

PRATIK S. TIHADE (ADVOCATE)
S.L.P ASSOCIATES
OFFICE :- Block No. 118 Rahul
Complex-II, Near Main Bus Stop,
Ganeshpeth Nagpur-440018.
Mobile No. 8421100488

TITLE SEARCH CERTIFICATE

Having been engaged by **M/S. PARTH DEVELOPERS**, a partnership firm concern acting through its partner **SHRI. HITESH BABULAL MANSATA** in respect of property i.e. All that piece and land bearing **Plot No. 1 and 2**, total admeasuring area of both the plots is 1309.125 Sq. Mtrs. in the layout of Krishna Vihar Layout, having City Survey No. 564, Sheet No. 705 & 711, Kh. No. 105 & 106, P.H. No. 44, Ward No. 15, Mouza Somalwada within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur and which is bounded as under: and bounded as under:

LAND BOUNDARIES

TOWARDS EAST	:	BY 9.00 MTR WIDE ROAD,
TOWARDS WEST	:	OTHER LAYOUT,
TOWARDS NORTH	:	BY ROAD,
TOWARDS SOUTH	:	BY PLOT NO. 3,

That, the property mentioned above was purchased by M/S. PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata by entering into Sale Deed with Sau. vide sale deed dated 15/12/2017 which is duly registered in the office of the sub-registrar Nagpur-4 at serial No. 6696/2017 in respect of **Plot No. 01. AND** again M/S. PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata had purchased the said plot No. 2 from Shri. Sanjay Bhagwan Satpute through its Power of Attorney Shri. Chandraparkash Shiv Kumar Singh, Karta HUF vide sale deed dated 21/01/2011 which is duly registered in the office of the sub-registrar Nagpur-3 at serial No. 580/2011.

M/S. PARTH DEVELOPERS, owns and holds a clear and marketable title for the above property as per the documents seen and produced before me.

Hence this Title Certificate is delivered and signed at Nagpur on this day of 9th March, 2022.

NAGPUR
Date 09/03/22


PRATIK S. TIHADE
(ADVOCATE)





CHALLAN
MTR Form Number-6



GRN	MH014311680202122E	BARCODE			Date	09/03/2022-13:32:45	Form ID		
Department Inspector General Of Registration					Payer Details				
Type of Payment Search Fee					TAX ID / TAN (If Any)				
Type of Payment Other Items					PAN No (If Applicable)				
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1					Full Name		ADV PRATIK SANJAY TIHADE		
Location NAGPUR					Flat/Block No.		BLOCK NO 118		
Year 2021-2022 One Time					Premises/Building				
Account Head Details				Amount In Rs.	Road/Street		RAHUL COMPLEX II		
0030072201 SEARCH FEE				750.00	Area/Locality		GANESHPETH NAGPUR		
					Town/City/District				
					PIN		4 4 0 0 1 8		
					Remarks (If Any)				
					Mouza Somalwada Plot No 1 AND 2 Kh No 105-106 QTS No. 554 Tah				
					and Dist Nagpur				
					Amount In Seven Hundred Fifty Rupees Only				
Total				750.00	Words				
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK				
Cheque/DD Details					Bank CIN	Ref. No.	69103332022030916346		2733933214
Cheque/DD No.					Bank Date	RBI Date	09/03/2022-13:33:56		Not Verified with RBI
Name of Bank					Bank-Branch		IDBI BANK		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 8421100488

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" माध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करायवाच्या दस्त्यासाठी लागू नाही.



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TITLE SEARCH REPORT

Having been engaged by **M/S. PARTH DEVELOPERS, a partnership firm concern acting through its partner SHRI. HITESH BABULAL MANSATA** in respect of property i.e. All that piece and land bearing **Plot No. 1 and 2**, total admeasuring area of the plots is 1309.125 Sq. Mtrs. in the layout of Krishna Vihar Layout, having City Survey No. 564, Sheet No. 705 & 711, Kh. No. 105 & 106, P.H. No. 44, Ward No. 15, Mouza Somalwada within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur and which is bouned as under: and bounded as under:

LAND BOUNDARIES

TOWARDS EAST : BY 9.00 MTR WIDE ROAD,
TOWARDS WEST : OTHER LAYOUT,
TOWARDS NORTH : BY ROAD,
TOWARDS SOUTH : BY PLOT NO. 3.

