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TITLE VERIFICATION AND SEARCH REPORT
AND NON ENCUMBRANCES CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

To,
M/S. HIRANMAYI INFRAVENTURE,
Nagpur,

Being asked to conduct the search in respect of the property mentioned in the schedule written here under I have carefully conducted the search and my report is as under.

1] That all that piece and parcel of the land bearing **Plot No. 206** total admeasuring about **278.70 Sq. Mtrs. (3000 Sq. Fts)** about situated in the Lay-Out of the Nagpur Improvement Trust bearing Municipal Corporation House No. 6378/206, ward No. 20, Kh. No. 53, P.H.No. 39, **City Survey No. 2469, Sheet No. 235** situated at **Mouza – Sakkardara**, within the limits of NMC &NIT, Tah. and Dist Nagpur, and bounded as under.

2] That the titled history for the last 13 years shows following chain of transaction.

A] That all that piece and parcel of the land bearing Plot No. 206 total admeasuring about 278.70 Sq. Mtrs. (3000 Sq. Fts) about situated in the Lay-Out of the Nagpur Improvement Trust bearing Municipal Corporation House No. 6378/206, ward No. 20, Kh. No. 53, P.H.No. 39, City Survey No. 2469, Sheet No. 235 situated at Mouza – Sakkardara, was originally belonged Shivaji Gruh Niraman Sahkari Santha Ltd. Nagpur.

B] That there after Shivaji Gruh Niraman Sahkari Santha Ltd. Nagpur (through Secretary Shri. Bhashkar Vishnupanth Ninave who acquired the same by way of registered lease deed from Nagpur Improvement Trust dated 26/05/1999 vide document no. 1284 registered with Sub Registrar no. 8, Nagpur.

C] That thereafter the Shivaji Gruh Niraman Sahkari Santha Ltd. Nagpur through President Shri. Shankarrao Sambhaji Dahedar sold the said plot/property to Smt. Sindhu Narayanrao Dharme by virtue of the Sale-Deed dated 25/01/2000, vide document no. 309 (Chya) Book No. 436, Page No. 151 to 152, registered with Sub Registrar no. 8, Nagpur, and thereafter the Nagpur Improvement Trust has executed and registered the renewed Lease deed in favour of Smt. Sindhu Narayanrao Dharme on dated 18/02/2020 vide document no. 1326, registered with Sub Registrar no. 4, Nagpur, for a period of 30 Years commencing from dt. 30/03/2019 to ending on dt.29/03/2049.

D] That thereafter Smt. Sindhu Narayanrao Dharme had registered the Gift Deed in favour of his Son Shri. Manohar Narayanrao Dharme of Southern portion out of said plot by dividing East-West admeasuring 1500 Sq. Ft. (139.35 Sq. Mtrs.) The said document of Gift Deed was executed and registered on dated 01/03/2021 vide document no. 1689, registered with Sub Registrar no. 2, Nagpur. As a result therefore the owner SMT. SINDHU NARAYANRAO DHARME, AND SHRI. MANOHAR NARAYANRAO DHARME, hereinabove named have became an exclusive, absolute and full Owner of the aforesaid property.

E] SMT. SINDHU NARAYANRAO DHARME, 2) SHRI. MANOHAR NARAYANRAO DHARME, is desirous of Developing the said land and has executed the Agreement of Development and Sale with **M/S. HIRANMAYI INFRAVENTURE**, Having it's registered office at Plot No. 1, MSMFEL Housing Society 44, Dattatray Nagar, Nagpur, through its partner's **1) SMT SUNITA RAJENDRASINGH SENGAR 2) SMT NOOPUR DINESH SHASTRAKAR** executed and registered Agreement of Development and Sale on dated 13/10/2021 vide document no. 5629, registered with Sub Registrar no. 8, Nagpur. And SMT. SINDHU NARAYANRAO DHARME, and SHRI. MANOHAR NARAYANRAO DHARME has constituted and appointed M/S. HIRANMAYI INFRAVENTURE through its partner's 1) SMT SUNITA RAJENDRASINGH SENGAR 2) SMT NOOPUR DINESH SHASTRAKAR as the legal Power of attorney holder vide registered Irrevocable General Power of Attorney dated 13/10/2021 vide document no. 5630, registered with Sub Registrar no. 8, Nagpur.

3] That I have taken search of the relevant record of the Registrar office from inspection book 1, Index II and other relevant records made available to me and by inspecting daily books upto date by paying the requisite charges.

4] That on the basis of available records and searches made by me and the documents placed before I can certify that the property referred in the schedule is owned SMT. SINDHU NARAYANRAO DHARME, AND SHRI. MANOHAR NARAYANRAO DHARME.

6] That all the relevant documents of title such as Lease Deed, Sale-Deed, Akhiv Patrika, & NMC Tax receipt, Ground rent receipt, are the Xerox copies which are verified by me and I have tallied these documents from other appropriate authorities. However it is suggested that the bank should verify the original documents.

7] I did not come across any adverse entry affecting the title of SMT. SINDHU NARAYANRAO DHARME, AND SHRI. MANOHAR NARAYANRAO DHARME in the referred property during my search.

8] That I am satisfied that SMT. SINDHU NARAYANRAO DHARME, AND SHRI. MANOHAR NARAYANRAO DHARME, is the owner of the said property.

9] That in result I have to state that I have made necessary searches at the concerned Sub-Registrar office and as a result of such searches I am satisfied that the SMT. SINDHU NARAYANRAO DHARME, AND SHRI. MANOHAR NARAYANRAO DHARME is the owner of referred property.

10] It is suggested that the owner of the said property should swear an affidavit regarding his ownership and no encumbrances over the referred property.

Following Documents shall be Required for the creation of Equitable Mortgage,
All Original Sale deed, Copy of Sanctioned R. L., Original Latest Tax and Ground rent Receipt, Original Lattes Akhiv Patrika, Lease Deed,

That, after examining all the documents I am of the opinion that Smt. Sindhu Narayanrao Dharme, And Shri. Manohar Narayanrao Dharme,is the absolute owner of the said property and there is no encumbrance upon the said property.

However in the view of torn and incomplete index records and unavailable records it is necessary to secure the sworn affidavit from owner stating that there is not any registered or unregistered charge on the property as on the date of this report.

SCHEDULE OF PROPERTY

All all the that piece of property bearing NIT **Plot No. 206** total admeasuring about **278.70 Sq. Mtrs. (3000 Sq. Fits)** situated in the Lay-Out of Nagpur Improvement Trust, bearing Kh. No. 53, P.H.No. 39, Municipal Corporation House No. 6378/206, ward No. 20, **City Survey No. 2469, Sheet No. 235,** situated at **Mouza – Sakkardara**, within the limits of NMC & NIT, Tah. and Dist Nagpur The said plot is bounded as under –

Toward East	-	Plot No. 193
Toward West	-	Road (9 Meter)
Toward North	-	Plot no. 205
Toward South	-	Plot no. 207

Nagpur.
Date 3/1/2022

U. K. Nath
Advocate
MAH/4053/2008
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