

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551

Ashwin R. Patil

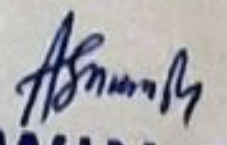
ADVOCATE

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TITLE REPORT
AND
NON ENCUMBRANCE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

MR. ROHIT ASHOK KHOWAL, Resident of Near Neelkantheshwar Temple, Vyankatesh Nagar, Akola, Pin Code No. 444004, sought Verification report from me for the title of the property comprising ALL THAT Piece and Parcel of land bearing **Plot No. 57**, containing by admeasurements **717.110 Sq. Mtrs. (i.e. 7718.97 Sq. Ft.)** [as per old Regularisation Letter dated 01.07.2005, the area of the said Plot is 770.840 Sq. Mtrs.] being a portion of the entire land bearing Khasra Nos. 72/1, 73/1, 76/1, 77/1, 78/1 and 82 of **Mouza – BORGAON**, P.S.K. 8-A, and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 808/C/57, **City Survey No. 11 and Sheet No. 14** of Mouza – Borgaon, situated at Gokul Housing Society, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR. I Adv. Ashwin Patil, R/o Plot No. 54, Sawarkar Nagar, Nagpur, Pin Code No. 440015 do hereby submit my report as follows:-

- (1) THAT, (1) Mr. Durgashankar Ghanshyamdas Agrawal and (2) Miss. Sharda Anil Agrawal are the absolute full joint owners of the property comprising ALL THAT Piece and Parcel of land bearing **Plot No. 57**, containing by admeasurements **717.110 Sq. Mtrs. (i.e. 7718.97 Sq. Ft.)** [as per old Regularisation Letter dated 01.07.2005, the area of the said Plot is 770.840 Sq. Mtrs.] being a portion of the entire land bearing Khasra Nos. 72/1, 73/1, 76/1, 77/1, 78/1 and 82 of **Mouza – BORGAON**, P.S.K. 8-A, and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 808/C/57, **City Survey No. 11 and Sheet No. 14** of Mouza – Borgaon, situated at Gokul Housing Society, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR (The property is more specifically described in the schedule Annexed herewith)
- (2) The links in the chain of title have been property established. All the transactions have been duly verified from the relevant records of Registrar of Document.
- (3) The 'Title History' of last 15 years from this date shows the following chain of transaction regarding the property described in schedule.
- (4) THAT, ALL THAT Piece and Parcel of land bearing Plot No. 57, containing by admeasurements 707.840 Sq. Mtrs. being a portion of the entire land bearing Khasra Nos.


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72/1, 73/1, 76/1, 77/1, 78/1 and 82 of Mouza – BORGAON, P.S.K. 8-A, and including all other easementary rights appurtenant and belonging thereto, bearing City Survey No. 11 and Sheet No. 14 of Mouza – Borgaon, situated at Gokul Housing Society, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, Originally belonged to Mr. Yasmin Ismile Somani having purchased the same by him from Gokul Housing Society acting through its Secretary Mr. Rajesh Chunnilal Gwalbanshi, by a Sale Deed Dated 31.05.1990, which is registered in the Office of the Sub Registrar, Nagpur-2 in Addl. Book No. A1, Volume No. 1176 on Pages 199 to 200 at Registered Sr. No. 5289(P) on 31.05.1990.

(5) THAT the aforesaid Mr. Yasmin Ismile Somani lateron transferred/sold the property bearing Plot No. 57 by way of Sale to Binzani Properties Private Ltd. acting through its Director Mr. Rajeev Purushottamdasji Gupta, by a Sale Deed Dated 09.12.1999, which is registered in the Office of the Sub Registrar, Nagpur in Addl. Book No. A1, Volume No. 463 on Pages 33 to 42 at Registered Sr. No. 3047(P) on 09.12.1999.

(6) THAT, the aforesaid Plot No. 57 is covered under the Scheme 1900 layout of the Nagpur Improvement Trust, Nagpur under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001.

(7) THAT, lateron the said Plot No. 57 is regularized by the Nagpur Improvement Trust under its Scheme of Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Ordinance 2001 and accordingly the Building Engineer (N/E), Nagpur Improvement Trust, Nagpur has issued a Regularization Letter to that effect vide its Permit No. BE/NE/1900/529 Dated 01.07.2005, Case No. 200303274862 and Layout No. 1900/N/BG/1208 in favour of Binzani Properties Private Ltd. acting through its Director Mr. Rajeev Purushottamdasji Gupta. As per the said Regularisation Letter Dated 01.07.2005, the area of the said Plot No. 57 is shown and declared as 770.840 Sq. Mtrs.

(8) THAT, lateron Corrected Regularization Letter issued by the Building Engineer (West), Nagpur Improvement Trust, Nagpur, vide Letter No. B.E.(W)/1559 dated 22-12-2015. As per Corrected Regularization Letter Dated 22.12.2015, the area of the said Plot No. 57 is shown and declared as 717.110 Sq. Mtrs. Thus the area of the aforesaid Plot is at present 717.110 Sq. Mtrs. and thereafter corrected Plot Boundaries mentioned in the description of the Schedule of Property.

