

नौदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक 309E.

दिनांक 29/8/96 सन २०

दस्तऐवजाचा प्रकार—

सादर करणाराचे नाव—

खालीलप्रमाणे फी मिळाली :—

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनांची नक्कल फी

टपाल खर्च

नकला किंवा जापने (कलमे ६४ ते ६७)

शोध किंवा निरीक्षण

दंड—कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ

इतर फी (मागील पानावरील) बाय रु.

22

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11

एकूण

दस्तऐवज

नक्कल

रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल.
या कार्यालयात देण्यात येईल.

दुय्यम निबंधक

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत आहे याची पुष्टी मिळवून, वर्ग-२ हवाली करावा. नागपूर शहर २०१९

सादरकर्ता.

ADV. KHUSHALSING I. MORE

PLOT NO. A-57, SHIV SHAKTI NAGAR,
NEAR YASHODHARA POLIS STATION,
KAMPTEE ROAD, NAGPUR-26

CONTACT : 9370099455, 9689242071

EMAIL ID : khusalmore31101984@gmail.com

TITLE VERIFICATION AND SEARCH REPORT

DATE: 25/04/2017

Under the instructions of **M/S. ROYAL REALITIES**, through its partners **MR. MUSTAFA S/O QAMRUDDIN LAHERI & MR. MUFADDAL S/O MOHAMMED HUSAIN** (owner of the property described hereunder),

Being engaged and papers placed before me by "**M/S. ROYAL REALITIES**", through its partners **MR. MUSTAFA S/O QAMRUDDIN LAHERI & MR. MUFADDAL S/O MOHAMMED HUSAIN**", for the title verification and search report of immovable property or non-encumbrance certificate specified in the schedule of property annexed herewith for the purpose of above, I **KHUSHALSING I. MORE, ADVOCATE**, R/o A-57, Shivshakti Nagar, Near Yashodhara police Station, Nagpur-440026, on perusal of the record, do hereby submit my report in concern of immovable property. And the other information submitted by you, do hereby submit my Title Verification and Search Report.

Name of The Owner: - DEVYANI TRADELINK PRIVATE LIMITED,
through its Director
Mrs. KIRAN W/O VIJAY WADETTIWAR

Name of The Borrower: - M/S. ROYAL REALITIES, through its partners
MR. MUSTAFA S/O QAMRUDDIN LAHERI &
MR. MUFADDAL S/O MOHAMMED HUSAIN.

Nature of the Transaction: Direct Plat purchase from Owner

Description of the Property: -

ALL THAT PIECE AND PART AND PARCEL OF PLAT No. 1 admeasurements area 3840.882 Sq. mtrs. Or 41343.26 Sq. Ft. being a part of Agricultural Land admeasuring about 3 Acres (1.214 H.R.) Khasra No. 153 (PART) i.e. having land revenue of Rs. 4/-, Class 1 of **Mauza - Wathoda, P.H.No. 34-A, City Survey No. 235, Sheet No. 607/49, Khasra No. 153 (PART), Municipal Corporation House No. 2460/1, Ward No. 21**, situated near Swami Narayan Mandir, Wathoda, Nagpur, Tah. & Dist. Nagpur, within the local limits of Nagpur municipal Corporation and Nagpur Improvement Trust, Nagpur and including all the rights, Easementary Rights, accruing arising or flowing thereof and bounded as under :-

BOUNDED AS

Boundaries of the Plot

TOWARDS EAST	PLOT NO. 2
TOWARDS WEST	PART OF KHASRA NO 153
TOWARDS NORTH	PLOT NO 3 (E.W.S./L.I.G) & 9 MTRS. INTERNAL ROAD
TOWARDS SOUTH	12.00 MTRS. WIDE ROAD

Herein after referred to as the Said Property

LIST OF DOCUMENTS VERIFIED: (ALL COPIES)

1. Sale deed from **M/S. GLOBAL INFRA, through its partners Smt. Sangita W/o Mahesh Talmale & 3 others**, in favour of **DEVYANI TRADELINK PRIVATE LIMITED, through its Director Mrs. KIRAN W/O VIJAY WADETTIWAR**, Dt. 17-03-2015 which is duly registered at Sr. No. 1334 in the office of Sub Registrar No. 4 at Nagpur.
2. Sale deed from **SMT. KAMLABAI HARISHCHANDRA DHAWDE**, in favour of **M/S. GLOBAL INFRA, through its partners Smt. Sangita W/o Mahesh Talmale & 3 others**, Dt. 21-03-2011 which is duly registered at Sr. No. 1803 in the office of Sub Registrar No. 4 at Nagpur.

