



CHALLAN
MTR Form Number-6



GRN	MH011481627202425E	BARCODE			Date	24/11/2024-14:30:35		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name		ADV. SHILPA G. GUPTA	
Location				NAGPUR		Flat/Block No.			
Year				2024-2025 One Time		Premises/Building			
Account Head Details				Amount In Rs.		Road/Street		MOUZA- PIPLA	
0030072201 SEARCH FEE				750.00		Area/Locality		NAGPUR	
						Town/City/District			
						PIN		4 4 0 0 3 7	
						Remarks (If Any)			
						SEARCH REPORT FOR THE PERIOD OF 30 YEARS, OF MOUZA-			
						PIPLA, KH. NO. 122			
Total				750.00		Amount In		Seven Hundred Fifty Rupees Only	
						Words			
Payment Details				BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		02202292024112405085 180135927	
Cheque/DD No.				Bank Date		RBI Date		24/11/2024-14:30:35 Not Verified with RBI	
Name of Bank				Bank-Branch		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
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्त्यासाठी लागू नाही.
Mobile No. : 9764003237

SHILPA G. GUPTA
ADVOCATE

**OFFICE:- 207, DHANASHREE APTS, TB- THIRD FLOOR, MANEWADA
ROAD, TUKDOJI SQ., NAGPUR-24**

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LEGAL TITLE REPORT
FORMAT-A
(CIRCULAR NO. 28/2021)

To,
MAHARERA
NAGPUR DIVISION, NAGPUR

SUBJECT:- 1) Title Clearance Certificate with respect to property i.e.
ALL THAT Piece and Parcel of Agricultural land bearing Khasra No.
122 of MOUZA – PIPLA, PSK No. 38, having an area of 1.62 HR and
0.81 HR total admeasuring 2.43.00 Hectares, Rental Rs. 12.00 yearly,
Account/ Khate No. 2232, 3018, held in Occupancy Class- 1 Rights,
situated at Pipla in Tahsil –Nagpur (Rural) and District – NAGPUR, within
the Jurisdiction of Sub Registrar office Nagpur, Tahsil and District
Nagpur.

I have investigated the title of the said land on the request of **SWAMI BUILDERS AND DEVELOPERS, A Partnership Firm, through its Partner SHRI NITIN MAROTRAO UPARE AND SHRI. SHYAMSUNDER RAMBILAS MITTAL**, who are going to construct the same and I have verified following documents i.e.

Following Documents are produced before me.

- i) Original Sale Deed Dated 28/12/2020 Doc. Serial No. 10070, SRO- 7.
- ii) Original Sale Deed Dated 28/12/2020 Doc. Serial No. 10071, SRO- 7.
- iii) Original Sale Deed Dated 02/01/2024 Doc. Serial No.51, SRO- 7.
- iv) Original Correction Deed Dated 21/03/2024 Doc. Serial No. 3915, SRO- 7.


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- v) Certified Copy of Sale Deed Dated 05/12/2005 Doc. Serial No. 3371, SRO- 7.
- vi) Certified Copy of Sale Deed Dated 05/12/2005 Doc. Serial No. 3372, SRO- 7.
- vii) Original K-Prat Dated 09/09/2021
- viii) Original copy 7/12 Extracts of land bearing Filed Survey No. 122 of Mouza- Pipla in the name of Swami Builders and Developers,
- ix) Gaon Namuna 8A of Mouza- Pipla
- x) Original copy of N.A. Order
- xi) Photocopy of Development Agreement with Nagar Panchayat dated 08/08/2024
- xii) Original Layout Plan and Letter dated 23/08/2024

Search Report for 30 years from 1995 to 2024

On the perusal of abovementioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of the property owned by **SWAMI BUILDERS AND DEVELOPERS, A Partnership Firm, through its Partner SHRI NITIN MAROTRAO UPARE AND SHRI. SHYAMSUNDER RAMBILAS MITTAL**, is clear, marketable and without any encumbrances and having right to develop and construct the said property by Agreement to sell/Sale Deeds.

OWNER OF THE LAND

SWAMI BUILDERS AND DEVELOPERS

The report reflecting the flow of the title of the (Owner/Builder/Developer/ Company) on the said land is enclosed herewith as annexures.



