Sahil M. Bhangde
LL.M
ADVOCATE
Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 033
☎ 0712-2245474
Mob : +91-9422148978, +91- 9405948406
E Mail : adv_sahilbhangde@yahoo.co.in

TITLE VERIFICATION & SEARCH REPORT

On the basis of relevant documents submitted by **Mauli Infra acting through its Partners 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate,** for the purpose of Verification Search of Title in respect of the property described below. I, the undersigned Advocate, do hereby submit my Verification & Search Report about the title in respect of the same.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing **KH. No. 17/2/A (Old Kh No. 17/2)** admeasuring about 1HR of **Mouza-Shankarpur**, bearing P.H. **No. 41, Khate No. 197** held in Occupancy class-I , situated within the limits of Grampanchayat Shankarpur in Tahsil Nagpur (Rural) and District Nagpur and same is bounded as under:

East	:	Kh. No. 16,
West	:	Remaining Land of Kh. No. 17/2,
North	:	Kh. No. 18/1Kh and Kh. No. 18/1A, B,
South	:	Kh. No. 17/1.

That I have taken search by inspecting the index Registers for a period of 30 years, i.e. 1994 to 2023 in the office of Sub-Registrar Nagpur (Rural). I have also perused document placed before me.

THAT THE TITLE HISTORY OF THE SAID PROPERTY IS AS FOLLOWS:-

A. That originally, all that piece and parcel of land bearing Old Kh. No. 100/3 admeasuring about 3.963 HR (9.71 Acres) of Mouza-Shankarpur, bearing P. H. No. 41 belongs to Shri. Ramesh Madhavrao Pahurkar, being his separate property having been acquired by him by virtue of the Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur, at Sr. No. 896, dated 12.03.1973.

B. That Shri. Ramesh Madhavrao Pahurkar, thereafter sold out the Northern Middle portion of the said Kh. No. 100/3 admeasuring about 0.76 HR out of 3.93 HR to Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 3117, dated 25.05.1990.

C. That Shri. Ramesh Madhavrao Pahurkar, thereafter again sold out the land admeasuring about 1.21 HR being a Western Portion of land bearing Kh. No. 100/3 admeasuring 3.93 HR to Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur (Rural), at Sr. No. 8943 (P), dated 18.12.1990.

D. That by virtue of the aforesaid two separate sale deeds dated 25.05.1990 and 18.12.1990, Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, becomes the sole and absolute owner of the land admeasuring about 2.35 HR out of Kh. No. 100/3 of Mouza-Shankarpur and accordingly his name was duly recorded in the Records of Rights being the absolute owner thereof.

E. That during the re-survey and re-measurement conducted by the Government Authority, the aforesaid piece of land admeasuring about 2.35 HR out of old Kh. No. 100/3 re-numbered as Kh. No. 17/2 and entry to that effect has been duly recorded in the Revenue record and accordingly the name of Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, has been recorded as the joint owner of Kh. No. 17/2 admeasuring about 2.35 HR.

F. That Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, thereafter sold out the Eastern Portion of land admeasuring about 1.00 HR out of Kh. No. 17/2 admeasuring about 2.35 HR to Mauli Infra acting through its Partners 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate, by executing a Registered



Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur (Rural), at Sr. No. 4468/2022, dated 05.08.2022.

G. That the aforesaid transaction was duly recorded in the Records of Rights i.e. in 7/12 Extracts and the name of Mauli Infra acting through its Partners 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate, has been duly recorded as the absolute owner of the land bearing Kh. No. 17/2 admeasuring about 1 HR which was thereafter re-numbered as Kh. No. 17/2/A.

H. **I have not verified Original Documents hence this report is subject to verification of All original documents to be done by the Counsel.**

- That thereafter further from 01-11-2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an Affidavit from the owner/s be taken stating on oath that their /his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.

