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TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by **Shri Sachin Suryabhan Moon** , for the purpose of verifying the Title in respect of the property owned by him situated at Mouza Gawasi (Manapur) Nagpur Gramin , I the undersigned do hereby submit my report of verification & search as under . That I have got verified and inspected the records at the office of the Sub Registrar Nagpur - No -7 for the last Fifteen years i.e from 2005 To 2019 with respect to land having area 0.81 HR as more specifically described in schedule of property below to find out the documents , if any recorded therein effecting any kind of transfer by way of Sale , Gift ,Exchange ,Mortgage, lease or otherwise of the above said property , the particulars of which are as under.

COMPLETE OR FULL DESCRIPTION OF THE PROPERTY

All that Piece & Parcel of Land admeasuring 0.81 HR Khasara No 31/1 ,Land Revenue 4.99 Yearly ,A/c No 42 , held in Bhogwatdar Class-I Right of Mouza Gawasi (Manapur) together with all shrubs , herbs standing thereon situated in Tahsil Nagpur (Rural) & District Nagpur .

Boundaries Of Land

East – Kh No 27 & 28
West -Portion of Kh no 31 Sahara City
North -Kh no 31/4 Land Of Vastu Builders
South -Kh no 26 Sahara City

Land Owner - Shri Sachin Suryabhan Moon

	Particulars of the documents scrutinized-serially and chronologically

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MAMTA KANPARTIWAR
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH005744637201920E	BARCODE		Date	29/08/2019-11:46:57	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	Adv Mamta Kanpartiwar
Location	NAGPUR		
Year	2019-2020 One Time	Flat/Block No.	
		Premises/Building	
0030072201 SEARCH FEE	375.00	Road/Street	
		Area/Locality	Nagpur
		Town/City/District	
		PIN	
		Remarks (If Any)	Land area 0.81 HR Kh no 31/1 Mz Gawasi Manapur Nagpur Rural 2005 To 2019 15Yrs
Total	375.00	Amount In Words	Three Hundred Seventy Five Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019082927156	IK0AEYWOC6
Cheque/DD No.		Bank Date	RBI Date	29/08/2019-11:24:47	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9372610987

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 29-08-2019 11:47:57

	Sl. No	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
	01	7/12 Abstract Of Land of kh no 31/1 Area 0.81 HR	In the name of 1) Shri Bhaurao Kisan Gadbail 2) Shri JANBAJI Kisan Gadbail 3) Shri Gajanan Kisan Gadbail 4)Shri Bhimrao Kisan Gadbail	Photocopy	Photocopy
	02	Sale Deed dt 15/09/2016 du;y registered in the office of Sub Registrar Nagpur 7 at no 6969	Executed by 1) Shri Bhaurao Kisan Gadbail 2) Shri JANBAJI Kisan Gadbail 3) Shri Gajanan Kisan Gadbail 4)Shri Bhimrao Kisan Gadbail in favour of **Shri Sachin Suryabhan Moon**	Original	Original
	03	7/12 Extract of Land of Kh no 31/1 area 0.81 HR	In the name of **Shri Sachin Suryabhan Moon**	Online certified Copy	Online certified Copy
	04	Sanctioned Layout Map for Kh no 31/1	Issued by Nagpur Metropolitan Region Development Authority Nagpur	Original	Original

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"Sheet showing flow of title of the intended mortgagor and his predecessors in interest from the Mother Deed to the Latest Title Deed"

On the basis of documents placed before me and from the search taken at the office of Sub-Registrar, Nagpur ,No 7 I submit my report as under -

1) THAT As per Land Rvenue Record all that Piece & parcel of agricultural lands in khasara no. 31/1 admeasuring about 4.40 HR. Land Revenue 27.14 Yearly ,A/c No 42 , held in Bhogwatdar Class-I Right of Mouza Gawasi (Manapur) situated in Tahsil Nagpur (Rural) & District Nagpur was originally belonged to 1) Shri Bhaurao Kisan Gadbail 2) Shri JANBAJI Kisan Gadbail 3) Shri Gajanan Kisan Gadbail 4)Shri Bhimrao Kisan Gadbail being the recorded owner thereof .

2)THAT 1) Shri Bhaurao Kisan Gadbail 2) Shri JANBAJI Kisan Gadbail 3) Shri Gajanan Kisan Gadbail 4)Shri Bhimrao Kisan Gadbail sold a southern portion of land having area admeasuring 3.59 HR to M/s Vastu Builders & Developers by a Sale deed dt 04/04/2008 duly registered in the office of Sub Registrar Nagpur 7 at no 1960 . Consequent upon this , 1) Shri Bhaurao Kisan Gadbail 2) Shri JANBAJI Kisan Gadbail 3) Shri Gajanan Kisan Gadbail 4)Shri Bhimrao Kisan Gadbail left with the remaining portion of land having area 0.81 HR .

3)THAT 1) Shri Bhaurao Kisan Gadbail 2) Shri JANBAJI Kisan Gadbail 3) Shri Gajanan Kisan Gadbail 4)Shri Bhimrao Kisan Gadbail subsequently sold said 0.81 HR land to **Shri Sachin Suryabhan Moon** by a Sale deed dt 15/09/2016 duly registered in the office of Sub Registrar Nagpur 7 at no 6969 . By virtue of this deed, **Shri Sachin Suryabhan Moon** became the absolute owner of land of kh no 31/1 admeasuring about 0.81 HR & duly mutated his name in relevant records.

4) THAT **Shri Sachin Suryabhan Moon** decided to develop the said land in to Residential Layout by carving out plots of different sizes therein & prepared a layout which is tentatively sanctioned by competent authority Nagpur Metropolitan Region Development Authority vide Layout plan dt 24/07/2019 .

5) THAT **Shri Sachin Suryabhan Moon** also applied to Nagpur Improvement Trust for the development of the said Layout & Development Agreement is under Process. That Non agricultural conversion of said land for residential use is also under process .

6) THAT On the basis of Search taken by me , I do hereby certify that during the Search , I have not found , any documents adversely affecting the Title & the

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Title of the property in question is legal & marketable , free from any anomaly. I certify that **Shri Sachin Suryabhan Moon** has clear Marketable Title over the said property .There are no encumbrances & the owners has transferable rights in respect of the property. I have inspected , verified and scrutinized the documents in respect of the aforesaid property vide receipt No **MH005744637201920E** Dt. 29/08/2019 attached with this report.

Date : 29 /08/2019
Nagpur

Mamta Kanpartiwar
(Manali Mude)
Advocate