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FORMAT-A
(CIRCULAR NO. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND
TRACING OF THE TITLE
ORIGINAL OWNERSHIP

1. From the documents produced it is observed that the land which is mentioned above is situated at Mouza- Pipla. That the land bearing field Khasra No. 122 of MOUZA – PIPLA, PSK No. 38, having an area of 1.62 HR and 0.81 HR total admeasuring 2.43.00 Hectares, Rental Rs. 12.00 yearly, Account/ Khate No. 2232, 3018, held in Occupancy Class- 1 Rights, was originally belonged to **Shri. Parasram Mahadev Wagh**, being his separate property and the same is also accordingly mutated in his name in all relevant record.

DEATH OF PARASRAM MAHADEV WAGH

2. It is submitted that, the aforesaid Shri. Parasram Mahadev Wagh left for heavenly abode on 17/07/1997, after his death the aforesaid property devolved in his Widow Smt. Zingubai Parasram Wagh, 3 Sons namely Shri Murlidhar Parasram Wagh, Shri Keshao Parasram Wagh and Shri Naresh Parasram Wagh and 4 married daughters namely Mrs. Nalu Madhavrao Sawai, Mrs. Alka Baba Alsale, Mrs. Malu Uttamrao Kitkule and Mrs. Sangita Dinesh Dhenge, by way of intestate succession, being the only legal heirs of the deceased:

RELINQUISEMENT DEED

3. THAT, it is seen that the aforesaid Mrs. Nalu Madhavrao Sawai, Mrs. Alka Baba Alsale, Mrs. Malu Uttamrao Kitkule and Mrs. Sangita Dinesh Dhenge relinquished all their rights, title, share and

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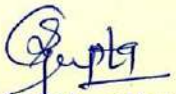
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interest in the aforesaid property in favour of their mother and brothers namely Smt. Zingubai Parasram Wagh, Shri Murlidhar Parasram Wagh, Shri Keshao Parasram Wagh and Shri Naresh Parasram Wagh by virtue of **RELINQUISEMENT DEED** dated **24/01/2002**, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 605 on even date;

PARTITIONED OF LAND

4. THAT, it is seen in the documents produced before me, the aforesaid Smt. Zingubai Parasram Wagh, Shri Murlidhar Parasram Wagh, Shri Keshao Parasram Wagh and Shri Naresh Parasram Wagh lateron executed a Partition Deed on 09/09/2004 and in terms of which the aforesaid property comprising Eastern Portion of Kh. No. 122 having an area 1.62 Hectares (4.00 Acre) of Mouza- Pipla came to the share of Smt. Zingubai Parasram Wagh, Shri Murlidhar Parasram Wagh, and Shri Naresh Parasram Wagh and remaining portion of aforesaid land i.e Western Portion of Kh. No. 122 having an area 0.81 Hectares (i.e. 2.00 Acres) of Mouza- Pipla came to the share of Shri Keshao Parasram Wagh and the said Partition Deed is duly registered in the Office of Sub-Registrar, Nagpur-Rural in Book No. 1 at Sr. No. 5838/2004 on 13/09/2004;
5. THAT, it is seen in the documents produced before me, the aforesaid Smt. Zingubai Parasram Wagh, Shri Murlidhar Parasram Wagh and Shri Naresh Parasram Wagh, they have jointly transferred the aforesaid property by way of Sale to Shri Balwant Motiram Umalkar, Mrs. Varsha Madhavrao Shembekar, Mrs. Pratima Dilip Rodi, Shri Ravi Madan Kashikar, Mrs. Jaymala Vijay Kashikar, Shri Laxmanrao Pabhakar Aurangabadkar and Mrs. Shubhangi Makrand Saoji jointly, by virtue of Registered Sale Deed dated 05/12/2005,

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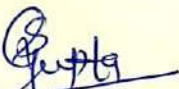
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which is duly Registered in the Office of Sub-Registrar, Nagpur- Rural No. 7, in Book No. 1 at Sr. No. 3372/2005 on even date; AND

