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TITLE VERIFICATION AND SEARCH REPORT

Being asked to conduct Title Search & Verification Report in respect of the Property mentioned in Scheduled.

Sir,

Subject:-Title Verification And Search Report in respect of file submitted by Shri. Sureshkumar S/O Shankarlal Agrawal

a. **Name of the Title Holder:** - M/S Mangalam, a Partnership Firm, acting through Partner Shri Shrawan S/o Ratnakar Nerkar

b. **Name of Borrower :-** M/S Mangalam, a Partnership Firm, acting through Partner Shri Shrawan S/o Ratnakar Nerkar

c. **Developer:** M/S Mangalam, a Partnership Firm, acting through Partner Shri Shrawan S/o Ratnakar Nerkar

d. **Product of Loan:** APF,

e. **Name of Project** : **"MANGALAM"**

f. **Nature of the Land** : Residential

g. **Land Ownership :** Freehold Land

h. **Status of the Owner/s and Mortgagor/s:** -. Owner

II.Description of the property:-

SCHEDULE OF PROPERTY

That All that Piece and Parcel of land bearing Khasara/Survey No. 78 and 82, land admeasuring about 1.16 Hector R., out of total admeasuring about 1.25 Hector R., situated at **Mouza – Kapasi (B), Patwari Halka No. 20,** Bhogwatdar Class – I, Khate Kramank 71, within the limits of Taluka – Kamptee and District Nagpur, and the said property is bounded as under:-

Kh. No. 82 bounded as under

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Towards East : Kh. No. 78
Towards West : Kh. No. 83
Towards North : Kh. No. 81
Towards South : Nala

Kh. No. 78 bounded as under
Towards East : Road
Towards West : Kh. No. 82
Towards North : Kh. No. 79
Towards South : Nala

I have caused necessary searches in the Sub-Registrar Office at Nagpur for the period from the year 1992 to 2022 and in the Records, Municipal Mutation and all other relevant documents in respect of the aforesaid property, My report is as follows for the abovementioned Property.

POSTAL ADDRESS:

"MANGALAM"
Kh.No. 78 & 82
P.H. No. 20, Mouza – Kapsi(B)
Tahsil - Kamptee
District- Nagpur

Area Statement of Kh. No. 78 & 82

Sr.No.	
1.	Gross Area of Land/ Plot a) As Per Ownership Document (7/12, CTS Extract) = 0.58 & 0.67 Sq. Mtrs., i.e., 1.25 Hector R., b) As Per Measurement Sheet = 0.58 & 0.67 Sq. Mtrs., i.e., 1.25 Hector R., c) As Per Site = 1.16 H.R.,
2.	Balance Area of Plot – 11600.00 Sq. Mtrs.,
3.	Net Plot Area (3-4(c)) – 11600.00 Sq. Mtrs., (100%)
4.	Recreational Open Space (if Applicable) a) Required – 1060.00 Sq. Mtrs., (10%) b) Proposed – 1166.53 Sq. Mtrs., (10.06%)
5.	E.S.S. & W,T.P. – 50.00 Sq. Mtrs., (0.43%)
6.	Internal Road Area – 2825.25 Sq. Mtrs., (24.35%)
7.	Area under Layout Plots – 7558.22Sq. Mtrs., (65.16 Sq. Mtrs.,)

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Advocate

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STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

Sr. No	Plot No.	Plot Area in Sq. Mtrs.,	Tangent Rounding Area of Road (if Any) in Sq. Mtrs.,	Remaing Plot Area in Sq. Mtrs	No. of Plots	Total Area Area in Sq. Mtrs.,
	A	B	C	D = (B-C)		
1	1	1203.10	11.77	1191.33	1	1191.33
2	2	613.16		613.16	1	613.16
3	3	976.86		976.86	1	607.75
4	4	924.52		924.52	1	924.52
5	6	857.91		857.91	1	857.91
6	7	763.17		763.17	1	763.17
7	8	737.64		737.64	1	737.64
8	9	629.66		629.66	1	629.66
9	10	863.97		863.97	1	863.97