1. **Name of the Owner as per Sale Deed:-**

**M/S. PARTH DEVELOPERS through its partner SHRI.
HITESH BABULAL MANSATA**

2. **Description of Property :-**

As above, hereinafter referred to as the " said Property ".

3. **Nature of the Property :-**

Freehold Property.

4. **List of Documents perused/Scrutinized :-**

Sr. No.	Name of the Document	Date of Document
1. I.	Photocopy of Registered Partition Deed bearing serial No. NGN-9-3409-2004 executed in respect of Devrao Chintaman Satpute and others. In respect of the Said Property.	03-12-2004



II.	Photocopy of Registered Correction in Partition Deed bearing serial No. NGN-9-2883-2005 executed in respect of Devrao Chintaman Satpute and others. In respect of the Said Property.	20.09.2005
III.	Photocopy of Regularization Letter issued by Nagpur Improvement Trust vide Permit No. 2394 in case No. 200509126 layout No. 1900/som/4359 on. In respect of the Plot No. 1.	27-02-2017
IV.	Photocopy of N.A. Order by Additional Collector, Nagpur vide Case No. 4965/NAP34/16-17. In respect of the Plot No. 1.	18-06-2017
V.	Photocopy of Development and Construction Agreement executed between Sau. Vanita Pursushottam Rokade with one Sau. Sushma Suhas Parate bearing Serial No. NGN-3-8459/2016. In respect of the Plot No. 1.	29-12-2016
VI.	Photocopy of Cancellation Deed executed between Sau. Vanita Pursushottam Rokade with one Sau. Sushma Suhas Parate bearing Serial No. NGN-1-7499/2017. In respect of the Plot No. 1.	22-11-2017
VII.	Photocopy of Registered Sale Deed bearing serial No. NGN-04-6696-2017 executed by Sau. Vanita Pursushottam Rokade in favour of M/S. PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata. In respect of the Plot No. 1.	15-12-2017
2. I.	Photocopy of Regularization Letter issued by Nagpur Improvement Trust vide Permit No. 1051 in case No. 200509127 layout No. 1900/som/4359. In respect of the Plot No. 2.	23-10-2010
II.	Photocopy of N.A. Order by Additional Collector, Nagpur vide Case No. 2238/NAP34/10-11. In respect of the Plot No. 2.	28-12-2010
III.	Photocopy of Registered Power of Attorney executed by Shri. Sanjay Bhagwan Satpute in favour of Shri. Chandraprakash Shiv Kumar Singh vide Serial No. NGN-1-7410/2005. In respect of the Plot No. 2.	17-12-2017



IV.	Photocopy of Registered Sale Deed bearing serial No. NGN-03-580-2011 executed Shri. Sanjay Bhagwan Satpute through its Power of Attorney Shri. Chandraparkash Shiv Kumar Singh, Karta HUF in favour of M/S. PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata. In respect of the Plot No. 2.	21-01-2011
V.	Photocopy of Registered Correction Deed bearing serial No. NGN-06-894-2017 again executed between Shri. Sanjay Bhagwan Satpute through its Power of Attorney Shri. Chandraparkash Shiv Kumar Singh, Karta HUF in favour of M/S. PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata. In respect of the Plot No. 2.	15-03-2017
3.	Photocopy of amalgamated the said plot Nos. 1 and 2 vide amalgamation No. E.A.(P) No. 845.	28-05-2018
4.	Photocopy of Sanction Map of the said scheme in which the said property is situated.	
5.	Photo Copy of Sanction of Building Permit and Commencement Certificate issued by Nagpur Improvement Trust, Nagpur vide Building Permit No. B.E.(WEST)/Case No. BUL-G-10256/Tracking No. 2021081357/ 239.	05/01/2022
6.	Photocopy of Property Card bearing the name of M/S. PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata.	