6. THAT, it is seen in the documents produced before me the aforesaid Shri Keshao Parasram Wagh transferred the aforesaid property comprising Western Portion of the Kh. No. 122, admeasuring 0.81 Hectares (i.e. 2.00 Acres) by way of Sale to Shri Balwant Motiram Umalkar, Mrs. Varsha Madhavrao Shembekar, Mrs. Pratima Dilip Rodi, Shri Ravi Madan Kashikar, Mrs. Jaymala Vijay Kashikar, Shri Laxmanrao Pabhakar Aurangabadkar and Mrs. Shubhangi Makrand Saoji jointly, by virtue of Registered Sale Deed dated 05/12/2005, which is duly Registered in the Office of Sub-Registrar, Nagpur- Rural No. 7, in Book No. 1 at Sr. No. 3371/2005 on even date; they have recorded their name in all Government and semi government records, revenue records and all the relevant records. Its name seen in all government and semi government records.
7. THAT, it is seen in the documents produced before me and in 7/12 extract that Shri Balwant Motiram Umalkar was abode heavenly left behind his 2 legal heirs & consequently upon the death of the aforesaid Shri Balwant Motiram Umalkar, his 1/7th share and interest in the said property devolved in his 2 sons namely Shri Vijay Balwant Umalkar and Shri Vishal Balwant Umalkar; **they have recorded their names in 7/12 Extract in Class-I Rights and the Ferfar was taken in the entry No. 2894 in Records of Rights.**
8. THAT, it is seen in the documents produced before me and in 7/12 extract that Shri Laxmanrao Pabhakar Aurangabadkar was abode heavenly left behind his 2 legal heirs & consequently upon the death of the aforesaid Shri Laxmanrao Pabhakar Aurangabadkar, his 1/7th share and interest in the

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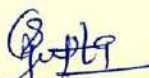
said property devolved in his 2 sons namely Shri Manish Laxman Aurangabadkar and Shri Ashish Laxman Aurangabadkar; **they have recorded their names in 7/12 Extract in Class-I Rights and the Ferfar was taken in the entry No. 2764 in Records of Rights.**

9. THAT, it is seen in the documents produced before me, the aforesaid Mrs. Varsha Madhavrao Shembekar, Mrs. Pratima Dilip Rodi, Shri Ravi Madan Kashikar, Mrs. Jaymala Vijay Kashikar, Shri Laxmanrao Pabhakar Aurangabadkar, Mrs. Shubhangi Makrand Saoji, Shri Vijay Balwant Umalkar, Shri Vishal Balwant Umalkar, Shri Manish Laxman Aurangabadkar and Shri Ashish Laxman Aurangabadkar have sold ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 122 of MOUZA – PIPLA, PSK No. 38, having an area of 0.81 Hectares, Rental Rs. 4.00, Account/ Khate No. 1187, held in Occupancy Class- 1 Rights, by way of Sale to **MATOSHREE SOLUTIONS**, acting its Authorized Partner **SHRI. NITIN MAROTRAO UPARE**, by virtue of Sale Deed executed on dated 26/12/2020, which is duly registered in the Office of Sub-Registrar, Nagpur-Rural No. 7, in Book No. 1 at Sr. No. 10071/2020 Registered on dated 28/12/2020, **and they have recorded their names in 7/12 Extract in Class-I Rights and the Ferfar was taken in the entry No. 4271 in Records of Rights.**

**SALE DEED IN THE NAME OF SWAMI BUILDERS AND
DEVELOPERS**

10. THAT, it is seen in the documents produced before me, the aforesaid Mrs. Varsha Madhavrao Shembekar, Mrs. Pratima Dilip Rodi, Shri Ravi Madan Kashikar, Mrs. Jaymala Vijay Kashikar, Shri Laxmanrao Pabhakar Aurangabadkar, Mrs. Shubhangi Makrand Saoji, Shri Vijay Balwant Umalkar, Shri Vishal Balwant Umalkar, Shri Manish Laxman