TOTAL AREA OF PLOTS = 11600 SQ. MTRS.,

III. List of Documents produce for verification: -

1. Copy of 7/12 Extract issued by Grampanchyat – Kapasi, Taluka Kamptee, Distrct- Nagpur, bearing Kh. No. 82, adm about 0.67.00 Hector R., in the name of **M/S Mangalam, a Partnership Firm, acting through Partner Shri Shrawan S/o Ratnakar Nerkar**

2. Copy of 7/12 Extract issued by Grampanchyat – Kapasi, Taluka Kamptee, Distrct- Nagpur, bearing Kh. No. 78 adm about 0.58 Hector R., in the name of **M/S Mangalam, a Partnership Firm, acting through Partner Shri Shrawan S/o Ratnakar Nerkar**

3. Copy of Registration of Partnership Firm, dt. 18/01/2019, in the name of "MANGALAM"

4. Copy of Registration Certificate of Partnership Firm dt. 11/01/2019, name of firm "MANGALAM", bearing Registration No. NG000004581

5. Copy of Agreement of Partnership dt. 01/01/2019, executed by & between 1) Shri Shrawan Ratnakar Nerkar & 2) Sau Neha Shrawan Nerkar, business carried in the name of "MANGALAM"

6. Copy of Development Agreement dt. 05/07/2022, executed by & between Nagpur Metropolitan Region Development Authority and of M/S MANGALAM, a Partnership Firm, acting through Partner Shri Shrawan Ratnakar Nerkar

7. Copy of Sale Deed dt. 04/10/2008, bearing Sr. No. 04923, SRO – Kamptee, Executed by 1)Shri Ramrao Yadorao Nare, 2) Shri Keshav

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Yadorao Nare, in favour of 1)Shri Narsibhai Ravajibhai Patel, 2)Shri Chandulal Harilal Patel, 3)Shri Nilesh Ramjibhai Patel, 4) Shri Haresh Dayalal Patel, **Kh. No. 82, admeasuring about 0.67 Hector R., Mouza – Kapasi(B), Patwari Halka No. 20, Tahsil – Kamptee, District – Nagpur**

8. Copy of Sale Deed dt. 01/04/2022, bearing Sr. No. 1278, SRO – Kamptee, executed by 1)Shri Narsibhai Ravajibhai Patel, 2) Shri Haresh Dayalal Patel, 3) Shri Chandulal Harilal Patel, 4)Shri Nilesh Ramjibhai Patel, in favour of M/S MANGALAM, a Partnership Firm, acting through Partner Shri Shrawan Ratnakar Nerkar, **Kh. No. 82, admeasuring about 0.67 hector R., Bhogwatdar Class- I**

9. Copy of 7/12 Extract, **Kh. No. 82, admeasuring about 0.67 Hector R., Mouza – Kapasi(B), Patwari Halka No. 20, Tahsil – Kamptee, District – Nagpur** , issued by Grampanchyat – Kapasi, in the name of 1)Shri Narsibhai Khajibhai @ Ravajibhai Patel, 2)Shri Chandulal Harilal Patel, 3)Shri Nilesh Ramjibhai Patel, 4) Shri Haresh Dayalal Patel

10. Copy of Sale Deed dt. 09/01/2009, bearing Sr. No. 00058, SRO – Kamptee, Executed by 1) Shri Santosh Shankar Nare, 2) Smt Manju Nathu Gomkar, 3) Smt Shanta Ramchandra Lande, 4) Shri Vijay Maroti Nare, 5) Shri Gajanan Maroti Nare, 6) Sau Bebi Madhukar More 7) Sau Chhaya Kavadu Dhotarkar, 8) Sau Maya Nana Misal, 9) Sau Gayabai Maroti Nare, 10) Shri Kisana Sampat Nare, 11) Shri Kishor Sampat Nare, 12) Sau Anubai Umrao Hiwase, 13) Sau Mirabai Kavaduji Susundre, 14) Sau Pushpabai Laxman Shahane, in favour of 1)Shri Narsibhai Ravajibhai Patel, 2)Shri Chandulal Harilal Patel, 3)Shri Nilesh Ramjibhai Patel, 4) Shri Haresh Dayalal Patel, **Kh. No. 78, admeasuring about 0.58 Hector R., Mouza – Kapasi(B), Patwari Halka No. 20, Tahsil – Kamptee, District – Nagpur**

