

ANAND PUROHIT

Advocate

OFFICE :

U-2 Jai Bhawani Complex,
Plot No. 740, Opposite Hero Motors,
Near Deshpande Layout, Nagpur-8
Ph. 9373109350[M]

Residence: Row House No. 3, Jai Shreejee Row Houses, Himanshu Layout, Near Swaminarayan Mandir, Wathoda Nagpur

Court:- Table No. 2, Room No. 807, 8th Floor, District Court Main Building, Civil Lines, Nagpur

Date:-12/05/2022

TITLE VERIFICATION AND SEARCH REPORT

This search report is in respect of an immovable property which is in the form of ALL THAT piece and parcel of Nagpur Improvement Trust **Plot** bearing No. **107** totally admeasuring about **1043.757 Sq. Mts.**, i.e. about 11,235.00 Sq. Ft., forming a part of Central Road Section Scheme III of Nagpur Improvement Trust known as Anath Vidhyarthi Gruha Layout situated at Lakadganj, within the limits of Ward No. 23 of **Mouza:- Nagpur**, Tahsil & District:- Nagpur. The **NMC House No.** in respect of the said property is **345/107**. The **Sheet No.** in respect of the said property is **179**. The **C.T.S. No.** in respect of the said property is **124**. The said property is more particularly described in the Schedule of property here in underwritten which forms the part and parcel of this search report.

I Anand Purohit, Advocate, Nagpur do hereby confirm that I have verified the available Index record pertaining to the said property for last thirty years and accordingly my report of search is as under :-

1. That, the careful scrutiny of the record available for search reflects light on the fact that initially, the said property bearing Plot No. 107 was allotted by the Nagpur Improvement Trust in the name of Mrs. Vidyavatibai Vilayatiram Agrawal in the year 1976. Later on, Nagpur Improvement Trust through its Executive Engineer executed lease in respect of the said property in favour of said allottee in the year 1997 for a period commencing from 20/08/1976 and ending on 19/08/2006 together with a clause of renewal on its expiry vide Lease deed duly registered in the office of sub Registrar Nagpur-3 on 23/07/1997 at registration serial No. 1278 (Cha) of 1997. The record available in the office of the concerned Sub-Registrar at Nagpur also confirms the said fact. The record of City Survey reveals that the owner of the said property namely Mrs. Vidyavatibai Vilayatiram Agrawal during her lifetime executed a will in respect of the said property bearing Plot No. 107 in the past and expressed her desire to bequeath the said property in favour of her son namely Mr. Ashokkumar Vilayatiram Agrawal along with her daughter in law namely Mrs. Pravesh Ashokkumar Agrawal. Later on the owner of the said property namely Mrs. Vidyavatibai Vilayatiram Agrawal expired on 21/09/2003. As such after the death of the aforesaid owner of the said property Mr. Ashokkumar Vilayatiram Agrawal and Mrs. Pravesh Ashokkumar Agrawal became the owners of the said property by virtue of the aforesaid Will. Accordingly their names were mutated in the relevant Government records.

