Sahil M. Bhangde
LL.B
ADVOCATE
Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 033
☎ 0712-2245474
Mob : +91-9422148978, +91- 9405948406
E Mail : adv_sahilbhangde@yahoo.co.in

TITLE VERIFICATION & SEARCH REPORT

On the basis of relevant documents submitted by **M/s. Mauli Infratech Reality**, for the purpose of Verification Search of Title in respect of the property described below. I, the undersigned Advocate, do hereby submit my Verification & Search Report about the title in respect of the same.

SCHEDULE OF PROPERTY

All that piece and parcel of the Agricultural land bearing **Kh. No. 28/1** situated at **Mouza – Ghogli**, P.S.K. No. 38, having an area of 3.31 Hec.R. held in Occupancy Class-1 Rights, including all kinds of trees, shrubs, passages, rights of Pathways, Water Courses and all other easementary Rights appurtenant and belonging thereto, situated at Ghogli in Tahsil Nagpur (Rural) and District Nagpur and same is bounded as under:-

East	:	Kh. No. 28/5,
West	:	Kh. No. 29/1,
North	:	Kh. No. 28/2,
South	:	12 Mtrs. Wide Road.

Upon it a layout known and styled as **"MAULI NAGAR-7"**

That I have taken search by inspecting the index Registers for a period of 13 years, i.e.2008 to 2021 in the office of Sub-Registrar Nagpur. I have also perused document placed before me.

THAT THE TITLE HISTORY OF THE SAID PROPERTY IS AS FOLLOWS:-

A. Originally, All that piece and parcel of Agricultural Land bearing **Kh. No. 28/1** of Mouza – Ghogli, P.S.K. No. 38 having an area of 3.31 Hec.R. in Tahsil Nagpur (Rural) and District Nagpur belonged to Shri. Vasant Anandrao Fadanvis, as being his separate property.

B. That the aforesaid owner i.e. Shri. Vasant Anandrao Fadanvis had sold the said Agricultural land bearing Kh. No. 28/1 of **Mouza – Ghogli**, P.S.K. No. 38 having an area of 3.31 Hec.R. to Shri. Sanjay Anand Jaiswal, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur, at Sr. No. 1909/1986, dated 29/05/1986.

C. That later on 03/07/2004, the aforesaid owner i.e. Shri. Sanjay Anand Jaiswal had sold the said Agricultural land bearing Kh. No. 28/1 of **Mouza – Ghogli**, P.S.K. No. 38 having an area of 3.31 Hec.R. to Smt. Jayashree Wd/o Rajendra Jaiswal, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur (Rural) No. 10, at Sr. No. 4097/2004, dated 03/07/2004.

D. That thereafter the aforesaid owner i.e. Smt. Jayashree Wd/o Rajendra Jaiswal had agreed to sell the schedule property i.e. Agricultural land bearing Kh. No. 28/1 of **Mouza – Ghogli**, P.S.K. No. 38 having an area of 3.31 Hec.R. to M/s. Mauli Infratech Realities, a Partnership Firm, acting through its Partners, (1) Shri. Pravin Ratanlal Jain, (2) Shri. Sanket Ramesh Fuke, (3) Shri. Ashwin Siddharth Vairagade, (4) Shri. Pravin Natthuji Rahate, by way of executing Registered Agreement to Sell, same was registered in the office of Sub-Registrar Nagpur Rural No. 7, at Sr. No. 1505/2020, dated 31/12/2020.

E. That in pursuance of the aforesaid Agreement to Sell dated 31/12/2020, the aforesaid owner i.e. Smt. Jayashree Wd/o Rajendra Jaiswal had sold the schedule property i.e. Agricultural land bearing Kh. No. 28/1 of Mouza – Ghogli, P.S.K. No. 38 having an area of 3.31 H.R. to M/s. Mauli Infratech Reality, a Partnership Firm, acting through its Partners, (1) Shri. Pravin Ratanlal Jain, (2) Shri. Sanket Ramesh Fuke, (3) Shri. Ashwin Siddharth Vairagade, (4) Shri. Pravin Natthuji Rahate, by way of executing Registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur Rural No. 7, at Sr. No. 2088/2021, dated 28/01/2021.



F. That by virtue of aforesaid transactions, **M/s. Mauli Infratech Reality**, a Partnership Firm, acting through its Partners, (1) Shri. Pravin Ratanlal Jain, (2) Shri. Sanket Ramesh Fuke, (3) Shri. Ashwin Siddharth Vairagade, (4) Shri. Pravin Natthuji Rahate, became the sole and absolute owner of the schedule property.

