P.M.RAMRAKHIYANI

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ADVOCATE

COURT ROOM :
Room No 319, "NYAYA MANDIR",
3RD Floor, Civil Lines, Nagpur

(PLEASE CORRESPOND ONLY AT OFFICIAL ADDRESS)

Dated : 23.03.2022

TO
MahaRERA
NAGPUR.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 6/1 & 6/2, CITY SURVEY No. 2073 & Sheet no. 38, Mouza Jaripatka, situated at Chhaoni, Tahsil & District Nagpur. (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of PRESIDENT/SECRETARY UDAY CO-OPERATIVE HOUSING SOCIETY and following documents i.e.:-

1) Description of the property.

2) The documents of allotment of plot. (LEASE DEED BY ADDITIONAL COLLECTOR NAGPUR on behalf of Govt. of Maharashtra State, On DATED 14.08.2009

3) Property card issued by CITY SURVEY DEPT., dated 04.07.2018, mutation entry no. 7348.

4) Search report for 30 years from 1993 till 17.03.2022.

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 President/Secretary of Uday Co-Operative housing society, Nagpur, is clear, marketable and without any encumbrances.

Owners of the land

(1) PRESIDENT/SECRETARY OF UDAY CO-OPERATIVE HOUSING SOCIETY, CITY SURVEY No. 2073.

3/ - The report reflecting the flow of the title of the President/Secretary of Uday Co-Operative housing society, Nagpur on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date : 23.03.2022

ADVOCATE

P.M.RAMRAKHIYANI
23/03/22

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FORMAT-A

(Circular No. : 28 / 2021)

HOW OF THE TITLE OF THE SAID LAND.

1) PR Card as on date of application for registration.

2) Mutation Entry No. 7348, Dated 04.07.2018

3) Search report for 30 years from 1993 to 2022 Taken from Sub-Registrar office-01 at Collector Office, civil line Nagpur.

4) Any other relevant title.

5) Litigations

Place : Nagpur
Date : 23.03.2022

23/03/22

P.M.RAMRAKHIYANI
ADVOCATE

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Nagpur.
Dated : _____

TITLE SEARCH AND VERIFICATION REPORT

Name of the owner : PRESIDENT/SECRETARY UDAY CO-OPERATIVE HOUSING SOCIETY.

I/We Mr Prakash M. Ramrakhiyani Advocate had investigated the title of Uday Co-operative Housing Society acting through its President/Secretary of the immovable property as mentioned in the schedule of property Column situated at Nagpur on the basis of deeds and other documents, Encumbrance Certificate, the discussions I/we had with the mortgagor, the revenue authority and searches carried out by us in the office of the Sub-Registrar Nagpur for inspection of Records(relating to Litigation) in the court which has jurisdiction over the said immovable property and the site inspection.

Legal opinion/Title search and Verification report with respect of immovable property as mentioned in the schedule of property is as under :

1. SCHEDULE OF PROPERTY

ALL that piece and parcel of Nazul Plot No. 6/1, 6/2 in the Layout of Uday Co-operative Housing Society, admeasuring 1659.42 Sq.mtrs. (17862 Square Fts), Mouza- Jaripatka, City Survey No. 2073, Tahsil and District Nagpur and bounded as under :

On or towards East :	CTS NO. 2074
On or towards West:	CTS NO. 2072
On or towards North:	CTS NO. 2069
On or towards South :	ROAD

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2. **The Following is the History of the Said Property :**

WHEREAS ALL that piece and parcel of Nazul Plot No. 6/1, 6/2 in the Layout of Uday Co-operative Housing Society, admeasuring 1659.42 Sq.mtrs. (17862 Square Fts), Mouza- Jaripatka, City Survey No. 2073, Tahsil and District Nagpur was owned by President/Secretary Uday Co-operative Housing Society vide Lease deed Renewal Registered in the office of the Joint Sub Registrar Nagpur City No. 1 on dated 14/08/2009 at serial No. 4105/2009. The lease deed of the aforesaid property was renewed till 31/03/2038.

