SHARAD V. BHUSARI
M.com. LL.B.
ADVOCATE

OFFICE:- F-108 YASH COMPLEX, DIGHORI, VAIBHAV NAGAR, TELEPHONE NAGAR SQ.,UMRED ROAD, NAGPUR.-34
Mob.No.9975849034
DBA Office : Room No. 309, Nyay Mandir, Nagpur

Ref:-

Date:-07.-04-2022

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by MR. VIJAY S/O MADHAVRAO CHIKTE, R/o, Plot No. 1 Anmol Nagar, Wathoda Ring Road, Nagpur-440008., to take a search and submit the report of property which is described as under:

1) DESCRIPTION OF PROPERTY Plot No. 14

All that piece and parcel of land within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust bearing **Plot no. 14** all that piece and parcel of land within the limits of Nagpur Corporations, layout of Kailash Sahakari Gruha Nirman Santha, Ltd., Nagpur being **Kh. No. 75/1**, situated at Mauza- Wathoda, P. H. No. 34-,Corportion House No. 2266/14, Sheet No. 66, CTS No.195,Tq. & Dist. Nagpur. Dimension of plot by East-West ½(28ft + 30ft),And by North-South ½(62ft + 60ft). Plot admeasuring as per sale deed about 164.34 Sq.Mtr. **After R.L. Plot admeasuring about 137.322 Sq.Mtr.** Said Plot Regularized under 572 Layout Regularization Scheme of Nagpur Improvement Trust and it is regularized by NIT vide Regularization Letter/Triplicate Parmit No. BE(S)572/223/3679 of 2003 File no. 572/223/3197, dated 14/07/2003

which is bounded as under -

On East by	- Road
On West by	- Plot No. 15
On North by	- Plot No. 13
On South by	- Road

DESCRIPTION OF PROPERTY Plot No. 15

All that piece and parcel of land within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust bearing **Plot no. 15** all that piece and parcel of land within the limits of Nagpur Corporations, layout of Kailash Sahakari Gruha Nirman Santha, Ltd., Nagpur being **Kh. No. 75/1**, situated at Mauza- Wathoda, P. H. No. 34-,Corportion House No. 2266/15, Sheet No. 66, CTS No.195,Tq. & Dist. Nagpur. Dimension of plot by East-West ½(28ft + 30ft),And by North-South 60ft. Plot admeasuring as per sale deed about 161.64 Sq.Mtr. **After R.L. Plot admeasuring about 154.697 Sq.Mtr.**

Said Plot Regularized under 572 Layout Regularization Scheme of Nagpur Improvement Trust and it is regularized by NIT vide Regularization Letter/Triplicate Parmit No. BE(S)572/223/3996 of 2003 File no. 572/223/2048, dated 28/01/2003

which is bounded as under -

On East by	- Plot No. 14
On West by	- Plot No. 16
On North by	- Plot No. 12 & 13
On South by	- Road

DESCRIPTION OF PROPERTY Plot No. 16

All that piece and parcel of land within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust bearing **Plot no. 16** all that piece and parcel of land within the limits of Nagpur Corporations, layout of Kailash Sahakari Gruha Nirman Santha, Ltd., Nagpur being **Kh. No. 75/1**, situated at Mauza- Wathoda, P. H. No. 34-,Corportion House No. 2266/16, Sheet No. 66, CTS No.195,Tq. & Dist. Nagpur. Dimension of plot by East-West 30ft, And by

North-South 60ft. Plot admeasuring as per sale deed about 167.22 Sq.Mtr. **After R.L. Plot admeasuring about 160.258 Sq.Mtr.** Said Plot Regularized under 572 Layout Regularization Scheme of Nagpur Improvement Trust and it is regularized by NIT vide Regularization Letter/Triplicate Parmit No. BE(S)572/223/3113 of 2003 File no. 572/223/3228, dated 14/07/2003 which is bounded as under -

On East by	- Plot No. 15
On West by	- Plot No. 17
On North by	- Plot No. 12
On South by	- Road

2) DOCUMENTS SCRUTINISED

A) A Sale Deed copy of plot no.14, bearing No. Sr. No. 4422(Ch) ,in Book No.1(ad),Volume No. 687 And Page No. 171 to 172. dated 25/06/1984. which is registered in the office of sub reg. Nagpur-01 in the name of **SAU. PUNABAI W/O YADAVRAOJI GAJBHIYE** R/o, Sirspeth, Nagpur, executed by Kailash Sahakari Gruha Nirman Santha, Ltd., Through its President/Secretory Mr. Sdashiv Laxmanrao Jambhutkar R/o Chitnispura, Nagpur.