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2. That, on expiry of the lease in respect to the said property bearing Plot No. 107, the same was further renewed for a period of 30 years commencing from 20/09/2006 and ending on 19/09/2036 by the executive Engineer, Nagpur Improvement Trust vide lease deed duly registered in favour of Mr. Ashokkumar Vilayatram Agrawal and Mrs. Pravesh Ashokkumar Agrawal in the office of Sub Registrar Nagpur-6 on 14/09/2007 at registration serial No. 4402 of 2007. As such the lease in respect to the said property is still in existence.
3. That, the record of City Survey, Nagpur further reflects light on the fact that one of the owner of the said property namely Mr. Ashokkumar Vilayatiram Agrawal during his life time executed a will in respect to his undivided share in respect to the said property in favour of his wife namely Mrs. Pravesh Ashokkumar Agrawal which was duly registered in the office of Sub Registrar Nagpur-8 on 12/09/2008 at registration serial No. 05613 of 2008. The entries available in the day book of the concerned Sub-Registrar Nagpur-8 also confirms about the registration of the said Will on 12/09/2008 at registration serial no. 05613 of 2008. Thereafter, Mr. Ashokkumar Vilayatiram Agrawal left for heavenly adobe on 22/03/2010 leaving behind his wife namely Mrs. Pravesh Ashokkumar Agrawal as absolute owner of the said property being beneficiary of his undivided share in the said property. As such Mrs. Pravesh Ashokkumar Agrawal became the sole and absolute owner of the property bearing Plot No. 107.
4. That, thus from the aforesaid discussion it is crystal clear that all the rights vested in the said property bearing Nagpur Improvement Trust Plot bearing No. 107 situated at AVG Layout, Mouza:- Nagpur, Tahsil & District:- Nagpur which is subject matter of present report is at present owned by Mrs. Pravesh Ashokkumar Agrawal and the same are transferable.
5. That, while verifying the entries related to the said property I have not come across any adverse entry regarding the said Plot. On the basis of verification of record in the office of the Sub-Registrar Nagpur-1,2,3,4,5,6,7 and 8, the receipt of which is enclosed herewith and the documents placed before me for the purpose of taking search, I reached to the conclusion that the property bearing Nagpur Improvement Trust Plot No. 107 totally admeasuring about 1043.757 Sq. Mts., i.e. about 11,235.00 Sq. Ft., forming a part of Central Road Section III Scheme of Nagpur Improvement Trust known as Anath Vidhyarthi Gruha Layout situated at Lakadganj, within the limits of Ward No. 23 of Mouza:- Nagpur, Tahsil & District:- Nagpur, more particularly described in the schedule of property here in under is free from all kinds of encumbrances and has got good valid and marketable title in the name of Mrs. Pravesh Ashokkumar Agrawal. Latest NMC Tax Receipt for the year 2022-2023 and latest copy of Property Card also reflects name of Mrs. Pravesh Ashokkumar Agrawal as owner of the said property.
6. That, I have verified the indexes pertaining to the aforesaid transactions in respect of the said property. I hereby confirm that the documents pertaining to the said transactions are valid and are in proper order. Moreover, I have also not come across any kind of adverse entry in respect of the said transaction/s. As such thereappears no encumbrance on the said property.

However on account of concurrent jurisdiction of Sub-Registrar Offices in Nagpur so also on account of incomplete/unavailable index record in the offices of Sub-Registrars of Nagpur, an affidavit of the owner of the said property so as to confirm that she has not transferred or mortgaged the said property with any financial institution is required be taken. In the said affidavit contents regarding not creating third party interest in the said property is required to be taken from the present owner along with contents regarding non-pendency of any kind of litigation.

7. That, I have visited the concerned departments to make it confirm that said property is not subject to acquisition under any scheme of Govt. of Maharashtra. I do hereby confirm that there is no impediment if any financial institution provides any financial assistance to the prospective buyer of the said Plot No. 107 subject to condition that the said buyer mortgages the property being purchased by him/her/them/it with the financial institution for the purpose of grant of financial assistance as such the said property will be having good and marketable security for the financial institution/Bank.

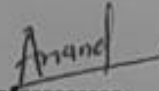
Hence, This Report.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of Nagpur Improvement Trust **Plot** bearing No. **107** totally admeasuring about **1043.757 Sq. Mts.**, i.e. about 11,235.00 Sq. Ft., forming a part of Central Road Section III Scheme of Nagpur Improvement Trust known as Anath Vidhyarthi Gruha Layout, situated at Lakadganj, within the limits of Ward No. 23 of **MOUZA:- NAGPUR**, Tahsil & District:- Nagpur. The **NMC House No.** in respect of the said property is **345/107**. The **Sheet No.** in respect of the said property is **179**. The **C.T.S No.** in respect of the said property is **124**. The said property is situated within the limits of Nagpur Municipal Corporation and the Nagpur Improvement Trust, Nagpur. The said property is bounded as under:-

EAST: - ROAD,
WEST: - PLOT NO. 106,
NORTH: - ROAD,
SOUTH: - PLOT NO. 108

Nagpur
Date:- 12/05/2022


ANANDPUROHIT,
ADVOCATE

Encl.:-Receipt No.2534 Of 2022 worth Rs. 750/- dated 17/02/2022 along with a copy of Challan in respect of amount deposited for search with the office of the Sub-Registrar, Nagpur-1 is annexed with the present search report.