3. Sale deed from **SHRI. VISHWANATH WASUDEO BAPAT**, in favour of **SMT. KAMLABAI HARISHCHANDRA DHAWDE**, Dt. 22-12-1989 which is duly registered at Sr. No. 10954 (P) in the office of Sub Registrar No. 2 at Nagpur.
4. Nagpur Municipal Corporation Tax Receipt paid up to 1/04/2010 dated 31/03/2016.
5. And Also verified Nagpur Improvement Trust's Sanctioned order vide No. ADTP/PL/1791, dated 29/12/2012.
6. Akhiv Patra in the Name of **MR. MUSTAFA S/O QAMRUDDIN LAHERI & MR. MUFADDAL S/O MOHAMMED HUSAIN**

HISTORY OF THE SAID PROPERTY

- WHEREAS ALL THOSE Pieces and Parcel is previously under ownership of **SMT. KAMLABAI HARISHCHANDRA DHAWDE** who purchased this property from **SHRI. VISHWANATH WASUDEO BAPAT, NAGPUR**. By making of Sale deed at Sub Regi. 2 vide sale deed no. 10954 (printed) dated 22/12/1989
- Whereas **SMT. KAMLABAI HARISHCHANDRA DHAWDE** later on transferred the property same by way of Sale Deed to **M/S. GLOBAL INFRA, through its partners Smt. Sangita W/o Mahesh Talmale & 3 others, Dt. 21/03/2011** which is duly registered at Sr. No. 1803. In the office of the Sub Registrar 4 at Nagpur.
- Whereas **M/S. GLOBAL INFRA, through its partners Smt. Sangita W/o Mahesh Talmale & 3 others**, later on transferred the property same by way of Sale Deed to **DEVYANI TRADELINK PRIVATE LIMITED, through its Director Mrs. KIRAN W/O VIJAY WADETTIWAR, Dt. 17/03/2015** which is duly registered at Sr. No. 1334. In the office of the Sub Registrar 4 at Nagpur.
- Whereas **DEVYANI TRADELINK PRIVATE LIMITED, through its Director Mrs. KIRAN W/O VIJAY WADETTIWAR**, later on transferred the property same by way of Sale Deed to **M/S. ROYAL REALITIES, through its partners MR. MUSTAFA S/O QAMRUDDIN LAHERI & MR. MUFADDAL S/O MOHAMMED HUSAIN, Dt. 03/05/2016** which is duly registered at Sr. No. 1384. In the office of the Sub Registrar 5 at Nagpur.

SEARCH IN THE SUB REGISTRAR OFFICE

- a. That, I have taken the search of **1988 to 2017 (30 years)** from the record of the **Sub-Registrar Nagpur No. 1** vide receipt no. 4116959 and **application no. 3096** on dated 25/04/2017. The receipt is enclosed here with.
- b. I have also done my search of the immovable property by online procedure on the site of [www. Igrmaharashtra.gov.in](http://www.Igrmaharashtra.gov.in).
- c. On the basis of above search procedure, I have completed my search and present report is submitted.
- d. That the above immovable property is neither sold, gifted, nor mortgage to anybody. It is free from all the encumbrances.

VERIFICATION OF DOCUMENTS:

I have examined the copies of the above all Owners documents, of the said property.

Interest of Minor: There is no interest of Minor

Possession of the Property: - As per the documents examined in Annexure A, the legal possession is with the owners.

The transferee should personally verify that the physical possession of the said property is with the owners.

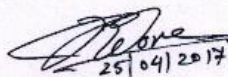
CERTIFICATE

From the verification of the above documents and records, it is that the title of the said property is clear unencumbered and marketable. The transferee should collect all the Original title documents of the said property on transfer of the said property to acquire a value title.

Thanking You

Your sincerely

ADV. KHUSHALSING I. MORE



KHUSHALSING I. MORE

Advocate (B.Den.I.L.B.)
A-57, Shiv Shakti Nagar, Nagpur-28