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Aurangabadkar and Shri Ashish Laxman Aurangabadkar have sold ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 122 of MOUZA – PIPLA, PSK No. 38, having an area of 1.62 Hectares, Rental Rs. 12.00, Account/ Khate No. 1187, held in Occupancy Class- 1 Rights, by way of Sale to **SWAMI BUILDERS AND DEVELOPERS**, acting its Authorized Partner **SHRI. NITIN MAROTRAO UPARE**, by virtue of Sale Deed executed on dated 26/12/2020, which is duly registered in the Office of Sub-Registrar, Nagpur-Rural No. 7, in Book No. 1 at Sr. No. 10070/2020 Registered on dated 28/12/2020. **and they have recorded their names in 7/12 Extract in Class-I Rights and the Ferfar was taken in the entry No. 3172 in Records of Rights.**

11. **THAT**, From the document produced before me, it is observed that, the aforesaid **MATOSHREE SOLUTIONS**, acting its Authorized Partner **SHRI. NITIN MAROTRAO UPARE**, has sold ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 122 of MOUZA – PIPLA, PSK No. 38, having an area of 0.81 Hectares, Rental Rs. 4.00, Account/ Khate No. 2231, held in Occupancy Class- 1 Rights, by way of Sale to **SWAMI BUILDERS AND DEVELOPERS**, acting its Authorized Partner **SHRI. SHYAMSUNDER RAMBILAS MITTAL**, by virtue of Sale Deed executed on dated 02/01/2024, which is duly registered in the Office of Sub-Registrar, Nagpur-Rural No. 7, in Book No. 1 at Sr. No. 51/2024 Registered on dated 02/01/2024, it is observed that **they have recorded their names in 7/12 Extract in Class-I Rights and the Ferfar was taken in the entry No. 4271 in Records of Rights.**

12. **THAT**, From the document produced before me, it is found that, for the Point of Income Tax Department, the aforesaid **SWAMI BUILDERS AND DEVELOPERS** had made and executed **CORRECTION DEED** of

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ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 122 of MOUZA – PIPLA, PSK No. 38, having an area of 0.81 Hectares, Rental Rs. 4.00, Account/ Khat No. 2231, held in Occupancy Class- 1 Rights, which is duly registered in the Office of Sub-Registrar, Nagpur-Rural No. 7, in Book No. 1 at Sr. No. 3915/2024 Registered on dated 21/03/2024.

MUTATION IN THE NAME OF SWAMI BUILDERS AND DEVELOPERS

13. It is seen that, by the aforesaid sale deed SWAMI BUILDERS AND DEVELOPERS acting its Authorized Partner SHRI. SHYAMSUNDER RAMBILAS MITTAL is become lawful owner, possessor and title holder of the said land Field Survey/Khasra No. 122 area admeasuring 2.43 H.R. of MOUZA – PIPLA, PSK No. 38, and they recorded their name in 7/12 extract, Gaon Namuna 8-A. The Ferfar is taken on dated 02/04/2024 in the Ferfar entry No. 4271

14. It is observed that said SWAMI BUILDERS AND DEVELOPERS acting its Authorized Partner SHRI NITIN MAROTRAO UPARE AND SHRI. SHYAMSUNDER RAMBILAS MITTAL is as on date recorded owner and possessor of the said land field Survey/Khasra No. 122 area admeasuring 24300 Sq. Mtrs. i.e. 2.43.00 H.R. of MOUZA – PIPLA, and as on date and earlier also the property was/is free from all types of encumbrances and they have not sold or gifted the property to anybody and the said property is not subject to the attachment orders of DRT, Income Tax recovery officer or Sale Tax officer or any government department.

15. From the aforesaid facts and circumstances and the documents produced before me, it is clear that said SWAMI BUILDERS AND



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Document No.: Mah/2796/2024

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DEVELOPERS acting its Authorized Partner **SHRI NITIN MAROTRAO UPARE AND SHRI. SHYAMSUNDER RAMBILAS MITTAL** is the recorded owner of the said the Land bearing **Survey/Khasra No. 122** area **admeasuring 2.43 H.R.** of **MOUZA – PIPLA**, and in my opinion the said property has a clear and marketable title.