- From the perusal of all the Xerox documents submitted and perusal thereof, I am of the opinion that **Mauli Infra acting through its Partners 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate,,** is the owner of the aforesaid property and he has good, marketable & clear title over the said scheduled of property.
- That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing ***Rs.325/-*** vide Receipt Nos. ***GRN*** **MH005066932202324E** ***dated 12.07.2023.***
- That during the course of my inspection, I did not came across any entry as to any encumbrance and charges over the said property and the schedule property is free from all sort of encumbrances, charge, lien etc & further prospective purchaser will also acquire equally good, valid and marketable title thereto only after execution of proper and duly registered Sale Deed in his/her/their favour.
- That it is needles to mention here that after executing of registered Sale Deed, the prospective purchaser can mortgage the property with a financial institution by way of security for repayment of loan, if any advance to him/her/them.
- *That it is needless to mention here that the concern bank must verify the all original documents in respect of the schedule property before disbursement of loan amount.*

DOCUMENTS PERUSUED

1. **Copy of** Registered Sale Deed executed by Shri. Ramesh Madhavrao Pahurkar in favour of Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, Same was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 3117, dated 25.05.1990. **(Kh. No. 100/3 admeasuring 0.76 HR)**
2. **Copy of** Registered Sale Deed executed by Shri. Ramesh Madhavrao Pahurkar in favour of Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, Same was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 3118, dated 25.05.1990. **(Kh. No. 103 admeasuring about 0.48 HR)**
3. **Copy of** Registered Sale Deed executed by Shri. Ramesh Madhavrao Pahurkar in favour of Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, Same was duly registered in the office of Sub-Registrar Nagpur (Rural), at Sr. No. 8943 (P), dated 18.12.1990. **(Kh. No. 100/3 admeasuring about 1.21 HR)**
4. **Copy of** Mutation extracts bearing its Mutation Entry No. 123, dated 09.10.1993.
5. **Copy of** Registered Power of Attorney executed by Shri. Pravin S/o. Ratanlal Jain in favour of Shri. Kamlesh Manohar Mundrikar, Same was duly registered in the office of Sub-Registrar Nagpur No. 4, at Sr. No. 5371/2021, dated 19.07.2021.
6. **Copy of** Registered Sale Deed executed by Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya in favour of Mauli Infra acting through its Partners 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate, Same was duly registered in the office of Sub-Registrar Nagpur (Rural), at Sr. No. 4468/2022, dated 05.08.2022.
7. **Copy of** 7/12 Extracts in the name of Mauli Infra acting through its Partners 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate, dated 01.04.2023

Hence, this report of Search & Verification of Title.

Nagpur:
Dated : 12.07.2023

Sahil M. Bhangde
Plot No. 167, Balloonshah Nagar, 5th Lane, Near Madrasi Temple, Near Ramnagar, Nagpur-33.
Advocate

(Sahil M. Bhangde)
Advocate

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NAGPUR-440 033
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Mob : +91-9422148978, +91- 9405948406
E Mail : adv_sahilbhangde@yahoo.co.in

Format A
(Circular 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to All that piece and parcel of land bearing **KH. No. 17/2/A (Old Kh No. 17/2)** admeasuring about 1HR of **Mouza-Shankarpur**, bearing P.H. **No. 41, Khate No. 197** held in Occupancy class-I , situated within the limits of Grampanchayat Shankarpur in Tahsil Nagpur (Rural) and District Nagpur Layout Known as "**MAULI NAGAR-17-Sec-1**"

I have investigated the title of the said Land on the request of **Mauli Infra acting through its Partners 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate**
and following documents i.e.:

1) Description of the property.

All that piece and parcel of land bearing **KH. No. 17/2/A (Old Kh No. 17/2)** admeasuring about 1HR of **Mouza-Shankarpur**, bearing P.H. **No. 41, Khate No. 197** held in Occupancy class-I , situated within the limits of Grampanchayat Shankarpur in Tahsil Nagpur (Rural) and District Nagpur and same is bounded as under:

East	:	Kh. No. 16,
West	:	Remaining Land of Kh. No. 17/2,
North	:	Kh. No. 18/1Kh and Kh. No. 18/1A, B,
South	:	Kh. No. 17/1.