ORIGNAL COPY

B) A Sale Deed copy of plot no.15, bearing No. Sr. No. 4417(Ch) ,in Book No.1(ad),Volume No. 687 And Page No. 161 to 162. dated 25/06/1984. which is registered in the office of sub reg. Nagpur-01 in the name of **MR. RAMESH S/O SAHADEO SHINDE** R/o, Sirspeth, Nagpur, executed by Kailash Sahakari Gruha Nirman Santha, Ltd., Through its President/Secretory Mr. Sdashiv Laxmanrao Jambhutkar R/o Chitnispura, Nagpur.

ORIGNAL COPY

C) A Sale Deed copy of plot no.16, bearing No. Sr. No. 4416(Ch) ,in Book No.1(ad),Volume No. 687 And Page No. 159 to 160. dated 25/06/1984. which is registered in the office of sub reg. Nagpur-01 in the name of **MR. SAMBHA S/O MADHORAV MADKE** R/o, Sirspeth, Nagpur, executed by Kailash Sahakari Gruha Nirman Santha, Ltd., Through its President/Secretory Mr. Sdashiv Laxmanrao Jambhutkar R/o Chitnispura, Nagpur.

ORIGNAL COPY

D) A Sale Deed copy of plot no.14, bearing No. Sr. No. NGN-2/4482/2012, in Book No.1 Total Page No. 18. dated 08/11/2012. which is registered in the office of sub reg. Nagpur-02 in the name of **Mr. Vijay S/O Madhavrao Chikte**, R/o, Plot No. 1, Anmol Nagar, Wathoda Ring Road, Nagpur, executed by **SAU. PUNABAI W/O YADAVRAOJI GAJBHIYE** R/o, Sirspeth, Nagpur.

ORIGNAL COPY

E) A Sale Deed copy of plot no.15, bearing No. Sr. No. NGN-2/4488/2012, in Book No.1 Total Page No. 16. dated 08/11/2012. which is registered in the office of sub reg. Nagpur-02 in the name of **Mr. Vijay S/O Madhavrao Chikte**, R/o, Plot No. 1, Anmol Nagar, Wathoda Ring Road, Nagpur, executed by **MR. RAMESH S/O SAHADEO SHINDE** R/o, Sirspeth, Nagpur.

ORIGNAL COPY

F) A Sale Deed copy of plot no.16, bearing No. Sr. No. NGN-2/4481/2012, in Book No.1 Total Page No. 18. dated 08/11/2012. which is registered in the office of sub reg. Nagpur-02 in the name of **Mr. Vijay S/O Madhavrao Chikte**, R/o, Plot No. 1, Anmol Nagar, Wathoda Ring Road, Nagpur, executed by **MR. SAMBHA S/O MADHORAV MADKE** R/o, Sirspeth, Nagpur.

ORIGNAL COPY

G) A copy of Regularization Letter in respect of above said plot No.14 issued by Nagpur Improvement Trust under the regularization scheme of 572 layout in the name of Sau Punabai w/o Yadevrao Gajbhiye Bearing Regularization Letter/Triplicate Parmit No. BE(S)572/223/3679 of 2003 File no. 572/223/3197, dated 14/07/2003

ORIGNAL COPY

H) A copy of Regularization Letter in respect of above said plot No.15 issued by Nagpur Improvement Trust under the regularization scheme of 572 layout in the name of Shri Ramesh Sahadev Shinde Bearing Regularization Letter/Triplicate Parmit No. BE(S)572/223/3996 of 2003 File no. 572/223/2048, dated 28/01/2003

ORIGNAL COPY

I) A copy of Regularization Letter in respect of above said plot No.16 issued by Nagpur Improvement Trust under the regularization scheme of 572 layout in the name of Shri Sambha Madhorao Madke Bearing Regularization Letter/Triplicate Parmit No. BE(S)572/223/3113 of 2003 File no. 572/223/3228, dated 14/07/2003

ORIGNAL COPY

J) A copy of Layout Map in respect of above said plot situated in the layout of Kailash Sahakari Gruha Nirman Santha, Ltd.,Reg. No.NGP/HSG 215/66, Nagpur.