G. That the aforesaid Owner i.e. **M/s. Mauli Infratech Reality**, a Partnership Firm, acting through its Partners, (1) Shri. Pravin Ratanlal Jain, (2) Shri. Sanket Ramesh Fuke, (3) Shri. Ashwin Siddharth Vairagade, (4) Shri. Pravin Natthuji Rahate had decided to develop the said land bearing **Kh. No. 28/1** of **Mouza – Ghogli**, P.S.K. No. 38 having an area of 3.31 Hec.R. by demarcating a residential layout upon schedule land to be Known and Styled as **"MAULI NAGAR-7"** and for that purpose they had prepared layout plan which is duly approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur for Demarcation Purpose only (Temporary Sanctioned/Not Finally approved).

H. That the Present Report is also subject to availability of Non-agricultural Order for schedule land bearing Kh. No. 28/1 of **Mouza – Ghogli**, P.S.K. No. 38 having an area of 3.31 Hec.R. to be issued by the Competent Authority as well as Agreement of Development with Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur and Final Sanctioned Layout Plan to be issued by Nagpur Metropolitan Region Development Authority Nagpur

I. I am of the opinion that **M/s. Mauli Infratech Reality**, a Partnership Firm, acting through its Partners, (1) Shri. Pravin Ratanlal Jain, (2) Shri. Sanket Ramesh Fuke, (3) Shri. Ashwin Siddharth Vairagade, (4) Shri. Pravin Natthuji Rahate is the legal owners of land bearing All that piece and parcel of the Agricultural land bearing Kh. No. 28/1 of **Mouza – Ghogli**, P.S.K. No. 38 having an area of 3.31 Hec.R., held in Occupancy Class-1 Rights, within the Limits of Tahsil Nagpur (Rural) & Dist. Nagpur and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.

- That thereafter further from 01-11-2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an Affidavit from the owner/s be taken stating on oath that their /his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.
- That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing Rs. 750/- vide **GRN No. MH012931003202021E/2021 dated 09/03/2021.**

DOCUMENTS PERUSUED

1. **Photocopy of** Registered Sale Deed executed by Shri. Sanjay Anand Jaiswal in favour of Smt. Jayashree Wd/o Rajendra Jaiswal, same was registered in the office of Sub-Registrar Nagpur (Rural) No. 10, at Sr. No. 4097/2004, dated 03/07/2004.
2. **Photocopy of** 7/12 extract of Kh No. 28/1 issued in the name of Smt. Jayashree Wd/o Rajendra Jaiswal dated 12/12/2020.
3. **Photocopy of Index-II of** Registered Agreement to Sell executed by Smt. Jayashree Wd/o Rajendra Jaiswal in favour of M/s. Mauli Infratech Reality, a Partnership Firm, acting through its Partners, (1) Shri. Pravin Ratanlal Jain, (2) Shri. Sanket Ramesh Fuke, (3) Shri. Ashwin Siddharth Vairagade, (4) Shri. Pravin Natthuji Rahate, same was registered in the office of Sub-Registrar Nagpur Rural No. 7, at Sr. No. 1505/2020, dated 31/12/2020.
4. **Photocopy of** Registered Sale Deed executed by Smt. Jayashree Wd/o Rajendra Jaiswal in favour of M/s. Mauli Infratech Reality, a Partnership Firm, acting through its Partners, (1) Shri. Pravin Ratanlal Jain, (2) Shri. Sanket Ramesh Fuke, (3) Shri. Ashwin Siddharth Vairagade, (4) Shri. Pravin Natthuji Rahate, same was registered in the office of Sub-Registrar Nagpur Rural No. 7, at Sr. No. 2088/2021, dated 28/01/2021.
5. **Photocopy of** Layout Plan approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority Nagpur (for demarcation Purpose only) dated 01/03/2021.
6. **Photocopy of** 7/12 extract of Kh No. 28/1, issued in the name of M/s. Mauli Infratech Reality dated 01/03/2021.

Hence, this report of Search & Verification of Title.

Nagpur:

Dated : 09/03/2021

Sahil M. Bhangde
Plot No. 167, Bajiprabhu Nagar, 5th Lane, Near Madrasi Temple, Near Ramdeobaba, Nagpur
Advocate

(Sahil M. Bhangde)
Advocate

CHALLAN
MTR Form Number-6

GRN	MH012931003202021E	BARCODE		Date	09/03/2021-17:45:31	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Search Fee	**TAX ID / TAN (If Any)**	266
		PAN No.(If Applicable)	AMZPB5432A
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	**Full Name**	Adv Sahil M Bhangde
Location	NAGPUR		
Year	2020-2021 From 09/03/2008 To 09/03/2021	**Flat/Block No.**	Plot No. 167
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Road/Street	Bajiprabhu Nagar						
Area/Locality	Nagpur						
Town/City/District							
PIN		4	4	0	0	3	3
Remarks (If Any)	Kh No 28/1 Mouza Ghogli PSK No 38 having an area of 3.31 Hec R						
Amount In Words	Three Hundred Twenty Five Rupees Only						

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021030979147	IK0BAIIIT3
Cheque/DD No.		Bank Date	RBI Date	09/03/2021-05:46:17	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		69 , 10/03/2021	

Department ID : Mobile No. : 8806360207

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 लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

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