N. A. ORDER

Thereafter **SWAMI BUILDERS AND DEVELOPERS** acting its Authorized Partner **SHRI NITIN MAROTRAO UPARE AND SHRI. SHYAMSUNDER RAMBILAS MITTAL** has decided to develop the said property by floating a Group Housing Scheme over the said land admeasuring 24300 Sq. Mtrs. i.e. 2.43.00 HR. and on the application made by the Owner, the Hon'ble Tahsildar, Nagpur vide his order **dated 24/05/2024** in **Revenue Case No. 155/NAP-34/2023-2024** has converted the said land i.e. Survey No. 122 for Non- Agricultural i.e. for residential use. It is submitted that, as per said NA Order layout sanctioned by the Hon'ble Tahsildar, Nagpur, following are the Statement of Area

AREA STATEMENT	
1. Area of Plot (Minimum area of A,B, C to Be Considered	
A) AS PER OWNERSHIP DOCUMENT	24300.00 SQ. MTRS.
B) AS PER MEASUREMENT SHEET	24300.00 SQ. MTRS. 100%
C) AS PER SITE	24300.00 SQ. MTRS. 100%
D) AREA OF PLOT UNDER LAYOUT	24300.00 SQ. MTRS. 100%
E) BALANCE PLOT AREA NOT UNDER PROPOSAL	
2. DEDUCTIONS FOR	
A) D.P./D.P. ROAD WIDENING AREA/ SERVICE ROAD/ HIGHWAY WIDENING	671.235 SQ. MTRS.
B) ANY D.P. RESERVATION AREA	----- SQ. MTRS.

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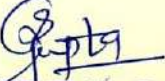
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	TOTAL A+B 671.235 SQ. MTRS.
3. BALANCE AREA OF PLOT (1-2)	23628.765 SQ. MTRS.
4. AMENITY ASPACE (IF APPLICABLE) UPTO 0.4	NIL
A) REQUIRED	1181.438 SQ. MTRS. 5%
B) ADJUSTMENT OF 2(B), IF ANY	-----
C) PROPOSED	1181.757 SQ. MTRS. 5%
5. NET PLOT AREA(3-4B)	22447.008 SQ. MTRS. 100%
RECREATIONAL OPEN SPACE (IF APPLICABLE)	
6. A) REQUIRED 10% OF (3)	2362.876 SQ. MTRS. 10%
B) PROPOSED	2362.926 SQ. MTRS. 10%
7. ROAD UNDER LAYOUT AREA	----- SQ. MTRS.
8. SERVICE ROAD/ HIGHWAY WIDENING	----- SQ. MTRS.
9. AREA UNDER LAYOUT PLOT	20034.013 SQ. MTRS.
10. PORO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=5/9 ---- SQ. Mtr.	
AREA FOR ESS AND WWTP	
11. A) REQUIRED 10% OF (3)	50.000 SQ. MTRS.
B) PROPOSED	50.069 SQ. MTRS.

LAYOUT PLAN/DEVELOPMENT AGREEMENT

It is seen that the aforesaid land admeasuring about 24300.00 Sq. Mtrs., out of the land bearing Kh. No. 122, of Mouza – PIPLA is developed as per Development Agreement Dated 08-08-2024 made by and between the Nagar Panchayat Besa- Pipla, Declared by **Govt. of Maharashtra, Resolution MUN-2019/NO-240/UD-18 Dated 20-01-2023** Represented by its Administrator/Chief Officer, Nagar Panchayat Besa-Pipla and M/s **Swami Builders & Developers through Shri. Nitin Marotrao Upare and Shri. Shymsunder Rambilas Mittal** and accordingly a Letter to that effect

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is also issued by the Administrator/Chief Officer, Nagar Panchayat Besa-Pipla, Nagpur vide its Letter No. 1507, Dated 23-08-2024; I have verified Original Deed and layout Plan on 30-10-2024.