XEROX COPY

K) As regard to Plot no. 14, A copy of No Objection Certificate issued by Nagpur Improvement Trust bearing No. E.V.(E)/NHP/1728 dated 20/10/2012 in the saller name of Punabai Yadaorao Gajbhiye

XEROX COPY

L) As regard to Plot no. 15, A copy of No Objection Certificate issued by Nagpur Improvement Trust bearing No. E.V.(E)/NHP/1731 dated 20/10/2012 in the saller name of Ramesh Sahadeo Shinde

XEROX COPY

M) As regard to Plot no. 16, A copy of No Objection Certificate issued by Nagpur Improvement Trust bearing No. E.V.(E)/NHP/1729 dated 20/10/2012 in the saller name of Sambha Madhorao Madke

XEROX COPY

N) As regard to Plot No. 14, A copy of Order issued by Upper Tahsildar, Non-agriculture Tax No. 5, Nagpur bearing No. R.M. 7021/NAP34/2011-12 dated 30/07/2012 in the name of Punabai yadevrao Gajbhiye. Nagpur.

XEROX COPY

O) As regard to Plot No. 16, A copy of Order issued by Upper Tahsildar, Non-agriculture Tax No. 5, Nagpur bearing No. R.M. 7090/NAP34/2011-12 dated 09/01/2012 in the name of Sambha Madhorao Madke. Nagpur.

XEROX COPY

P) As regard to Plot No. 14, A copy of Akhiv Patrika (Property Card) issued by concerned officer of City Survey Office, Nagpur No. 2, dated 07/09/2012, in respect of above said plot showing mutation entry bearing respectively No. 9740, 9741 dated 07/09/2012 in the name of Kailash Sahakari Gruha Nirman Santha, Ltd , and Punabai Yadavrav Gajbhiye.

CERTIFIED COPY

Q) As regard to Plot No. 15, A copy of Akhiv Patrika (Property Card) issued by concerned officer of City Survey Office, Nagpur No. 2, dated 07/09/2012, in respect of above said plot showing mutation entry bearing respectively No. 9746, 9747 dated 07/09/2012 in the name of Kailash Sahakari Gruha Nirman Santha, Ltd , and Ramesh Sahadeo Shinde.

CERTIFIED COPY

R) As regard to Plot No. 16, A copy of Akhiv Patrika (Property Card) issued by concerned officer of City Survey Office, Nagpur No. 2, dated 21/03/2012, in respect of above said plot showing mutation entry bearing respectively No. 8560 dated 28/02/2012 in the name of Ramesh Sahadeo Shinde.

CERTIFIED COPY

J) A copy of Akhiv Patrika (Property Card of Plot no. 14,15 & 16) issued by concerned officer of City Survey Office, Nagpur No. 2, dated 22/05/2018, in respect of above said plot showing mutation entry bearing No. 104 dated 27/12/2012 , in the name of Mr. Vijay S/O Madhavrao Chikte,

CERTIFIED COPY

K) A copy of Tax Receipt in respect of Plot no. 14, dated 21/09/2021 issued by NMC in respect of above said plot in the name of Mr. Vijay S/O Madhavrao Chikte, showing payment of tax for the period of 01/04/2021 to 31/03/2022 .

XEROX COPY

L) A copy of Tax Receipt in respect of Plot no. 15, dated 21/09/2021 issued by NMC in respect of above said plot in the name of Mr. Vijay S/O Madhavrao Chikte, showing payment of tax for the period of 01/04/2021 to 31/03/2022 .

XEROX COPY

M) A copy of Tax Receipt in respect of Plot no. 16, dated 21/09/2021 issued by NMC in respect of above said plot in the name of Mr. Vijay S/O Madhavrao Chikte, showing payment of tax for the period of 01/04/2021 to 31/03/2022 .

XEROX COPY

O) A copy of Amalgamation Latter of Plot no. 14,15 & 16 issued by concerned officer of Nagpur Improvement Trust, Nagpur Latter bearing No.E.A(E)1649, dated 10/05/2018, in respect of above said plot, in the name of Mr. Vijay S/O Madhavrao Chikte,

XEROX COPY

3) The title history of the above described property is established since last 16 years in the following manner.

By virtue of the records available in the office and the documents placed before me, it is seen that initially the Kailash Sahakari Gruha Nirman Santha, Ltd.,Reg. No.NGP/HSG 215/66, Nagpur,has demarcated the layout on the land bearing Khasara No. 75/1. Sau Punabai Yadavraoji Gajbhiye has purchased the said Plot No.14 from Kailash Sahakari Gruha Nirman Santha, Ltd.,Reg. No. NGP/HSG 215/66, Nagpur. vide registered Sale Deed bearing No. Sr. No. 4422(cha) ,in Book No.1(ad),Volume No. 687 And Page No. 171 to 172. dated 25/06/1984. which is registered in the office of sub reg. Nagpur-01. And Mr. Ramesh Sahadeo Shinde has Purchased the said Plot No. 15 From Kailash Sahakari Gruha Nirman Santha, Ltd.,Reg. No. NGP/HSG 215/66, Nagpur. vide registered Sale Deed bearing No. Sr. No. 4417(cha) ,in Book No.1(ad),Volume No. 687 And Page No. 161 to 162. dated 25/06/1984. which is registered in the office of sub reg. Nagpur-01. And Mr. Sambha Madhorao Madke has purchased Said Plot No. 16 form Kailash Sahakari Gruha Nirman Santha, Ltd.,Reg. No. NGP/HSG 215/66, Nagpur. vide registered Sale Deed bearing No.