11. Copy of Sale Deed dt. 14/03/2022, bearing Sr. No. 984, SRO – Kamptee, executed by 1)Shri Narsibhai Ravajibhai Patel, 2) Shri Haresh Dayalal Patel, 3) Shri Chandulal Harilal Patel, 4)Shri Nilesh Ramjibhai Patel, in favour of M/S MANGALAM, a Partnership Firm, acting through Partner Shri Shrawan Ratnakar Nerkar, **Kh. No. 78, admeasuring about 0.58 hector R., Bhogwatdar Class-I,**

12. Copy of 7/12 Extract, **Kh. No. 78, admeasuring about 0.58 Hector R., Mouza – Kapasi(B), Patwari Halka No. 20, Tahsil – Kamptee, District – Nagpur** issued by Grampanchyat – Kapasi, in the name of 1)Shri Narsibhai Khajibhai @ Ravajibhai Patel, 2)Shri Chandulal Harilal Patel, 3)Shri Nilesh Ramjibhai Patel, 4) Shri Haresh Dayalal Patel

13. Copy of Power of Attorney dt. 25/06/2021, Bearing Sr. No. 3575, SRO – 8, Nagpur executed by 1)Shri Narsibhai Khajibhai @ Ravajibhai Patel,

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2)Shri Chandulal Harilal Patel, 3)Shri Nilesh Ramjibhai Patel, in favour of Shri Haresh Dayalal Patel

14. Copy of NA Order dt. 25/04/2022, passed by Collector Nagpur, Passed in Rev. Case No. 198/NAP – 34/Mouza – Kapasi (Bu)/Kamptee/2021-22, Kh. No. 78 & 82 adm about 1.25 Hector R., Mouza Kapasi(Bu), Taluka Kamptee

15. Layout Plan sanctioned by Metropolitan Commissioner dt. 29/11/2021

III.TRACING PARTY'S TITLE TO THE PROPERTY FOR 13 YEARS: -

Khasara/Survey No. 82

From the papers submitted above it is clear that That All that Piece and Parcel of land bearing Khasara/Survey No. 82, land admeasuring about 0.67 Hector R., situated at **Mouza – Kapasi (B), Patwari Halka No. 20,** Bhogwatdar Class – I, Khate Kramank 71, within the limits of Taluka – Kamptee and District Nagpur, initially belonged to
1)Shri Ramrao Yadorao Nare,
2) Shri Keshav Yadorao Nare

That thereafter 1)Shri Ramrao Yadorao Nare,
2) Shri Keshav Yadorao Nare, sold the said land admeasuring about 1.01 Hector R., out of total land admeasuring about 0.67 Hector R., situated at **Mouza – Kapasi (B), Patwari Halka No. 20,** Bhogwatdar Class – I, Khate Kramank 71, within the limits of Taluka – Kamptee and District Nagpur, to
1)Shri Narsibhai Ravajibhai Patel,
2)Shri Chandulal Harilal Patel,
3)Shri Nilesh Ramjibhai Patel,
4) Shri Haresh Dayalal Patel, by virtue of the Sale Deed dt. 04/10/2008, which is duly registered before the Sub-Registrar, Kamptee at Sr. No. 04923. As such 1)Shri Narsibhai Ravajibhai Patel, 2)Shri Chandulal Harilal Patel, 3)Shri Nilesh Ramjibhai Patel, 4) Shri Haresh Dayalal Patel, became the owner of the said Property. And their name are duly mutated in the ferfar Patrak.

That Thereafter Power of Attorney is executed by 1)Shri Narsibhai Khajibhai @ Ravajibhai Patel, 2)Shri Chandulal Harilal Patel, 3)Shri Nilesh Ramjibhai Patel, in favour of Shri Haresh Dayalal Patel, vide on dt. 25/06/2021, which is duly registered before the Sub-Registrar, Nagpur - 8 at Sr. No. 3575.