(9) THAT the aforesaid Binzani Properties Private Ltd. acting through its Director Mr. Rajeev Purushottamdasji Gupta lateron transferred/sold its aforesaid property bearing Plot No. 57, containing by admeasurements 717.110 Sq. Mtrs. (i.e. 7718.97 Sq. Ft.) [as per old Regularisation Letter dated 01.07.2005, the area of the said Plot is 770.840 Sq. Mtrs.] being a portion of the entire land bearing Khasra Nos. 72/1, 73/1, 76/1, 77/1, 78/1 and 82 of Mouza – BORGAON, P.S.K. 8-A, and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 808/C/57, City Survey No. 11 and Sheet No. 14 of Mouza – Borgaon, situated at Gokul Housing Society, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, by way of Sale


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to M/s Sindhu Associates acting through its Partners (1) Mr. Yogesh Gulab Dhobale and (2) Mr. Hemant Shamrao Chaudhari, by a Sale Deed Dated 27.04.2016, which is registered in the Office of the Sub Registrar, Nagpur-5 in Book No. 1 at Registered Sr. No. 1312/2016 on 27.04.2016.

(10) THAT the aforesaid the then Owner M/s Sindhu Associates acting through its Partners (1) Mr. Yogesh Gulab Dhobale and (2) Mr. Hemant Shamrao Chaudhari later on transferred/sold its aforesaid property bearing Plot No. 57, containing by admeasurements 717.110 Sq. Mtrs. (i.e. 7718.97 Sq. Ft.) [as per old Regularisation Letter dated 01.07.2005, the area of the said Plot is 770.840 Sq. Mtrs.] being a portion of the entire land bearing Khasra Nos. 72/1, 73/1, 76/1, 77/1, 78/1 and 82 of Mouza – BORGAON, P.S.K. 8-A, and including all other easementary rights appurtenant and belonging thereto, bearing Corporation House No. 808/C/57, City Survey No. 11 and Sheet No. 14 of Mouza – Borgaon, situated at Gokul Housing Society, Borgaon, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 62 in Tahsil and District – NAGPUR, by way of Sale to (1) Mr. Durgashankar Ghanshyamdas Agrawal and (2) Miss. Sharda Anil Agrawal, by a Sale Deed Dated 03.03.2017, which is registered in the Office of the Sub Registrar, Nagpur-2 in Book No. 1 at Registered Sr. No. 916/2017 on 03.03.2017. As a result therefore the aforesaid (1) Mr. Durgashankar Ghanshyamdas Agrawal and (2) Miss. Sharda Anil Agrawal jointly have now become the joint Owners of the said property with heritable and transferable rights therein and the same is accordingly mutated in their joint names in all relevant records and also recorded in the Property Card of City Survey.

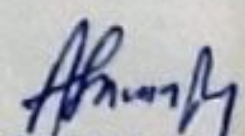
(11) I have taken the search from Records of Registrar's office for last 15 years by paying the necessary search fee Vide Challan GRN No. MH001518232202223E Dated 06-05-2022 in the office of Sub- Registrar, Nagpur.

(12) While searching the records, it was found that some record was in mutilated and torn form, intermittently some record was missing. Moreover, the indexing of record as required under registration Act. 1908 is incomplete. On the basis of searches made by me and copies of documents placed before me, I certify that the property referred in schedule is owned by (1) Mr. Durgashankar Ghanshyamdas Agrawal and (2) Miss. Sharda Anil Agrawal and free from all encumbrances, charges, liens, mortgages or any other claim affecting the clear title.

(13) That, all the relevant documents of title placed before me are photocopy/Xerox and genuine.

(14) I am satisfied that the property is heritable and transferable and the mortgager has right to mortgage. Facts and events material to title have been satisfactorily proved.

(15) I have also confirmed from Govt. and public land acquisition authorities that the property described in the schedule is not subject to any acquisition or requisition from the authorities.


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CHALLAN
MTR Form Number-6



GRN	MH001518232202223E	BARCODE			Date	06/05/2022-11:59:11	Form ID	
Department		Inspector General Of Registration		Payer Details				
Type of Payment		Search Fee		TAX ID / TAN (If Any)				
		Other Items		PAN No.(If Applicable)				
Office Name		NGP1_HQR SUB REGISTRAR NAGPUR 1		Full Name		Adv Ashwin Patil		
Location		NAGPUR		Flat/Block No.		Plot No. 54		
Year		2022-2023 From 01/04/2022 To 31/03/2023		Premises/Building				
Account Head Details		Amount In Rs.		Road/Street		Sawarkar Nagar		
0030072201 SEARCH FEE		375.00		Area/Locality		Nagpur		
				Town/City/District				
				PIN		4 4 0 0 1 5		
				Remarks (If Any)				
				search fee for Years 15 Years Plot No. 57 Mouza Borgaon CTS No. 11				
				Sheet No. 14 Dist. Nagpur				
				Amount In				
				Three Hundred Seventy Five Rupees Only				
Total		375.00		Words				
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572022050640254		IK08RBLKR9
Cheque/DD No.				Bank Date	RBI Date	06/05/2022-12:24:00		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 :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9822936551

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.