Kishor K. Bhangde
LL.B.
ADVOCATE

Mobile : 9373106049
☎ (O&R) (0712) 2560478
E-mail : advkkbhangde@gmail.com
OFFICE : Padmanabh Residency -1, Flat No. 201, Plot No. 16/B, Tilak Nagar (Near WHC Road / Lotus Building), Nagpur-10

THE TITLE VERIFICATION AND SEARCH REPORT.

That, having been engaged by **M/s. Metrocity Projects**, a registered Partnership Firm having its office at Ground Floor, 11-A, Khare Town, Near Dhanwantari Hospital, Dharampeth, Nagpur through its Authorised Partner, **Shri. Prashant Manoharrao Bongirwar,** for preparing the Title Verification and Search Report, I Kishor K. Bhangde, Advocate, Nagpur does hereby submit my report as under.

Description of the property.

All that piece and parcel of **land** containing by admeasurement **704.51 sq.mtrs. (7583.345 sq.ft.),** being a portion of the entire land bearing **Kh.No.53/6 of Mouza Borgaon**, P.S.K. 8-A, including all easementary rights appurtenant and belonging thereto, bearing **City Survey No.660/2 and Sheet No.50,** situated at Gorewada Road, Borgaon, Nagpur, within the limits of Nagpur Municipal Corporation Ward No.61 in Tah. & Dist. Nagpur and bounded as under :-

East	:	Land Belonging to Shri. Jain
West	:	Road
North	:	Road
South	:	Other Layout.

That originally the said property was recorded in the name of the Shri. Madhukar Vithobaji Khadgi alongwith his mother Smt. Janabai Vithobaji Khadgi jointly in 7/12 extract. During the course of time the said Smt. Janabai Vithobaji Khadgi left for heavenly abode on 17/9/2002 and consequent upon her death, the aforesaid devolved upon her son Shri. Madhukar Khadgi and 3 daughters namely (i) Smt. Anubai Keshaorao Mandlik (ii) Smt. Sayatrabai Ajabrao Mandlik (iii) Smt. Satyabhamabai Yuvraj Mandlik jointly by way of intestate succession,

That the aforesaid Smt. Satyabhamabai Yuvraj Mandlik also left for heavenly abode on 3/4/2005 and consequent upon her death, her share in the aforesaid property devolved upon her legal heirs namely (i) Shri. Krishna Yuvraj Mandlik (ii) Mrs. Radhabai Nemaji Nimje (iii) Mrs. Durgabai Jagannath Chunarkar (iv) Mrs. Malubai Raju Porkhute and (v) Mrs. Ranjanabai Janardan Porkhute jointly by way of intestate succession, being the only legal heirs of the deceased.

That the aforesaid Shri. Madhukar Vithobaji Khadgi lateron in his turn transferred/sold the aforesaid piece of land containing by admeasuring 742.2 sq.mtrs. situate at Gorewada Road, Borgaon, Nagpur in Tah. & Dist. Nagpur by way of sale in favour of Shri. Suryakant Sahebrao Shirsath, by a Sale Deed, dated 9/2/2010, which is duly registered in the Office of the Sub-Registrar, Nagpur-3 in Book No.1 at Sr.No.745/2010 on even date. The said Sale Deed is duly signed by (i) Smt. Sayatrabai Ajabrao Mandlik (ii) Smt. Anubai Keshaorao Mandlik and legal heirs of Late Smt. Satyabhamabai Yuvraj Mandlik namely (iii) Shri. Krishna Yuvraj Mandlik (iv) Mrs. Radhabai Nemaji Nimje (v) Mrs. Durgabai Jagannath Chunarkar (vi) Mrs. Malubai Raju Porkhute and (vii) Mrs. Ranjanabai Janardan Porkhute, in the capacity of Consentors. (Original Sale Deed, dated 9/2/2010 verified).

That out of the total admeasuring 743.21 sq.mtrs. Nagpur Improvement Trust has regularized land admeasuring 704.51 sq.mtrs. by issuing regularization letter dated 4/10/2010 in favour of Shri. Suryakant Sahebrao Shirsath.

That the said Shri. Suryakant Sahebrao Shirsath executed General Power of Attorney in favour of Shri. Ashok Nilkanthrao Ingole in respect of the said land, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-3, at Sr.No.4260/2010 on 5/10/2010. (Original POA verified).

Manoharrao Bongirwar by way of Sale Deed, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-4, at Sr.No.6463/2010 on 27/12/2010. (Original Sale Deed verified).

That the present owner Metrocity Projects through its authorized partner Shri. Prashant Manoharrao Bongirwar submitted the said land to the provisions of Maharashtra Apartment Ownership Act, by executing Deed of Declaration, which is duly registered in the Office of the Joint Sub-Registrar, Nagpur-5, at Sr.No.3728/2012 on 11/7/2012. (Original Deed of Declaration verified).

That the Nagpur Improvement Trust has sanctioned building Permission and commencement Certificate U/S-45 of MRTP Act in favour of present owner on 17/2/2022 in respect of the said land (Original plan verified).

That the name of the present owner **M/s. Metrocity Projects** through its authorized partner **Shri. Prashant Manoharrao Bongirwar** is duly recorded in property card maintained by City Survey Office, Nagpur-3. That the name of the present owner is duly recorded in NMC and he has paid NMC taxes upto 31/3/2022. (Original property card and original NMC Tax paid receipt verified).

That I have search by inspecting the index register for a period of 13 years from 2010 to 2022 in respect of said property in the office of Sub Registrar, Nagpur (Online) by depositing fees Rs. 325/- vide receipt No. 1112327162 dated 26/2/2022 and GRN No.MH013749949202122P dated 26/2/2022. (Original Search Fee Receipt enclosed).

That, during the course of my inspection, I did not come across any entry as to any encumbrances and charges whatsoever over on the said property That the printout from 2005 to 2022 of my e-search results conducted online site (website) of Department of Registration and Stamps, Govt. of Maharashtra are enclosed with this report.

That, the said prospective purchaser of the said Apartment/Flats shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered sale deed in their favour.

Hence this report of search and verification of title.

Nagpur.
Date : 10/03/2022.

KISHOR K. BHANGDE
TILAK NAGAR, NAGPUR
ADVOCATE

Kishor K. Bhangde.
(Advocate)

Encl. :

1. Original search fee receipt Dated 26/2/2022.
2. Yearwise e-search in respect of Survey No.53/6 from 2005 to 2022 (Total 69 pages).

CHALLAN

MTR Form Number-6

GRN	MH013749949202122P	BARCODE		Date	26/02/2022-19:04:56	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	PND1_JT DISTT REGISTRAR PUNE URBAN	**Full Name**	KISHOR KAILAS BHANGDE
Location	PUNE		
Year	2021-2022 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	325.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

DEFACED ₹325.00 DEFACED

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502022022602367	6654527491440
Cheque/DD No.		Bank Date	RBI Date	26/02/2022-19:05:24	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 562555997 Mobile No. : 9373106049

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 नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0006662219202122	26/02/2022-19:12:00	IGR002	325.00
			Total Defacement Amount		**325.00**

Print Date 26-02-2022 07:42:27