That Thereafter 1)Shri Narsibhai Ravajibhai Patel,
2)Shri Chandulal Harilal Patel,
3)Shri Nilesh Ramjibhai Patel,
4) Shri Haresh Dayalal Patel,sold the said land bearing **Kh. No. 82, admeasuring about 0.67 hector R., Bhogwatdar Class- I,** situated at **Mouza – Kapasi, Patwari Halka No. 20,** Bhogwatdar Class – I, , within the limits of Tahsil – Kamptee and District Nagpur, to M/S MANGALAM, a Partnership Firm, acting through Partner Shri Shrawan Ratnakar Nerkar, by virtue of the Sale Deed dt. 01/04/2022, which is duly registered before the Sub

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Registrar, Kamptee at Sr. No. 1278. As such M/S MANGALAM, a Partnership Firm, acting through Partner Shri Shrawan Ratnakar Nerkar, became the owners of the said Property. And its names name is duly mutated in the 7/12 Extract.

Kh. No. 78:

From the papers submitted above it is clear that That All that Piece and Parcel of land bearing **Kh. No. 78, admeasuring about 0.58 Hector R., Mouza – Kapasi(B), Patwari Halka No. 20, Tahsil – Kamptee, District – Nagpur**, initially belonged to

1) Shri Santosh Shankar Nare,
2) Smt Manju Nathu Gomkar,
3) Smt Shanta Ramchandra Lande,
4) Shri Vijay Maroti Nare,
5) Shri Gajanan Maroti Nare,
6) Sau Bebi Madhukar More
7) Sau Chhaya Kavadu Dhotarkar,
8) Sau Maya Nana Misal,
9) Sau Gayabai Maroti Nare,
10) Shri Kisana Sampat Nare
11) Shri Kishor Sampat Nare
12) Sau Anubai Umrao Hiwase,
13) Sau Mirabai Kavaduji Susundre,
14) Sau Pushpabai Laxman Shahane.

That thereafter 1)Shri Ramrao Yadorao Nare,
2) Shri Keshav Yadorao Nare, sold the said land **Kh. No. 78, admeasuring about 0.58 Hector R., Mouza – Kapasi(B), Patwari Halka No. 20, Tahsil – Kamptee, District – Nagpur**, to

1)Shri Narsibhai Ravajibhai Patel,
2)Shri Chandulal Harilal Patel,
3)Shri Nilesh Ramjibhai Patel,
4) Shri Haresh Dayalal Patel, by virtue of the Sale Deed dt. 09/01/2009, which is duly registered before the Sub-Registrar, Kamptee at 00058. As such 1)Shri Narsibhai Ravajibhai Patel, 2)Shri Chandulal Harilal Patel, 3)Shri Nilesh Ramjibhai Patel, 4) Shri Haresh Dayalal Patel, became the owner of the said Property. And their name are duly mutated in the ferfar Patrak.

That Thereafter 1)Shri Narsibhai Ravajibhai Patel,
2)Shri Chandulal Harilal Patel,
3)Shri Nilesh Ramjibhai Patel,
4) Shri Haresh Dayalal Patel,sold the said land bearing , **Kh. No. 78, admeasuring about 0.58 hector R.,** situated at **Mouza – Kapasi, Patwari Halka No. 20,** Bhogwatdar Class – I, , within the limits of Tahsil – Kamptee and District Nagpur, to M/S MANGALAM, a Partnership Firm, acting through Partner Shri Shrawan Ratnakar Nerkar, by virtue of the Sale Deed dt. 14/03/2022, which is duly registered before the Sub

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Advocate

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Registrar, Kamptee at Sr. No. 984. As such M/S MANGALAM, a Partnership Firm, acting through Partner Shri Shrawan Ratnakar Nerkar, became the owners of the said Property. And its names name is duly mutated in the 7/12 Extract.

It is observed that the said aforesaid land bearing Khasara/Survey No. 78 & 82, total admeasuring about 1.25 Hector R., situated at **Mouza – Kapasi, Patwari Halka No. 20,** Bhogwatdar Class – I, within the limits of Tahsil – Kamptee and District Nagpur, converted into Non – Agricultural Use by the Order passed by the Collector Nagpur, vide on dt. 25/04/2022, passed by Collector Nagpur, Passed in Rev. Case No. 198/NAP – 34/Mouza – Kapasi (Bu)/Kamptee/2021-22.

That the Layout Plan is duly sanctioned by the Metropolitan Commissioner, on dt. 29/11/2021.

