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TITLE VERIFICATION AND SEARCH REPORT

Being asked to conduct the search in regard of the property mentioned in the schedule written here under I have carefully conducted the search and my report is as under.

- 1) All that piece and parcel of the land bearing Plot No. 3, admeasuring about 478.056 Sq. Mtrs. (As per correctum in R.L. Letter), being a part and portion of the entire land bearing Kh. No. 571, situated in Maske Layat at Maske - Sonaulwala, bearing City Survey No. 5011; Sheet No. 677, bearing Computation House No. 3465/E/3, within the limits of N.L.T. and H.M.C., Talaji and Dharvi Nagpur.

- 2) That the lifted history for the last 13 Years shows following chain of transition:

AJ It is clear that the land bearing Plot No. 3, addressing about 678.856 Sq. Mtrs. (As per correction in R.L. Letter), being a part and portion of the entire land bearing Ks. No. 577, situated in Madina Layout at Mysore - Sonalwada, bearing City Survey No. 5011, Sheet No. 667, bearing Corporation House No. 346/VE/3, within the limits of N.I.T. and M.C.C., Tehsil and District Nagaur, initially belonged to Shri Mahadeo Jangli Mafso, having acquired the same by virtue of Partition Deed (Family settlement of ancestral property) dt. 27/01/2000, which is duly registered before the Sub-Registrar Nagaur at Sr. No. 291.

- 9] That thereafter Shri. Balirum Janglaji Maske, Smt. Anandhaji Nandorao Thernkise and Smt. Shalundhaji Narayanaso Bhandarkar all have executed the Correction Deed to the above Partition Deed in favour of Shri Mahadeo Janglaji Maske, on 26/05/2014, which is duly registered before the Sub-Registrar Nagpur at No. 2601 and thereby corrected the mistake in writing the length and breadth of the said land.

[7] That the said property was under 1900 Lay-Out scheme of N.E.T. and Regulations of Unauthorized Construction of The House Plot as per Maharashtra Government Developments Act 2001. And the owner of the land has Paid Developments Charges to N.E.T. The N.E.T. has issued the Regulation Letter for Plot No. 3 in favor of Shri Mahadeo Jagdishji Munde on 10/09/2014. And thereafter N.E.T. corrects the area of the said Plot No. 3, from 722.95 Sq. Mtrs. to 678.03 Sq. Mtrs. and issues the Letter of Correction dt. 07/09/2015 to the aforesaid R. L. letter.

D) That, thereafter Shri Mahadeo Janghiji Maske sold the said Plot No. 3 to M/s Space Infrastructure acting through it's partners 1) Shri. Anil Subhram Choudhary & 2) Shri. Umesh Vinodrao Bhalpande, by virtue of the Sale Deed d. 29/04/2016, which is duly registered before the Sub-Registery Nagpur at Sr. No. 2397. As such M/s Space Infrastructure became the owner of the said Property.

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- [E] That the owner of the said land intended to develop the said property by constructing a multi-storied building thereon to be known and styled as "LIVIANO - II" and the building plan sanctioned by the N.I.T. vide its Holding Permit No. 14/12/2014, bearing Permit No. Permit No. BH/West/ Case No. AB-0658/ Tracking No. 201609157350478. That the aforesaid property was submitted to the MAHARASHTRA APARTMENT OWNERSHIP ACT and Deed of Dedication to that effect which is duly registered before the Sub-Registrar Nagpur at Ch. No. 6472, dt. 16/12/2016.

31. I have taken the Search of Indexes made available first in temperance in the by paying negligible charges and the documents produced before me, I am of the Opinion that Miss Spence Indentures sitting through it's owners (1) Mrs. Ann Sabell and (2) Mrs. Ursula Wilhelms (Hilpender) is the pattern of the said property. However, charges or rights created by alleged recorded documents cannot be ascertained and known from the entries from the Govt. Record. That thereafter further from 9-11-1900 to 1902 the Registered Owners of the said property were (1) Mrs. Ursula Wilhelms and (2) Mrs. Ursula Wilhelms (Hilpender) and (3) Mrs. Ursula Wilhelms (Hilpender). Moreover we have taken the present a Sub-Registered and a Conventional System to take search of Index-10 of all the officers at one place is yet to be devised, and the Sub-Registered Officer-10 are not compiled Miscellaneous and Encumbrance Certificates is not issued by the Sub-Registered Office. And therefore 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 that he is not a tenant or is not mortgaged or alienated in any manner whatsoever and there is no litigation.

- 4] That on the basis of available records and searches made by me and the documents placed before I can certify that the property referred in the schedule is owned by M/s Space Infrastructure acting through it's partners i) Shri. Amit Subhreeo Choudhary & 2) Shri. Umash Vinithalus Balgunde

5) That all the relevant documents of title such as Sale Deed, etc. are the Xerox copies which are verified by me and I have talked these documents from other appropriate authorities.

- 6) I did not come across any adverse entry affecting the title of M/s Space Infrastructure acting through its partners 1) Shri. Anil Sahasrab Choudhary & 2) Saei.

7) That I am satisfied that M/s Spoo Associates (trading through it's partners 1) Shri. Guano Malsandroo Dregam, and 2) Shri. Anil Subash Chaudhary is the owner of the said property, having clear & marketable title in the said property.

- 8) That in result I have to state that I have made necessary searches in the concerned Sub-Registrar office and as a result of such searches I am satisfied that the Mix Igusa Infrastructure acting through it's partners 1) Shri. Anil Sahirao Chaudhary & 2) Shri. Umesh Vinodh Brijendra the owner of referred property. However the bank is suggested to verify the Original Title Documents.

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(ADVOCATE)
190, Shriwasthi Nagar, Bank
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SCHEDULE OF PROPERTY

All that piece and parcel of the land bearing Plot No. 3, adjoining about 678.054 Sq. Mtrs. (As per correction in R. L. Lener), being a part and portion of the estate land bearing Kh. No. 57/1, situated in Maska Layout at Munsar - Sonabhadra, bearing City Survey No. 5013, Sheet No. 877, bearing Corporation Thane No. 3465(E), within the limits of R.L.T. and F.M.C., Taluk and District Nagpur, and the said property is bounded as under:-

East	100	Plot No. 1 & 2
West	100	Plot No. 4
North	50	Street Complex
South	50	9 Mun. Wide Road

Ngày: 06/11/2016

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