Upon it a layout known and styled as "**MAULI NAGAR-17-Sec-1**"

1) **Photocopy of** Registered Sale Deed executed by Shri. Ramesh Madhavrao Pahurkar in favour of Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, Same was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 3117, dated 25.05.1990. **(Kh. No. 100/3 admeasuring 0.76 HR)**
2) **Photocopy of** Registered Sale Deed executed by Shri. Ramesh Madhavrao Pahurkar in favour of Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, Same was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 3118, dated 25.05.1990. **(Kh. No. 103 admeasuring about 0.48 HR)**
3) **Photocopy of** Registered Sale Deed executed by Shri. Ramesh Madhavrao Pahurkar in favour of Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, Same was duly registered in the office of Sub-Registrar Nagpur (Rural), at Sr. No. 8943 (P), dated 18.12.1990. **(Kh. No. 100/3 admeasuring about 1.21 HR)**
4) **Photocopy of** Mutation extracts bearing its Mutation Entry No. 123, dated 09.10.1993.
5) **Photocopy of** Registered Power of Attorney executed by Shri. Pravin S/o. Ratanlal Jain in favour of Shri. Kamlesh Manohar Mundrikar, Same was duly registered in the office of Sub-Registrar Nagpur No. 4, at Sr. No. 5371/2021, dated 19.07.2021.
6) **Photocopy of** Registered Sale Deed executed by Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya in favour of Mauli Infra acting through its Partners 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate, Same was duly registered in the office of Sub-Registrar Nagpur (Rural), at Sr. No. 4468/2022, dated 05.08.2022.
7) **Photocopy of** 7/12 Extracts in the name of Mauli Infra acting through its Partners 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate, dated 01.04.2023.
8) **Search** report for 30 years from 11/07/1994 till 12/07/2023

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **Mauli Infra acting through its Partners 1)**

Sahil M. Bhangde Plot No.167, Bajiprabhu Nagar, 5th Lane, Near Madrasi Temple, Near Ramnagar, Nagpur-33. Advocate

Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate is clear, marketable and without any encumbrances.

Owners of the land

Mauli Infra acting through its Partners 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate

1. I am of the opinion that **Mauli Infra acting through its Partners 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate** is the legal owner of Schedule property and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.

3) The report reflecting the flow of the title of the **Mauli Infra acting through its Partners 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate** on the said land is enclosed herewith as annexure.

Encl : Annexure.
DATE : 12.07.2023

Sahil M. Bhangde
Plot No.167, Sadguru Nagar, 5th Lane, Near Madhrai Temple, Near Ramnagar, Nagpur-33.
Advocate

(Sahil M. Bhangde)
Advocate.

Sahil M. Bhangde
LL.B
ADVOCATE
Plot No.167, Bajiprabhu Nagar, 5th Lane,
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NAGPUR-440 033
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Mob : +91-9422148978, +91- 9405948406
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FORMAT - A
(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

THAT THE TITLE HISTORY OF THE SAID PROPERTY IS AS FOLLOWS:-

A. That originally, all that piece and parcel of land bearing Old Kh. No. 100/3 admeasuring about 3.963 HR (9.71 Acres) of Mouza-Shankarpur, bearing P. H. No. 41 belongs to Shri. Ramesh Madhavrao Pahurkar, being his separate property having been acquired by him by virtue of the Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur, at Sr. No. 896, dated 12.03.1973.

B. That Shri. Ramesh Madhavrao Pahurkar, thereafter sold out the Northern Middle portion of the said Kh. No. 100/3 admeasuring about 0.76 HR out of 3.93 HR to Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 3117, dated 25.05.1990.

C. That Shri. Ramesh Madhavrao Pahurkar, thereafter again sold out the land admeasuring about 1.21 HR being a Western Portion of land bearing Kh. No. 100/3 admeasuring 3.93 HR to Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur (Rural), at Sr. No. 8943 (P), dated 18.12.1990.