5. Flow of Title of The Property (History of the Porperty)

That the title history of the Plot No. 1 is as follows:-

That originally That all piece and parcel of land bearing Plot No. 1, having City Survey No. 564, Sheet No. 705 & 711, Kh. No. 105 & 106, P.H. No. 44, Ward No. 15, Mouza Somalwada, total admeasuring 645.75 Sq. Mtrs. (As per partition Deed 661.825) was initially part of agricultural land bearing Kh. No. 105 & 106, Mouza- Somalwada, P.H. No. 44, Total admeasuring 1.39 H.R. belonging to Shri. Chintaman Satpute and on the death of Shri. Chintaman Satpute, the land was mutated in the name of Legal Heirs of Late Chintaman Satpute. That Sau. Vanita Purushottam Rokade is the one of the legal heirs alongwith other legal heirs decided and agreed



to partition the said property and accordingly executed the Partition Deed on 03.12.2004 bearing Registration No. 3409/2004 registered in the office of Sub-registered Nagpur-09 and further executed and registered the Correction Deed to said Partition Deed on 20.09.2005 bearing Registration No. 2883/2005 Registration in the office of Sub-registrar Nagpur-09.

AND WHEREAS that said land was converted into Non-Agricultural land and as per order passed by the Upper Tahasildar Non-Agricultural Tax Assessment No. 5, Nagpur in case No. 4965/NAP34/16-17, Mouza Somalwada, the N.A. Tax Assessment was confirmed as per the term and condition mentioned in Release Letter issued by the Nagpur Improvement Trust. It be noted here that Nagpur Improvement Trust as per the permit No. 2394 in case No. 200509126 layout No. 1900/som/4359 on dated 27.02.2017 regularize the Plot No.1 having Layout name as Krishna Vihar Layout for the plot area admeasuring 645.7500 Sq. Mtrs. and accordingly, the City Survey Office mutated the name of Sau. Vanita Purushottam Rokade in the City Survey Record.

AND WHEREAS the Sau. Vanita Purushottam Rokade have entered into Development and Construction Agreement with one Sau. Sushma Suhas Parate and registered the said Agreement bearing Registration No. 8459/2016 registered in the office of Joint Sub-registrar Nagpur-03 dated 29.12.2016 and due to certain reason, the said agreement was cancelled and Cancellation Deed was also registered bearing Registration No. 7499/2017 in the office of joint Sub-registrar Nagpur City No. 1 on dated 22.11.2017.

AND WHEREAS the Sau. Vanita Purushottam Rokade also executed Power of Attorney in favour Sau. Sushma Suhas Parate and the said document is registered vide Registration No. 8460/2016 registered in the office of Joint Sub-registrar Nagpur-03 dated 29.12.2016 and also the said Power of Attorney is also cancelled and the said Cancellation Deed was registered vide Registration No. 7500/2017 in the office of joint Sub-registrar Nagpur City No. 1 on dated 22.11.2017.

AND WHEREAS that M/S. PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata had purchased the said plot No. 1 from Sau. Vanita Purushottam Roakade vide sale deed dated 15/12/2017 which is duly registered in the office of the sub-registrar Nagpur-4 at serial No. 6696/2017.

That the title history of the Plot No. 2 is as follows:

WHEREAS That all piece and parcel of land bearing Plot No. 2, having City Survey No. 564, Sheet No. 705 & 711, Kh. No. 105 & 106, P.H. No. 44, Ward No. 15, Mouza Somalwada,



total admeasuring 663.38 Sq. Mtrs. (As per partition Deed 663.30) was initially part of agricultural land bearing Kh. No. 105 & 106, Mouza- Somalwada, P.H. No. 44, Total admeasuring 1.39 H.R. belonging to Shri. Chintaman Satpute and on the death of Shri. Chintaman Satpute, the land was mutated in the name of Legal Heirs of Late Chintaman Satpute. That Shri. Sanjay Bhagwan Satpute is the one of the legal heirs alongwith other legal heirs decided and agreed to partition the said property and accordingly executed the Partition Deed on 03.12.2004 bearing Registration No. 3409/2004 registered in the office of Sub-registered Nagpur-09 and further executed and registered the Correction Deed to said Partition Deed on 20.09.2005 bearing Registration No. 2883/2005 Registration in the office of Sub-registrar Nagpur-09.

