

TITLE VERIFICATION

&

SEARCH REPORT

for Survey No. 815/1 of Mouza- Kalmeshwar,
Tehsil : Kalmeshwar, Dist. : Nagpur

Umesh L. Chhangani

Advocate

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TITLE VERIFICATION & SEARCH REPORT

Having been engaged by Anukavi Constructions Pvt. Ltd. for preparing the Title Verification & Search of the property being all that piece & parcel of land admeasuring to 3230.00 Sqr. Mtr., bearing Survey No. 815/1 of Mouza- Kalmeshwar, P. S. K. 27, Mouza No. 19, Tehsil- Kalmeshwar and District- Nagpur. Situated within the limits of Municipal Council Kalmeshwar Ward No. 15 in Tehsil- Kalmeshwar and District- Nagpur. I do hereby submit my report as under:

Summary on Title & Chain of Events:

1. That originally the total land admeasuring to 0.36 Hectare was belonged to Shri. Vikas S/o Arvind Tarekar which he has purchased by executing various Sale Deeds from 1) Shri. Keshavrao S/o Abaji Baitule for the land admeasuring to 0.072 Hectare vide Sale Deed dated 12/05/2003 registered in the office of Sub-Registrar Kalmeshwar at Serial No. 508/2003 of even date. 2) Shri. Rambhau S/o Abaji Baitule & Others for the land admeasuring to 0.216 Hectare vide Sale Deed dated 27/02/2003 registered in the office of Sub-Registrar Kalmeshwar at Serial No. 202/2003 of even date. And 3) Smt. Prabhavati Gulabrao Nerkar for the land admeasuring to 0.07 Hectare vide Sale Deed dated 25/08/2003 registered in the office of Sub-Registrar Kalmeshwar at Serial No. 852/2003 of even date.

2. That the said owner and possessor Shri. Vikas S/o Arvind Tarekar then sold the said property to Anukavi Constructions Pvt. Ltd. vide Sale Deed for the area admeasuring to 0.29 Hectare dated 14/08/2003 registered in the office of Sub-Registrar, Kalmeshwar at Sr. No. 820/2003 dated 14/08/2003 and Sale Deed for the area admeasuring to 0.07 Hectare dated 06/09/2003 registered in the office of Sub-Registrar, Kalmeshwar at Sr. No. 887/2003 dated 06/09/2003.



3. That the said piece & parcel of land now belongs to Anukavi Constructions Pvt. Ltd. and the name of the present owner is mutated in the revenue record vide entry number 1943 dated 07/10/2004.

4. That thereafter the present owner had converted the aforesaid land to Non-Agricultural (Residential) sanction from the Additional Collector, Nagpur vide order dated 29/04/2005 passed in Revenue Case No. 95/NAP-34/2004-2005.

5. That thereafter the present owner has gifted the portion of the said land admeasuring to 370.00 Sq. Mtr. to Municipal Council Kalmeshwar by executing the Deed of Gift of Immovable Property registered at Serial No. 303/2005 in the office of Sub-Registrar Kalmeshwar dated 21/02/2005.

6. That after the said transaction of Gift the Survey number was renumbered accordingly as 815/1 for the area 3230.00 Sq. Mtr. belonged to Anukavi Constions Pvt. Ltd. and 815/2 for the area 370.00 Sq. Mtr. belonged to Municipal Council Kalmeshwar.

7. That thereafter the present owner has decided to develop and construct a multistoried building over the said piece of the land admeasuring to 3230.00 Sq. Mtr. and accordingly obtained Sanction of Building Permission and Commencement Certificate in Appendix D-1 from the Kalmeshwar Municipal Council, Kalmeshwar vide Approval No. CCNRA/B/ 2020 /APL/00182 dated 24/06/2020.

Thus from the above chronological link of the aforesaid property the chain of events properly established, all the transactions have been properly verified from the Title documents, 7/12 Extract, Revenue Records & other relevant documents supplied to me.

That the instant report is prepared by careful study of the records and documents supplied to me.

The search fees is paid herewith vide Challan dated 06/01/2021 vide Challan No. MH009835042202021E.



Opinion:

On the basis of search prepared by me, documents supplied and available with the concerned authority, I am of the opinion that:

1. The said property is owned by Anukavi Constructions Private Limited and the present owner possesses the clear and marketable title over the instant property.
2. That on the basis of documents supplied to me the concerned property is free from all encumbrances and no charges are seen over the said property. However an affidavit is required to be sworn from the owner regarding the encumbrances over the said property.

SCHEDULE OF PROPERTY

All that piece & parcel of land admeasuring to 3230.00 Sq. Mtr., bearing Survey No. 815/1 of Mouza- Kalmeshwar, P. S. K. 27, Mouza No. 19, Tehsil- Kalmeshwar and District- Nagpur. Situated within the limits of Municipal Council Kalmeshwar Ward No. 15 in Tehsil- Kalmeshwar and District- Nagpur.

Bounded as under:

ON THE EAST	:	Land of Municipal Council Kalmeshwar.
ON THE WEST	:	9.00 Mtrs wide road.
ON THE NORTH	:	Existing Road.
ON THE SOUTH	:	Land Khasra No 894.

Date: 6th January 2021



A handwritten signature in blue ink, appearing to be "Umesh L. Chhangani", with a stylized flourish at the end.

Umesh L. Chhangani
Advocate

CHALLAN
MTR Form Number-6



GRN	MH009835042202021E	BARCODE							Date	06/01/2021-23:17:07				Form ID									
Department										Payer Details													
Inspector General Of Registration																							
Search Fee										TAX ID / TAN (If Any)													
Type of Payment Other Items										PAN No.(If Applicable)													
Office Name KLS_KALMESHWAR SUB REGISTRAR										Full Name				ADV UMESH L CHHANGANI									
Location NAGPUR																							
Year 2020-2021 One Time										Flat/Block No.													
Account Head Details					Amount In Rs.					Premises/Building													
0030072201 SEARCH FEE					450.00					Road/Street													
										Area/Locality													
										Town/City/District													
										PIN													
										Remarks (If Any)													
										SEARCH FEES FOR 15 YEARS PAID FOR SURVEY NO. 815 MOUZA													
										KALMESHWAR													
										Amount In				Four Hundred Fifty Rupees Only									
Total					450.00					Words													
Payment Details										FOR USE IN RECEIVING BANK													
PUNJAB NATIONAL BANK																							
Cheque-DD Details										Bank CIN		Ref. No.		03006172021010700092				287212042					
Cheque/DD No.										Bank Date		RBI Date		03/01/2021-23:18:31				Not Verified with RBI					
Name of Bank										Bank-Branch				PUNJAB NATIONAL BANK									
Name of Branch										Scroll No. , Date				Not Verified with Scroll									

Department ID : _____ Mobile No. : 9975022416
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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.