

KISHOR S. GAUTAM
ADVOCATE

Resi: 267, Reshimbag, Nagpur, Court : 214, II Floor, Nyaya Mandir,
Nagpur.

TITLE VERIFICATION AND SEARCH REPORT
TO WHOMSOEVER IT MAY CONCERN :-

1) That having been engaged for the purpose of search and verification of title in respect of the property described below, I the undersigned Advocate , Nagpur , do hereby submit my report of search and opinion about the title in respect of the same as under:-

DESCRIPTION OF PROPERTY

All that piece and parcel of land bearing **Plot No. 22 & 23**, total admeasuring **278.58 Sq. Mtrs.** of Khasara No. 1/3, P. H. No. 34, Mouza - Dighori, Sheet No. 361/13, City Survey No. 3, Ward No. 21, Corporation House Nos. 2494/22, 2494/23, Pawansut Nagar, Nagpur , within the limits of Nagpur Improvement Trust, Nagpur, & Nagpur Municipal Corporation Nagpur, Tah. and Dist. NAGPUR and bounded as under :-

On the East by	:	30 Fts. wide Road
On the West by	:	Plot Nos. 4 & 5
On the North by	:	Plot No. 21
On the South by	:	Plot No. 24

2) I have taken the search of records of Registrar office for last 30 years, i.e. from 1992 to 2021 on 24/08/2021 vide MTR CHALLAN NO. MH005326007202122E and on 02/09/2021 vide MTR CHALLAN NO. MH005781451202122E in the office of Sub- Registrar No. 3, Nagpur and have inspected the relevant records of the said property.

That, originally the aforesaid property was belonged to 1) Shri Krushnarao Gomaji Umate & 2) Smt. Shewantabal Mahadeorao Gajbhaye. They sold the Plot Nos. 22, 23 & 24 to Sau. Manoramabal W/o Dadaji Chintalwar by virtue of registered sale deed dated 07/04/1971 which is duly registered on the same date in the Sub Registrar, Nagpur No. 2 having Registration No. 790.

That, thereafter Sau. Manoramabal W/o Dadaji Chintalwar sold the Plot Nos. 22 & 23 to Shri Bajirao S/o Keshavrao Dhait by virtue of registered Sale Deed Dt. 03/03/1975 which is registered on the same date in the Sub Registrar, Nagpur No. 2 having Registration No. 547.

That, the said property came under the unauthorized layout of Govt. namely as 1900 layout and the Govt. has handing over the development activities through Nagpur Improvement Trust and Nagpur Improvement Trust has issued a demand of Rs. 23,989/- for the Plot No. 22 and Rs. 23,989/- for the Plot No. 23 infavour of Shri Bajirao S/o Keshavrao Dhait.

That, thereafter Shri Bajirao S/o Keshavrao Dhait deposited the amount demanded by Nagpur Improvement Trust on 21/04/2011.

That, thereafter Nagpur Improvement Trust duly issued Regularization Letter in favour of Shri Bajirao S/o Keshavrao Dhait vide Permit No. BE (S)/1900UL/9125/40/47 dated 04/09/2007 for Plot No. 22 and Permit No. BE (S)/1900UL/9126/39/48 dated 04/09/2007 for Plot No. 23.

That, thereafter the aforesaid Plot No. 22 is duly converted for Non - Agriculture purposes vide N.A. Order No. 3855/6/28901/NAP/34/2007-2008 Dt. 27/09/2007 and Plot No. 23 is duly converted for Non - Agriculture purposes vide N.A. Order No. 3854/6/28902/NAP/34/2007-2008 Dt. 27/09/2007.

That, thereafter Shri Bajirao S/o Keshavrao Dhait gifted the Plot No. 22 to Shri Vivek S/o Bajirao Dhait by virtue of registered Gift Deed Dt. 09/05/2011 which is registered on the same date in the Sub Registrar, Nagpur No. 6 having Registration No. 02090 - 2011.



That, thereafter Shri Bajirao S/o Keshavrao Dhalt gifted the Plot No. 23 to Shri Vivek S/o Bajirao Dhalt by virtue of registered Gift Deed Dt. 09/05/2011 which is registered on the same date in the Sub Registrar, Nagpur No. 6 having Registration No. 02091 - 2011.

That, thereafter the Owner purchased the said Plot Nos. 22 & 23 from Shri Vivek S/o Bajirao Dhalt by virtue of registered Sale Deed Dt. 30/12/2020 which is registered on 28/01/2021 in the Office of Sub Registrar, Nagpur No. 3 having Registration No. 711 - 2021.

That, the Owner amalgamated the said Plot Nos. 22 & 23 total admeasuring 278.58 Sq. Mtrs. and Building Engineer, Nagpur Municipal Corporation, Nagpur approved the amalgamation vide Order No. MCNA/TPD/149/Amalgamation, Dt. 22/02/2021.