Sr. No. 4416(cha) ,in Book No.1(ad),Volume No. 687 And Page No. 159 to 160. dated 25/06/1984. which is registered in the office of sub reg. Nagpur-01. Thereafter, the said plot No. 14 was come under 572 Layout regularization scheme of Nagpur Improvement Trust and accordingly Sau. Punabai Yadavrao Gajbhiye has applied for the regularization of said plot No. 14 and NIT has regularized the said plot No. 14 on 14/07/2003 by way of issuing Regularization Letter/Triplicate Parmit No. BE(S)572/223/3679 of 2003 File no. 572/223/3197, dated 14/07/2003. And the said plot no. 15 also was come under 572 Layout regularization scheme of Nagpur Improvement Trust and accordingly Mr. Ramesh Sahadeo Shinde has applied for the regularization of said plot No. 15 and NIT has regularized the said plot No. 15 on 28/01/2003 by way of issuing Regularization Letter/Triplicate Parmit No. BE(S)572/223/3996 of 2003 File no. 572/223/2048, dated 28/01/2003. And the said plot no. 16 also was come under 572 Layout regularization scheme of Nagpur Improvement Trust and accordingly Mr. Sambha Madhorao Madke has applied for the regularization of said plot No. 16 and NIT has regularized the said plot No. 16 on 14/07/2003 by way of issuing Regularization Letter/Triplicate Parmit No. BE(S)572/223/3113 of 2003 File no. 572/223/3228, dated 14/07/2003. Thereafter, Sau. Punabai Yadavrao Gajbhiye, Mr. Ramesh Sahadeo Shinde and Mr. Sambha Madhorao Madke has obtained Non-Agriculture Order from Upper Tahsildar, Nagpur. Thereafter, the name of Kailash Sahakari Gruha Nirman Santha, Ltd., , Sau. Punabai Yadavrao Gajbhiye were mutated on the records of City Survey Office No. 2, Nagpur vide mutation entry respectively No. 9740,9741 dated 07/09/2012 in respect of Plot No. 14. and the name of Kailash Sahakari Gruha Nirman Santha, Ltd., , Mr. Ramesh Sahadeo Shinde were mutated on the records of City

Survey Office No. 2, Nagpur vide mutation entry respectively No. 9746,9747 dated 07/09/2012 in respect of Plot No. 15., And the name of Kailash Sahakari Gruha Nirman Santha, Ltd., Mr. Sambha Madhorao Madke were mutated on the records of City Survey Office No. 2, Nagpur vide mutation entry respectively No. 8560 dated 28/02/2012 in respect of Plot No. 16. Thereafter, the said plot No. 14 purchased by Mr. Vijay S/O Madhavrao Chikte, from Sau. Punabai Yadavrao Gajbhiye by way of registered sale deed bearing No. Sr. No. NGN-2/4482/2012, in Book No.1 Total Page No. 18. dated 08/11/2012. which is registered in the office of sub reg. Nagpur-02. And Plot No. 15 purchased by Mr. Vijay S/O Madhavrao Chikte, from Mr. Ramesh Sahadeo Shinde by way of registered sale deed bearing No. Sr. No. NGN-2/4488/2012, in Book No.1 Total Page No. 16. dated 08/11/2012. which is registered in the office of sub reg. Nagpur-02. And Plot No. 16 purchased by Mr. Vijay S/O Madhavrao Chikte, from Mr. Sambha Madhorao Madke by way of registered sale deed bearing No. Sr. No. NGN-2/4481/2012, in Book No.1 Total Page No. 18. dated 08/11/2012. which is registered in the office of sub reg. Nagpur-02.

and thereafter Mr. Vijay S/O Madhavrao Chikte, mutated his names on City Survey record with the office of City Survey officer No. 2, Nagpur vide mutation entry No. 104 dated 07/12/2016 & 27/12/2016. Similarly, he have mutated his names on Plot no.14,15&16 in the records of Nagpur Municipal Corporation and paid tax upto 31-03-2022.