AND WHEREAS that said land was converted into Non-Agricultural land and as per order passed by the Upper Tahasildar Non-Agricultural Tax Assessment No. 5, Nagpur in case No. 2238/NAP34/10-11, Mouza Somalwada, the N.A. Tax Assessment was confirmed as per the term and condition mentioned in Release Letter issued by the Nagpur Improvement Trust. It be noted here that Nagpur Improvement Trust as per the permit No. 1051 in case No. 200509127 layout No. 1900/som/4359 on dated 23.12.2010 regularize the Plot No.2 having Layout name as Krishna Vihar Layout for the plot area admeasuring 663.375 Sq. Mtrs. and accordingly, the City Survey Office mutated the name of Shri. Sanjay Bhagwan Satpute in the City Survey Record.

AND WHEREAS the Shri. Sanjay Bhagwan Satpute also executed Power of Attorney in favour Shri. Chandraparkash Shiv Kumar Singh, Karta HUF and the said document is registered vide Registration No. 7410/2005 registered in the office of Joint Sub-registrar Nagpur-01 on dated 17.12.2005.

AND WHEREAS that the M/S. PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata had purchased the said plot No. 2 from Shri. Sanjay Bhagwan Satpute through its Power of Attorney Shri. Chandraparkash Shiv Kumar Singh, Karta HUF vide sale deed dated 21/01/2011 which is duly registered in the office of the sub-registrar Nagpur-3 at serial No. 580/2011 and further executed and registered the Correction Deed to said Sale Deed on 15.03.2017 bearing Registration No. 894/2017 Registration in the office of Sub-registrar Nagpur-06.

AND WHEREAS THE M/S. PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata had also amalgamated the said plot Nos. 1 and 2 vide amalgamation No. E.A.(P) No. 845 on dated 28/05/2018.



AND WHEREAS, the M/S. PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata accordingly prepared the building plan of the building constructed over the said plot of land and which is sanctioned and approved by the Town Planner Nagpur Improvement Trust vide Building Permit No. B.E.(WEST)/Case No. BUL-G-10256/Tracking No. 2021081357/239, on Dated 05/01/2022. The Said building consisting of Ground + 6 floor of the building more popularly known as "**SHREE JALARAM VATIKA**".

6. Tracing of Title:-

We have paid charges vide receipt No. MH014311680202122E dated 09/03/2022 and have taken 30 years search and on perusal of the documents provided to us and search conducted in the office of the concerned Sub-Registrar of Assurances in respect of the said Property. I observe as under:- That, the above said Land in the name of M/S. PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata.

6. Encumbrances:-

Search in the concerned Sub-registrar of Assurance -

During the e-search carried out I observed that the said Land in the name of M/S. PARTH DEVELOPERS through its partner Shri. Hitesh Babulal Mansata and their name is also mutated in city survey department.

7. Qualification and Assumptions:-

This Report is given subject to the following qualifications-

- (i) I have presumed that the documents provided to me such documents are within the capacity and powers of and have been or shall be duly authorized, executed and delivered and are binding on the parties hereto.
- (ii) I presumed in that relation to the documents provided to me such documents are within the capacity and powers of and have been or shall be duly authorized, executed and delivered and are binding on the parties hereto.
- (iii) This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary.



- (iv) This opinion does not cover any litigation, suits etc. filed in any court in respect of said property.
- (v) It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances are subject to availability of records and also to record being torn and mutilated. I therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of record being torn and mutilated.

Hence this report is delivered and signed at Nagpur on this 09th day of March, 2022.

Nagpur

Date : 09.03.2022


Pratik Tihade
(Advocate)