That thereafter M/S MANGALAM, a Partnership Firm, acting through Partner Shri Shrawan Ratnakar Nerkar, executed development agreement with Nagpur Metropolitan Region Development Authority, vide on dt. 05/07/2022, to developed the said land bearing Kh. No. 78 & 82.

I have taken the Search Index –II and day Book made available for inspection in the by paying requisite charges and the documents produced before me, I am of the Opinion that **M/S MANGALAM, a Partnership Firm, acting through Partner Shri Shrawan Ratnakar Nerkar,** is the owners of the said property. However, charges or rights created by unregistered documents cannot be ascertained and known from the entries from the Govt. Record. Hence by way of an abundant precaution an affidavit from the owner be taken stating on oath that his title over the property is clear and marketable and that said property is not transferred or alienated in any manner whatsoever.

V.TAX LAND REVENUE RECEIPT:-Owner is suggested to produce Latest Tax Receipt

VI.APPLICATION OF CEILING/ LAND CEILING ACT: - Not Applicable

VII.ENCUMBRANCES: - From the papers submitted above, aforesaid property is free from all types of encumbrances.

VIII.ADDITIONAL DOCUMENT: -NIL

IX. 1. Minor's Interest / HUF Property: - Not Applicable.

2. Mutation of the name of the owner in revenue records: - Yes, in the name of **M/S MANGALAM, a Partnership Firm, acting through Partner Shri Shrawan Ratnakar Nerkar,** is mutated in the 7/12 Extract.

3. Possession: - **M/S MANGALAM, a Partnership Firm, acting through Partner Shri Shrawan Ratnakar Nerkar,** is in possession of the said property as on date.

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Advocate

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4. Payment of municipal / local taxes/etc: - Obtained latest Current Tax Receipt from the owner.

5. Applicability of the Urban Land (Ceiling and Regulation) Act, 1976: - Not Applicable

6. Applicability of Local laws: - That, the said immovable property is not subjected to any local laws that prevents for creation of mortgage.

7. Searches:-

I have carried out the search in the office of the Sub Registrar Nagpur (jurisdiction), **Mouza Kapasi (Bu)**.As per the records of the website www.igrmaharashtr.gov.in. All the transactions have been duly verified from the relevant records of the Registrar by paying search fee of **Rs.750/-** paid in the office of Sub-Registrar. The Original Search fee Receipt in the Office of Sub-Registrar is enclosed herewith this Report.

i) Searches in the Office of Sub-Registrar of Assurance:-Yes

ii) Enquires made in the Officer of Mandal / Revenue Officer: - Yes

iii) Searches in the Office Registrar of Companies: - Not Applicable.

7. Description of the Search / Inspection Receipt :

ANNEXURE	:	**Search Receipts** Sub-Registrar office at Kamptee
Search Receipt No.	:	_____
Date of search receipt	:	13/07/2022
Search for the period	:	30 Years (1992 to 2021-22)

8. Lis-pendence: - That affidavit to be obtained for the said immovable property is not subject to the lis-pendence.

9. Site Inspection: - I have inspected the site. No Dispute found for the Property mentioned in Scheduled.

10. Conclusion and Recommendation : It is suggested that the owners of the said property should swear an affidavit regarding their ownership and no encumbrances over the referred property. It is suggested that to verify Original Title Documents of the above mentioned Property.

X.FINAL CERTIFICATE: - All the above discussed Sale Deeds were executed for a valid sale consideration, conveying marketable title in favour of their respective vendees. These documents were properly stamped and registered. The recitals of the documents reveal and disclose the actual, physical and vacant possession was delivered in favour of the vendees. Indemnity clause was also

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mentioned as usual. All the said documents are legally enforceable. In view of the foregoing facts and circumstances & perusing the documents forwarded,

I certify that the title deed intended to be deposited relating to the property and offered as security by way of equitable mortgage, and the documents of title referred to above are perfect evidence of title and that, if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable mortgage. I further certify that, **M/S MANGALAM, a Partnership Firm, acting through Partner Shri Shrawan Ratnakar Nerkar,** is the owner of the property referred of Part –II, having clear and marketable title over the same.

All the documents returned herewith this report.

Nagpur

Dt.13/07/2022

MANGALA B. MANOHAR
(Advocate)

Mangala B. Manohar
Advocate

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