

Apartment Ownership Act, 1970 by executing a Deed of Declaration which is registered at Serial No. 3692 / 2022 on 10-05-2022 in the office of Sub-Registrar No. 1, Nagpur.

THAT now, Mahakalkar Construction, acting through its Sole Proprietor, Shri Sanjay Madhukarrao Mahakalkar has approached me with requested me to ascertain title of the said property and provide its Title Verification & Non - Encumbrance report.

IN compliance of the same, I have taken consent of the owners i.e. 1) Shri Shrirang Wadguji Wanjari, 2) Shri Dharmendra Shrirang Wanjari, 3) Shri Surendra Shrirang Wanjari, 4) Sou. Kalyani Madan Deshmukh and 5) Sou. Vandana Gajanan Rajgire and the Developer / Promoter i.e. Shri Sanjay Madhukarrao Mahakalkar who is Sole Proprietor Mahakalkar Construction on Vakalatnama and I have also taken an affidavit and undertaking from them in prescribed form, wherein they have affirmed that all deeds, documents and information supplied by them relating to the said property are genuine and correct. Further, I have also taken an Undertaking from them stating therein that they have not entered into any contract, deal; transaction relating to the said property with any person, firm, company, society, trust institution or authority at any time, herein before. That the owners and the developer / promoter have also stated in the said Affidavit that they have not signed or executed any unregistered or registered deed or document of allotment deed, agreement to sell, power of attorney, sale deed, transfer deed, assignment deed, gift deed, partition deed, release deed, exchange deed, confirmation deed, correction deed, will deed, lease deed, leave & license deed or any other deed or document purporting or confirming to be assignment, conveyance, sale, transfer etc. of the said which may amount to conveyance or transfer or confer any right, title or third party interest in any manner of the said property or part thereof in favour of any person, firm, company, society, trust, agency, association, institution, bank or statutory authority, hereinbefore.



FOR ascertaining clear title of the said property, I have taken search of records from relevant Sub - Registrar Offices at Nagpur from Inspection Book (1), Index Register and other relevant records since last 21 years i.e. from the year 2002 to 2022 by paying Search Fees of Rs. 575/- vide Challan bearing GRN No. MH003724807202223E (Receipt No. 1112453838) on 21-06-2022. While inspecting the records relating to the said property in Sub - Registrar Offices, Revenue Authorities, Government Offices and Courts at Nagpur, the following information is revealed and after perusing available original, certified copies, zerox of various deeds and documents, I arrive at following conclusions and submit my report as under:-

| Description of Deeds / Documents      | Date of Deeds / Documents | Copy Verified From | Remarks |
|---------------------------------------|---------------------------|--------------------|---------|
| Indenture of Lease                    | 16-04-1998                | Original           | Nil     |
| Indenture of Lease                    | 10-12-2009                | Original           | Nil     |
| Building Permit & Plan                | 21-05-2019                | Original           | Nil     |
| Agreement to Sell                     | 11-01-2022                | Original           | Nil     |
| Irrevocable General Power of Attorney | 11-01-2022                | Original           | Nil     |
| Deed of Declaration                   | 10-05-2022                | Original           | Nil     |
| City Survey<br>(Aakhiv Patrika)       | 10-05-2022                | Original           | Nil     |
| Municipal Corporation Tax Receipt     | 21-06-2022                | Original           | Nil     |

#### OBSERVATIONS AND OPINION

1. On verification and search it is revealed that all relevant and available original documents pertaining to the said property, relating to title of past and present owners such as N.I.T. Lease Deeds, Agreement to Sell, Irrevocable General Power of Attorney, Deed of Declaration and other documents like Building Permit, Building Plan City Survey (Aakhiv Patrika) and Municipal Corporation Tax Receipt are verified by me from the offices of Sub - Registrar, City Survey Office, Nagpur Improvement Trust, Nagpur Municipal Corporation and other Revenue Authorities, Government Offices and Courts at Nagpur and on verification those deeds and documents were found to be legitimate and genuine.
2. On verification and search it is revealed that the names of 1) Shri Shrirang Wadguji Wanjari, 2) Shri Dharmendra Shrirang Wanjari, 3) Shri Surendra Shrirang Wanjari, 4) Sou. Kalyani Madan Deshmukh and 5) Sou. Vandana Gajanan Rajgire being joint co – owners of the said Plot No. 22 is mutated in the records of City Survey (Aakhiv Patrika), Nagpur Improvement Trust and Nagpur Municipal Corporation.
3. On verification and search it is revealed that the owners have paid Municipal Corporation Tax and N.I.T. Ground Rent pertaining to the said Plot No. 22 till 31-03-2023.
4. The records and documents reveal the chain of transactions occurred in respect of said property and how the present owners acquired tile of the said property.