That, the proposed building is known and styled as "**SHRI BALAJI ENCLAVE**". The building is to be constructed as per the sanctioned building plan and building permit No. **362/BP/DIGHORI/TP/NMC/253** Dt. **18/08/2021** issued by the Nagpur Municipal Corporation, Nagpur.

That, the Property has been submitted to the Provisions of the MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970, by executing and Registering a **DEED OF DECLARATION** under section 2 in the form-A in the said Act and same is registered in the office of the Joint Sub-Registrar Nagpur No. 3 at document Registration No. **4917** On **06/09/2021**. AND

1. That, from the above said search and inspection I observed that no entry creating any charge, encumbrance, lien or mortgage in respect of the above property came to my notice. From the inspected records, I do not find that the above present owner has dealt with the aforesaid property in any manner which may affect the title of the owner adversely.
2. On the basis of searches made by me, I certify that the property referred in above is owned by above owner and free from all encumbrances, charges, mortgages or any other claim affecting the clear title as on this date.



3. That the Owner has also made an affidavit, I am satisfied that the property is heritable and transferable, subject to the terms and conditions mentioned therein.
4. All necessary parties have been joined in the documents and the documents have desired effect, facts and events material to title have been satisfactorily proved.
5. I have also confirmed from the Office of Sub Registrar, Nagpur and Nagpur Improvement Trust, Nagpur. In result, I have to state that I have made necessary searches at the concerned Sub- Registrar office, N.M.C. and N.I.T. upto this date and as a result of such searches , I am satisfied that the property in question is free from all types of encumbrances and the title of purchaser is clear and marketable.

Hence this report of search and verification of title.

NAGPUR.



Dtd. - 15/12/2021

(ADV. K. S. GAUTAM)





CHALLAN
MTR Form Number-6



MH005326007202122E		BARCODE 		Date 24/08/2021-14:37:27		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No.(If Applicable)			
Office Name NGP3_JT NAGPUR NO 3 SUB REGISTRAR				Full Name		ADV KISHOR SHIVLALJI GAUTAM	
Location NAGPUR							
Year 2021-2022 From 24/08/2009 To 24/08/2021				Flat/Block No.		ADITYA PLOT NO R 267	
Account Head Details			Amount In Rs.		Premises/Building		
30072201 SEARCH FEE			325.00		Road/Street		
					RESHIMBAGH		
					Area/Locality		
					NAGPUR		
					Town/City/District		
					PIN		
					4 4 0 0 0 9		
				Remarks (If Any)			
				SEARCH FEE FOR PLOT NOS. 22 AND 23 OF MOUZA DIGHORI KH.			
				NO. 1/3 FOR THE YEAR 2009 TO 2021			
				Amount In			
				Three Hundred Twenty Five Rupees Only			
				Words			
				325.00			
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
						02202292021082405978	
						118858843	
Cheque/DD No.				Bank Date		RBI Date	
						24/08/2021-14:37:27	
						Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9422119476
 Note:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 ट चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



CHALLAN
MTR Form Number-6



MH005781451202122E		BARCODE		Date 02/09/2021-15:05:51		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No.(If Applicable)			
Office Name NGP3_JT NAGPUR NO 3 SUB REGISTRAR				Full Name		ADV KISHOR SHIVLALJI GAUTAM	
Location NAGPUR							
Year 2021-2022 One Time				Flat/Block No.		ADITYA PLOT NO R 267	
Account Head Details			Amount In Rs.	Premises/Building			
0000072201 SEARCH FEE			425.00	Road/Street		RESHIMBAGH	
				Area/Locality		NAGPUR	
				Town/City/District			
				PIN		4 4 0 0 0 9	
				Remarks (If Any)			
				SEARCH FEE FOR PLOT NOS. 22 AND 23 OF MOUZA DIGHORI KH.			
				NO. 1/3 FOR THE YEAR 1992 TO 2008			
				Amount In		Four Hundred Twenty Five Rupees Only	
			425.00	Words			
Total				FOR USE IN RECEIVING BANK			
Payment Details BANK OF INDIA				Bank CIN		Ref. No.	
				02202292021090205926		119283638	
Cheque-DD Details				Bank Date		RBI Date	
				02/09/2021-15:05:51		Not Verified with RBI	
Cheque/DD No.				Bank-Branch		BANK OF INDIA	
Name of Bank				Scroll No. , Date		Not Verified with Scroll	
Name of Branch							
				Mobile No. : 9422119476			
Not valid for other reasons or unregistered document							

Name of Branch _____ Mobile No. : _____

Department ID : _____

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

इतर चलन "ट्रान्झॅक्शन ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवयाच्या दस्त्यांसाठी लागू नाही.