D. That by virtue of the aforesaid two separate sale deeds dated 25.05.1990 and 18.12.1990, Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, becomes the sole and absolute owner of the land admeasuring about 2.35 HR out of Kh. No. 100/3 of Mouza-Shankarpur and accordingly his name was duly recorded in the Records of Rights being the absolute owner thereof.

E. That during the re-survey and re-measurement conducted by the Government Authority, the aforesaid piece of land admeasuring about 2.35 HR out of old Kh. No. 100/3 re-numbered as Kh. No. 17/2 and entry to that effect has been duly recorded in the Revenue record and accordingly the name of Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, has been recorded as the joint owner of Kh. No. 17/2 admeasuring about 2.35 HR.

F. That Shri. Sardar Balvindarsingh S/o. Sardar Harmindarsingh Bhatiya, thereafter sold out the Eastern Portion of land admeasuring about 1.00 HR out of Kh. No. 17/2 admeasuring about 2.35 HR to Mauli Infra acting through its Partners 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur (Rural), at Sr. No. 4468/2022, dated 05.08.2022.

G. That the aforesaid transaction was duly recorded in the Records of Rights i.e. in 7/12 Extracts and the name of Mauli Infra acting through its Partners 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate, has been duly recorded as the absolute owner of the land bearing Kh. No. 17/2 admeasuring about 1 HR which was thereafter re-numbered as Kh. No. 17/2/A.

H. I am of the opinion that **Mauli Infra acting through its Partner 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate** is the legal owner of land bearing All that piece and parcel of land bearing **KH. No. 17/2/A (Old Kh No. 17/2)** admeasuring about 1HR of **Mouza-Shankarpur**, bearing P.H. **No. 41, Khate No. 197** held in Occupancy class-I , situated within the limits of Grampanchayat Shankarpur in Tahsil Nagpur (Rural) and District Nagpur and the said entire property is free from all sorts of encumbrances, charge, lien, mortgage.

I. **I have not verified Original Documents hence this report is subject to verification of All original documents to be done by the Counsel.**

❖ That thereafter further from 01-11-2005 all the offices Sub Registrar have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised. Hence by way of abundant precaution an Affidavit from the owner/s be taken stating on oath that their /his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever.

Sahil M. Bhangde Plot No. 167, Bajiprabhu Nagar 5th Lane Near Madrasi Temple Near Ramnagar, Nagpur-33. Advocate

- That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing Rs. 750/- vide **GRN No. MH005066932202324E dated 12/07/2023.**

1) 7/12 extract issued by Talathi in the name of Mauli Infra acting through its Partner 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Ashwin S/o. Siddharth Vairagade Dt. 01.04.2023.
3) Mutation Entry No – Ferfar Entry No. 2138.
4) Search report for 30 years Taken from Sub-Registrar' office Nagpur (Rural)
5) Any other relevant title. – No
6) Litigations if any. - No



Nagpur:
Dated : 12/07/2023

(Sahil M. Bhangde)
Advocate

CHALLAN

MTR Form Number-6

GRN	MH005066932202324E	BARCODE		Date	12/07/2023-13:40:55	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Search Fee	**TAX ID / TAN (If Any)**	266
		PAN No.(If Applicable)	AMZPB5432A
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	**Full Name**	Adv Sahil Bhangde
Location	NAGPUR		
Year	2023-2024 From 11/07/1994 To 12/07/2023	**Flat/Block No.**	167 Baji Prabhu Nagar
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	Ram Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 3 3
		Remarks (If Any)	
		KH 17/2 Mouza Shankarpur P H 41 Khate 197 in Tahsil Nagpur Rural and District Nagpur	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023071229432	IK0CIPQJI2
Cheque/DD No.		Bank Date	RBI Date	12/07/2023-13:24:42	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9226770440

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 कारणासाठी किंवा नोदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 12-07-2023 01:42:17