In the mean time before sale of said plot no. 14, A copy of No Objection Certificate issued for sale and purchase of said plot by Nagpur Improvement Trust bearing No. E.V.(E)/NHP/1728 dated 20/10/2012 in the saller name of Punabai Yadaorao Gajbhiye and As regard to Plot no. 15, A copy of No Objection Certificate issued for sale

and purchase of said plot by Nagpur Improvement Trust bearing No. E.V.(E)/NHP/1731 dated 20/10/2012 in the saller name of Ramesh Sahadeo Shinde and As regard to Plot no. 16, A copy of No Objection Certificate issued for sale and purchase of said plot by Nagpur Improvement Trust bearing No. E.V.(E)/NHP/1729 dated 20/10/2012 in the saller name of Sambha Madhorao Madke and there after execute registered sale deed in respect of Plot No. 14,15 & 16 in this way Mr. Vijay S/O Madhavrao Chikte, became the absolute owner of said plot No. 14,15 And 16 and since then it is in occupation and possession of Mr. Vijay S/O Madhavrao Chikte, thereafter Mr. Vijay S/O Madhavrao Chikte had applied for the amalgamation of the Plot no 14,15&16 the A copy of Amalgamation Latter of Plot no. 14,15 & 16 issued by concerned officer of Nagpur Improvement Trust, Nagpur Latter bearing No.E.A(E)1649, dated 10/05/2018, in respect of above said plot, in the name of Mr. Vijay S/O Madhavrao Chikte, and prepared a plan of the building to be constructed on the said plot no 14,15 & 16 of land admeasuring 452.277 sq.mtr. and submitted to the Nagpur Municipal Corporation for getting Sanctioned. And NMC has Sanctioned the building Plan Vide Building Permit No. ADTP (Nehru Nagar Zone) AB-E-WA-14-15-16/Tracking No. 202009026/872, dated 28/12/2020. The proposed building will be known and styled as "**MADHAV-II COMPLEX**".

That, the links in the chain of the title of property established from the relevant entries and records available in the office of the Sub-registrar, Nagpur No.1,2,3, 5 & 8 and also from the records of City Survey Office, Nagpur No. 2, Nagpur Improvement Trust & Nagpur Municipal Corporation.

I have taken search for the last 16 yrs. I have applied to IGR Govt. of Maharashtra Side Online and deposited Rs.425/- fee vide Echallan GRN No. MH000248626202223E dated 07/04/2022 to take a search of the property regarding in encumbrance by paying

necessary search fees online of Rs. 425/- vide receipt No. 1112369173 dated 07/04/2022 The original search receipts are enclosed herewith.

I certify that the property referred in Para 1 is owned by Mr. Vijay S/O Madhavrao Chikte, R/o, Plot No. 1, Anmol Nagar, Wathoda Ring Road, Nagpur and the same is free from all types of encumbrances, charges, liens and mortgage or any other claim affecting the clear title as on date.

I am satisfied and confirmed that the property is heritable, transferable and the transferor has right to transfer, mortgage or to take any loan from any Bank or make alienation of the property.

In the result, I have to state that I have made necessary searches at all the concerned department upto date and as a result of such searches, I am satisfied that the property in question has clear and marketable title. Even though, to whom so ever, this certificate submitted may verify and confirm the same on their own accord.

Hence this certificate.

Nagpur

Date : 07/04/2022

Sharad V. Bhusari

Advocate
Adv. Sharad V. Bhusari
M.Com.,LL.B
R.No.MAH/6921/2010
Office-F-108, Yash Complex,
Telephone Nagar Sq. Umred Road
Dighori, Nagpur-34
Mob :9975849034

Enclosed : 1)A original Receipt No. 1112369173 dated 07/04/2022.

MH000248626202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
07 Apr 2022	Receipt	Receipt no.: 1112369173
	Name of the Applicant :	sharad vidyadhar bhusari
	Details of property of which document has to be searched :	Dist :Nagpur Village :Vathoda S.No/CTS No/G.No. : 195
	Period of search :	From :2006 To :2022
	Received Fee :	425
The above mentioned Search fee has been credited to government vide GRN no :MH000248626202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

CHALLAN

MTR Form Number-6

GRN	MH000246626202223E	BARCODE		Date	07/04/2022-11:58:21	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	sharad vidyadhar bhusari
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	425.00
Total	425.00

Amount In Words	Four Hundred Twenty Five Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022040712714	2739528882
Cheque/DD No.		Bank Date	RBI Date	07/04/2022-11:57:31	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 335327890 Mobile No. : 9975849034

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 नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Print Date 07-04-2022 11:58:26