SHRINIWAS M. DHOBLE
Advocate

Res./Off..: 619, New Subhedar Layout,
Basaveshwar Putla,
Nagpur-440024
High Court: Chamber No. 16
Mob. : 9850355104
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FORMAT – A
(Circular No: - 28/2021)

To,
MahaRERA Authority,
Maharashtra State.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 08, CTS/C.S. No. 40 situated at Mouza Chikhali (Kh), P.H. No. 39, Ward no. 20 Taluka/District Nagpur (hereinafter referred as the said Plot).

I have investigated the title of the said plot on the request of Mr Vilas Manikrao Karangale prop. Sharda Construction Co. and following documents i.e.: -

1) Description of the property:
2) The document of the allotment of plot.
3) 7/12 extract or property card issued by City Survey Office, Nagpur dated 17.06.2019, mutation entry no. 1381
4) Search report for 12 years from 2011 till 2021

2) On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/ promotor/ developer/ company) is clear, marketable and without any encumbrances.

Owners of the land

(1) **Mr. Vilas Manikrao Karangale**, Age about 47 years, occupation -Business, Resident Ambika Nagar, Manewada Road, Nagpur-440024 & **Mr Vedant Sudhkarrao Kohale,** Age About 23 years, Occupation-Business, Resident of Vitthal Vila, Plot No. 156, Janki Nagar, Nagpur-440034 owner of **, Plot No. 08, CTS/C.S. No. 40, Sheet No. 440/17, Corporation House No. 4606/B/8 7 ward No. 20, Patwari Halka No.39, Kh. No. 14/1 of Mouza-Chikhali (Khurd),** within the limit of Nagpur Municipal Corporation & Nagpur Improvement Trust in Tahsil and District-Nagpur.

3/- The report reflecting the flow of the title of the (owner/ promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl: Annexure

Shriniwas M Dhoble
Advocate.

Date: 28.10.2021

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FLOW OF THE TILTLE OF THE SAID LAND

Sr. No.

1) 7/12 extract / P.R. Card as on date of application for registration.
2) Mutation Entry No 1381, CTS No. 40,
3) Search report for 12 years from 2011 Taken from Sub-Registrar' Office at Nagpur
4) Any other relevant title.
5) Litigations if any.

Date: 28.10.2021

Shriniwas M Dhoble
Advocate

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Dated : 28.10.2021

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by Mr. Vilas Manikrao Karangale, R/o. Nagpur, has placed the documents in my hands to give the search report of the property, which is described in the schedule of property, hence I am submitting the search report of the property mentioned in the schedule of property as follows:

SCHEDULE OF PROPERTY

All that piece and parcel of land admeasuring plot No.08, out of the layout of Gundecha containing by admeqasuitng measurement of 576.3170 sq. mtrs.(6203.476 sq. ft.) out of Kh. No. 14/1, City Survey No. 40, of Mouza Chikhali (Kh), P.H. No. 39, Ward No. 20, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur, in Tahsil Nagpur, District Nagpur, same is bounded as under :-

To the East	:	Plot No.07
To the West	:	Road and School
To the North	:	Plot No.06
To the South	:	Road and Other Layout

1) That I have personally inspected the concerned deeds, documents and also record after due payment of search fees vide GRN – MH008020526202122E, dated 26.10.2021 at the Sub-registrar Office No. 1, Nagpur for the period 2011 to 2021

i.e. for 12 years in respect of the property mentioned in schedule of property.

2) The applicant has placed before me the following document my opinion is based on careful study of

i) Certified copy of Sale Deed dated 29.04.2019;

ii) Xerox copy of Akhiv Patrika, 7/12 extract;

Forms the part and parcel of the instant opinion and index verification.

3) That, the brief history of the property :-

(i) That, it appeared from the documents that originally the land bearing Kh. No. 14/1 of Mouza Chikhali(Kh) was standing in the name of Lilabai WD/O Vishanuprasad Rai and three others. After Vishanuprasad Rai death Lilabai Vishanuprasad Rai, Arti Pramod Rai, Priti Shailesh Rai and Pravin Vishanuprasad Rai are the legal heirs of the deceased Vishanuprasad Sundarlal Rai.

(ii) After the death of Vishanuprasad Sundarlal Rai, their legal heirs brought on record in Property card along with Akhivpatrika 23.04.2019.

4) After careful scrutiny and Examination of papers placed before me I say and certified that the aforesaid property is absolutely free from all encumbrances.

5) That, I am satisfied that the property described in schedule is heritable and transferable and have good valid and marketable title thereon. That, it appears from the document

that the present applicant/owner can mortgage, sell, transfer the above said property, which is described in schedule of property.

6) However, an affidavit is also required to be sworn by the present purchaser/financial institution granting loan regarding "No Encumbrances" on the above said Property.

7) That, an instant report is prepared by the undersigned after the careful study of records at office of Sub-Registrar Office Nagpur-1, I verified the concerned records with utmost care so that there should not be any doubt in any regards. However since the said verification involves the perusal of volumes, records at the office of Sub-Registrar Nagpur-1, consisting of Thousand of papers there is likelihood of human error, which can arise in the given circumstances even at the hands of person action with a great caution and sincerity. Needless to mention chance of causing such error is almost nill.

Hence this title verification and search report.

Date: 28.10.2021

Shriniwas M. Dhoble
Advocate

271/0 **इतर पावती** Original/Duplicate

Tuesday,26 October 2021 6:16 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 8622 दिनांक: 26/10/2021

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन8-0-2021

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड श्रीनिवास ढोबळे

वर्णन शोध अर्ज क्रं. 2156/2021 मौजा चिखली खुर्द खसरा क्रं. 14/1 शिट नं. 440/17 सिटी सर्वे नं. 40 प्लॉट नं. 6 दस्त क्रं. 1357/2020 सन 2011 ते 2021 एकुण 12 वर्षे

SEARCHFEE	रु. 300.00
एकूण:	रु. 300.00

NGP8

1); देयकाचा प्रकार: eChallan रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008020526202122E दिनांक: 26/10/2021

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्रं. ८,

CHALLAN

MTR Form Number-6

GRN MH008020526202122E	**BARCODE**	**Date** 26/10/2021-14:39:05	**Form ID**

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP8_JT NAGPUR N0 8 SUB REGISTRAR	**Full Name**	ADV SHRINIWAS M DHOBALE
Location	NAGPUR		
Year	2021-2022 One Time	**Flat/Block No.**	619 NEW SUBHEDAR
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	300.00	**Road/Street**	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 2 4
		Remarks (If Any)	MOUZA-CHIKHALI KHURD C T S NO 40 KH NO 14/1 P H NO 39 SEET NO 440/17 PLOT NO 6 FOR 12 YEARS
Total	300.00	**Amount In Words**	Three Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021102625527	CKR7817588
Cheque/DD No.		Bank Date	RBI Date	26/10/2021-14:39:47	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. : 9850335104

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 .

Print Date 26-10-2021 02:43:54