264/0

इतर पावती

Original/Duplicate

Thursday, 17 February 2022 7:08 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2534 दिनांक: 17/02/2022

मावाचे नाव:

दस्तावेजाचा अनुक्रमांक: नगन1-0-2022

दस्तावेजाचा प्रकार:

मादर कर्णान्याचे नाव: अँड. आनंद पुरोहित

वर्णन शोध अर्ज क्र. 1050/2022, मौजा - नागपूर, खसरा क्र. 218, मिब्ली मव्हें क्र. 124, एनआयटी प्लॉट क्र. 107, पार क्र. 345/107, शोध सन 1993 ते 2022

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00


NGP1

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

टीडी/घनादेश/पे ऑर्डर क्रमांक: MH013248568202122E दिनांक: 17/02/2022

विक्रेते नाव व पत्ता:

गृह-दुय्यम निबंधक, खी-२
नागपूर शहर क्र.१

02400235

with RBI

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3109350



CHALLAN
MTR Form Number-6



GRN	MH013248568202122E	BARCODE			Date	17/02/2022-11:34:44	Form ID	
Department Inspector General Of Registration				Payer Details				
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		Anand Purohit Advocate		
Location NAGPUR								
Year 2021-2022 One Time				Flat/Block No.				
Account Head Details			Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE			750.00	Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details CANARA BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02400412022021700235	1061702202202400235	
Cheque/DD No.				Bank Date	RBI Date	17/02/2022-11:33:50	Not Verified with RBI	
Name of Bank				Bank-Branch		CANARA BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile No. : 9373109350
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 खंदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता कसल्याच्या दस्त्यासाठी लागू नाही.

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Advocate

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Court:- Table No. 2, Room No. 807, 8th Floor, District Court Main Building, Civil Lines, Nagpur

FORMAT-A

(Circular No.:- 28/2021)

To

MAHA RERA
AUTHORITY

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to N.I.T. Plot No. 107, A.V.G. Layout, Lakadganj, Mouza:- Nagpur, Tahsil & District:- Nagpur.

(hereinafter referred as the said Land)

I have investigated the title of the said property on account of request of Mrs. Pravesh Ashokkumar Agrawal and on the basis of the following documents i. e. :-

1.) Description of Property:-

ALL THAT piece and parcel of Nagpur Improvement Trust **Plot** bearing No. **107** totally admeasuring about **1043.757 Sq. Mts.**, i.e. about 11,235.00 Sq. Ft., forming a part of Central Road Section III Scheme of Nagpur Improvement Trust known as Anath Vidhyarthi Gruha Layout, situated at Lakadganj, within the limits of Ward No. 23 of **MOUZA:- NAGPUR**, Tahsil & District:- Nagpur. The **NMC House No.** in respect of the said property is **345/107**. The **Sheet No.** in respect of the said property is **179**. The **C.T.S No.** in respect of the said property is **124**. The said property is situated within the limits of Nagpur Municipal Corporation and the Nagpur Improvement Trust, Nagpur.

2.) The Documents of Allotment of the said Property:-

a) Copy of Property Card related to the said property.

b) Lease Deed dated 23/07/1997 duly registered in the office of the Sub-Registrar Nagpur-3 at registration serial no. 1278 (Cha) of 1997 related to land bearing N.I.T. Plot No. 107.

c) Lease Deed dated 14/09/2007 duly registered in the office of the Sub-Registrar Nagpur-6 at registration serial no. 4402 of 2007 related to land bearing N.I.T. Plot No. 107.

d) N.M.C. Tax Receipt dated 28/04/2022 to reveal that the taxes are paid in respect of the said property for the year 2022-2023.

3.) Search Report for 30 Years from 1993 to 2022.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said entire property, I am of the opinion that the title of Mrs. Pravesh Ashokumar Agrawal is clear, marketable and without any encumbrances. I have been informed that Mrs. Pravesh Ashokkumar Agrawal has entrusted the work of development of multistoried building on the said Plot to M/S Shivdhara Developers, A Proprietorship concern of Mr. Jatin Jaiprakash Malviya. I have been further informed that the work of adjudication of development agreement between the aforesaid parties is in progress.

Owner of Land:- Mrs. Pravesh Ashokkumar Agrawal

Qualifying Comments/Remarks if any:- The Title is Good Valid and Marketable

The report reflecting the flow of the title of Mrs. Pravesh Ashokkumar Agrawal on the said land is enclosed herewith as annexure.

Encl: Annexure

Date: 12/5/2022


(Anand Purohit, Advocate)

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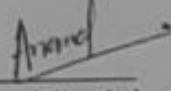
FORMAT-A
(Circular No. :-2.8/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) Certified Copy of Property Card as on date of application for registration.
- 2) Mutation Entry No. 4008
- 3) Search report for 30 years from 1993 to 2022 taken from Sub-Registrar Office at Nagpur-1,2,3,4,5,6 & 8.
- 4) Any other relevant title. ____
- 5) Litigations if any. **No**

Date: 12/05/2022


(Anand Purohit, Advocate)