5. On verification and search it is revealed that the present owners have not entered into any contract, deal, transaction relating to the said property with any person, firm, company, society, trust institution or authority at any time, herein before. That the present owners have not signed or executed or registered deed or document of allotment deed, agreement to sell, power of attorney, sale deed, transfer deed, assignment deed, gift deed, partition deed, release deed, exchange deed, confirmation deed, correction deed, will deed, lease deed, leave & license deed or any other deed or document purporting or confirming to be sale, assignment, transfer, conveyance of the said which may amount to conveyance or transfer or confer any right, title or third party interest in any manner of the said property or part thereof in favour of any person, firm, company, society, trust, agency, association, institution, bank or statutory authority, hereinbefore and the title of the present owners is clear and there is no charge, encumbrance, incumbent or defect in title of the present owners.

6. On verification and search it is revealed that as on date no proceeding such as attachment or auction, involving the said property is pending before the Debts Recovery Tribunal or the Collector, Nagpur.

7. On verification and search it is revealed that there is no adverse possession of any person, firm, company, society, trust institution or authority who can claim his, her, their right, share, title, interest or possession in the said property.

8. On verification and search it is revealed that there is no interest of minor/s who is / are yet to attain majority and thereafter who can claim his, her, their right, share, title or interest in the said property.

9. On verification and search it is revealed that the said property is not subjected to acquisition, reservation or requisitions from Government and Public Land Acquisition Authorities.

10. On verification and search it is revealed that No official liquidator or receiver has been appointed involving the said property in any recovery or attachment proceedings pending before any revenue authority, tribunal or court.

11. On verification and search it is revealed that No execution of decree or attachment proceeding is pending in any court involving the said property or the present owners.



12. On verification and search it is revealed that No injunction for selling or disposing has been granted by any court of law in connection with the said property or against the present owners.

13. On verification and search it is revealed that No money suit or suit affecting title of the said property is pending in any court of law.

14. On verification and search it is revealed that no proceedings relating to attachment, auction or sale of the said property is pending before any court of law or statutory authorities for realization of arrears of revenue, statutory dues, taxes, rent etc. or against the present owners.

15. On verification and search it is revealed that the said property is not prohibited for transfer under any law of Maharashtra, which prevents fragmentation of land and encourages consolidation of holdings.

16. On verification and search it is revealed that the said property does not belong to any Charitable or Public Trust or to a member of Schedule Caste or Schedule Tribe and as such there is no need to obtain No - Objection Certificate from the Charity Commissioner or the Collector, Nagpur permitting the present owners to transfer or sell the said property.

17. On verification and search it is revealed that there is nothing prejudicial or undesirable in any document relating to the title of the present owners and all contents of each deed and documents are explicit. Facts and events material to the title of the said property have been satisfactorily proved.

18. On verification and search it is revealed that all relevant documents are duly stamped whenever the Stamp duty is payable on these documents in accordance with the provisions of the Bombay Stamp Act, 1958 / Indian Stamp Act, 1959, as amended up to date. Similarly, the documents have been registered, wherever these documents require registration.

19. Therefore considering all above factors and verifying the original deed and documents and search conducted in the Sub - Registrar Offices, Revenue Authorities, Government Offices and Courts at Nagpur, I am satisfied that the title of 1) Shri Shirang Wadguji Wanjari, 2) Shri Dharmendra Shirang Wanjari, 3) Shri Surendra Shirang Wanjari, 4) Sou. Kalyani Madan Deshmukh and 5) Sou. Vandana Gajanan Rajgire pertaining to the said Plot No. 22 is un-



encumbered clear and marketable. I am also satisfied that Mahakalkar Construction, acting through its Sole Proprietor, Shri Sanjay Madhukarrao Mahakalkar has all legal rights and authority to develop the said Plot No. 22 and to construct Residential cum Commercial Scheme the said Plot No. 22.

NAGPUR

Date: 30-06-2022



R. H. AGRAWAL  
(Advocate)

(DISCLAIMER: - This Title Verification and Non – Encumbrance Report has been issued by R. H. AGRAWAL (Advocate) after relying upon various Original / Certified Copies / Xerox deeds and documents provided by the Owners and the Developer / Promoter and after due and diligent search conducted by Advocate in Sub-Registrar & Government Office/s and Courts at Nagpur. However, R. H. AGRAWAL (Advocate) shall not be responsible and liable to anyone in case if any charge, lien, encumbrance, mortgage, third party interest, unregistered deeds or documents, disputes, litigations or court or revenue cases are discovered to be pending or initiated in future in respect of above property. This Title Verification and Non – Encumbrance Report shall not be treated as authentic and valid, unless it bears signature and seal of R. H. AGRAWAL (Advocate) on each and every page. The Advocate has issued this Title Verification and Non – Encumbrance Report without any corrections and overwriting, hence if any corrections and / or overwriting is reflected in this report, R. H. AGRAWAL (Advocate) shall not be liable and responsible for any deviation, miss-interpretation, miss - representation of any legal facts or information, resulting thereof, due to any corrections and overwriting, made or done after issuance of this Title Verification and Non – Encumbrance Report).

NAGPUR

Date: 30-06-2022



R. H. AGRAWAL  
(Advocate)