ANE WHEREAS the aforesaid property was owned by Smt. Salila Bhattacharya wife of Dr. Bhabani Charan Bhattacharya vide sale deed Registered in the Office of the Joint Sub-Registrar, Nagpur City at Serial No. 2222/1964 on dated 7th Day of May 1964. Later on the lease deed of the aforesaid property was renewed in the name of Uday Co-operative Housing Society the details of which are mentioned in Para 1 of Schedule of property.

That, the name of Uday Co-operative Housing Society was mutated in City Survey Records by reference dated 26/05/2002 vide Appeal No. 244/2002.

That, later on Correction order was passed by the Hon'ble Collector Nagpur dated 5/10/2016 and the corrected area was mentioned in City Survey Records as 1659.42 Square meters.

AND WHEREAS the aforesaid property is clear and marketable and free from all encumbrances of all kinds whatsoever and that the present owner Uday Co-operative Housing Society thereof holds good valid and marketable title thereto.

That, I have gone through the records, there I have seen the entry of the register documents, that by virtue of the said register documents Uday Co-operative Housing Society becomes the rightful owner of the above said property Hence accordingly



Uday Co-operative Housing Society acquired the title and interest over the property under search.

3. **Adverse Entry recorded with respect of immovable property as mentioned in schedule of property :**

In my opinion No adverse entry is recorded with respect of immovable property as mentioned in schedule of property as per search carried by me in the files provided (only those available out of the torn, disarrange index, and technical error in providing related data) in which document entries are recorded in respect of the said immovable property as mentioned in the schedule of property of the concerned Sub-Registrar, Nagpur, by depositing necessary search fees in Inspector General of Registration and manner of depositing of search fee is more particularly described in Point No. 4 (i) of this title search and verification report i.e. Enquiries/Search made in the concerned Sub-Registrar, Nagpur.

4. **Searches**

i) **Enquiries/Searches made in the concerned Sub-Registrar Office, Nagpur**

I had verified all the relevant index entries from the online records kept and maintained in inspector General of Registration Web Site for the office of Sub-Registrar, Nagpur by depositing necessary search fees in inspector General of Registration, only those available out of the torn, disarrange index and technical error in providing related data and found that no adverse entry is recorded

23/03/22

at the office of Sub-Registrar, Nagpur and the search fee is deposited in the following manner

a) GRN No. of MTR Form No. 6 By which search is carried out MH014807368202122E

b) Receipt No. By which search 4173 Is carried out

c) Date of Challan MTR Form No-6 17/03/2022

d) Defacement date of Chaallan MTR Form No. 6 21/03/2022

e) Details of property of which Documents has to be searched Mentioned in Schedule

The copy of Challan MTR Form No. 6 and e search in which receipt No. is mentioned is attached with title search and verification report.

ii) **Lispendens** NO

iii) **Site Inspection**

No inspection regarding site of the above mentioned property.

5) **Conclusion and Recommendation** :

However some record was in mutilated and torn form, intermittently some record was missing. Morever the Indexing of record as required under registration Act 1908 is incomplete. However on the basis of record available with the concerned Sub-Registrar office and documents supplied to me I certify that the title of the aforesaid property as mentioned in the schedule is maketable and clear. The lender bank shall obtain the city survey mutation and current years NMC Tax Receipt in the current owners name.

6) **CERTIFICATE**

The link in the chain of title has been properly established. All the transactions had been duly verified from the relevant records. On the basis of search and the documents placed before me, I certify that the property mentioned in the schedule referred above is clear and hence I certify that the property is clear and marketable and free from all types of encumbrances, charges, lien and mortgages or order claim affecting the clear title as on the date.

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In the result, I have to state that I have made necessary search of the concerned Sub-Registrar Office document entries upto the date as a result of searches and on the basis of same I hereby state that the above referred property mentioned in the schedule is clear and marketable and free from all the charges and has got the clear and marketable title.

I have verified all the documents from the photocopy of original documents/records which have been provided to me by Uday Co-operative Housing Society, Hence I therefore issued this inspection report and title verification search certificate.

Hence, I therefore issued this inspection report and title search Certificate.

Place : Nagpur

Date :

P.M.RAMRAKHIYANI

ADVOCATE

23/03/22