre 4) Ku. Vaishali Vitthalrao Thakre becomes absolute owners of said Property. AND

3.D) That, the said land converted for Non-Agricultural purpose vide order of Hon'ble Collector Nagpur in N.A. case No. 614/NAP-34/2006-2007 Dt. 13/03/2007. AND

3.E) That, 1) Ku. Rekha Vitthalrao Thakre 2) Ku. Pradhnya Vitthalrao Thakre 3) Ku. Vaishali Vitthalrao Thakre executed Power of Attorney of the said property infavour of SAU. KALPANA W/O GUNWANTARAO THAKRE, Nagpur & same is registered on 17/07/2008 in the office of Sub - Registrar Nagpur No. 6, having Registration No. 03469. AND

3.F) That, the 1) Shri Manoj S/o Namdeorao Yenpreddiwar, 2) Shri Vinod S/o Namdeorao Yenpreddiwar, 3) Shri Rakesh S/o Namdeorao Yenpreddiwar jointly purchased the Survey (Khasara) No. 155/2, admeasuring 0.36 Hecter from Sau. Kalpana W/o Gunwantrao Thakre & Others, Nagpur by virtue of sale deed dated 09/10/2009 which is registered on 28/10/2009 in the Office of Sub-Registrar Nagpur No. 7 having Registration No. 7221 - 2009. AND

3.G) That, 1) Shri Manoj S/o Namdeorao Yenpreddiwar, 2) Shri Vinod S/o Namdeorao Yenpreddiwar, 3) Shri Rakesh S/o Namdeorao Yenpreddiwar partitioned the aforesaid property between them by virtue of Partition Deed dated 05/07/2013 and hence on the basis of partition deed the 1) Shri Manoj S/o Namdeorao Yenpreddiwar, 2) Shri Vinod S/o Namdeorao Yenpreddiwar, became sole and absolute owners of Survey (Khasara) No. 155/2 B, admeasuring 2400 Sq. Mtrs. and thereafter separate 7/12 extract is generated and the said property is recorded on Survey (Khasara) No. 155/2/B/1.

3.H) That, the present Owners 1) Shri Manoj S/o Namdeorao Yenpreddiwar, 2) Shri Vinod S/o Namdeorao Yenpreddiwar, entered into an Agreement Of Development with the Shri Gajanan Builders & Developers, in respect of the said Property on **06/02/2020** & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 7 having Registration No. **1054 - 2020**.



3.I) That, the Present Owners also executed Irrevocable General Power of Attorney in favour of the Shri Gajanan Builders & Developers in respect of the said Property on **06/02/2020** & the same is registered on the same date in the Office of Sub-Registrar Nagpur No. 7 having Registration No. **1055 - 2020**.

3.J) The Shri Gajanan Builders & Developers is developing the said land as per sanctioned building plan vide building permit No. **B.E.(NMRDA)/South/Nagpur(Rural)/No.17120431/2021010544/2072** Dt. **11/02/2021** issued by the Nagpur Metropolitan Region Development Authority, Nagpur.

4) That, from the above said search and inspection I observed that no entry creating any charge, encumbrance, lien or mortgage in respect of the above property came to my notice. From the inspected records, I do not find that the above present owner has dealt with the aforesaid property in any manner which may affect the title of the owner adversely.

5) On the basis of searches made by me, I certify that the property referred in above is owned by above owners and free from all encumbrances, charges, mortgages or any other claim affecting the clear title as on this date.

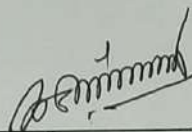
6) That the Owners have also made an affidavit, I am satisfied that the property is heritable and transferable, subject to the terms and conditions mentioned therein, I am satisfied that the property in question is free from all types of encumbrances and the title of Owner is clear and marketable subject to the facts shown herein above.

Hence this report of search and verification of title.

NOTE: That I the undersigned advocate have given this title report to my client Shri Gajanan Builders & Developers on the basis of the documents provided by my said client.

NAGPUR.

Dtd. - 22/02/2021


(ADV. K. S. GAUTAM)





CHALLAN
MTR Form Number-6



RN	MH011870779202021E	BARCODE			Date	18/02/2021-14:33:58	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
				Other Items					
Office Name				NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name			ADV KISHOR SHIVLALJI GAUTAM
Location				NAGPUR		Flat/Block No.			ADITYA PLOT NO R 267
Year				2020-2021 From 01/01/2009 To 18/02/2021		Premises/Building			
Account Head Details				Amount In Rs.		Road/Street			RESHIMBAGH
30072201 SEARCH FEE				325.00		Area/Locality			NAGPUR
						Town/City/District			
						PIN			4 4 0 0 0 9
						Remarks (If Any)			SEARCH FEE FOR KHASRA NO. 155/2/B/1 OF MOUZA PIPLA FOR THE YEAR 2009 TO 2021
						Amount In			Three Hundred Twenty Five Rupees Only
Total				325.00		Words			
Payment Details				BANK OF INDIA					
Cheque-DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN	Ref. No.	02202292021021805872	110095715		
Name of Bank				Bank Date	RBI Date	18/02/2021-14:33:58	Not Verified with RBI		
Name of Branch				Bank-Branch		BANK OF INDIA			
				Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
जर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

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