PERMISSION OF BUILDING PERMIT

Thereafter the Nagar Panchayat Besa-Pipla, Nagpur has issued Building Permit No. BPNM/B/2024/APL/00301, under Proposal No. 287937 Dated 30-10-2024; regarding Kh. No. 122 admeasuring 24300 Sq. Mtrs. For residential Use in the name of M/s Swami Builders & Developers through Shri. Nitin Marotrao Upare and Shri. Shymsunder Rambilas Mittal. It is submitted that the said scheme consists of **Building-2 (Tower-C) & Building-3 (Tower-D)**,

(i.e. Towers) consisting of various self contained separate Apartments therein are as follows:

Building-2 (Tower-C) consist of Ground Floor, First Floor, Second Floor, Third Floor and Fourth Floor. There is stilt Parking on Ground Floor And there are 8 (Eight) Apartments each on First Floor to First Upper Floors. Thus there are in all 32 (Thirty Two) Apartments in the said **Building-2 (Tower-C)**

Building-3 (Tower-D) consist of Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor, Seventh Floor, Eighth Floor, Ninth Floor, Tenth Floor, Eleventh Floor, Twelfth Floor, Thirteenth Floor and Fourteenth Floor. There is stilt Parking on Ground Floor And there are 8 (Eight) Apartments each on First Floor to Seventh Floor and Ninth Floor to Twelfth Floor and Fourteenth Floor; And there are 7 (Seven) Apartments each on Eighth Floor and Thirteenth Floor. Thus there are in all 110 (One Hundred and Ten) Apartments in the said **Building -3 (Tower-D)**. Thus there are in all 142 (One Hundred and Forty Two)

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ADVOCATE

**OFFICE:- 207, DHANASHREE APTS, TB- THIRD FLOOR, MANEWADA
ROAD, TUKDOJI SQ., NAGPUR-24**

MOB- 9764003297, 9823243296, Email:- shilpangupta19@gmail.com
=====

independent and self contained separate Apartments in the said **Building-2
(Tower-C) & Building-3 (Tower-D).**

HEIGHT CLEARANCE CERTIFICATE

THAT, thereafter Airport Authority of India has issued NOC for Building Construction **dated 15/04/2024** for height Clearance in the name in the name of **M/s Swami Builders & Developers through Shri. Nitin Marotrao Upare. I have verified the same.**

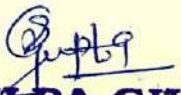
FIRE NOC OF GOVERNMENT OF MAHASHTRA

Thereafter Government of Maharashtra has issued NOC NO. **CFO/FES/NMRDA/325** dated **24/07/2024** for Residential Building No. **Building-2 (Tower-C) & Building-3 (Tower-D), which is Ground Floor to Fifteenth Floor. I have verified Digital Copy of the same.**

REVENUE RECORDS

16. I have taken the Online searches of **Kh. No. 122**, vide free search portal on 24/11/2024, of Index-II, made available for inspection in Sub-Registrar Office, and by paying requisite Search Fee for the Period of 30 years Vide Challan GRN No. MH011481627202425E dated 24/11/2024, in the office of the Sub- Registrar Office Nagpur Gramin No. 7 and Nagpur rural No.10 and the documents produced before me, I am of the Opinion that **SWAMI BUILDERS AND DEVELOPERS** acting its Authorized Partner **Shri. Nitin Marotrao Upare and Shri. Shymsunder Rambilas Mittal** is the owner of the said property. However, charges or rights created by unregistered documents cannot be ascertained and known from the entries from the Govt. Record. That thereafter further from 01/11/2005 all the Sub-Registrar of Nagpur have power to register documents irrespective of Mouza or ward where it is situated and a Centralized System to take search of Index-II of

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SHILPA GUPTA
ADVOCATE
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Tukdoji Sq., Manewada Rd., Nagpur-24
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Enrolment No.: Mah/2796/2004

SHILPA G. GUPTA
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all the offices at one place is yet to be devised, and in Sub Registrar Office Index-II are not complied Mouzawise and Encumbrance Certificate is not issued by the Sub- Registrar Office. The title of **SWAMI BUILDERS AND DEVELOPERS** acting its Authorized Partner **Shri. Nitin Marotrao Upare and Shri. Shymsunder Rambilas Mittal** over the aforesaid property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever and there are no encumbrances.

17. 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 **SWAMI BUILDERS AND DEVELOPERS**
- 18) That all the relevant documents of the title such as Sale Deed of Land, etc. are the Xerox copies which are verified by me and I have tallied these documents from appropriate authorities.
19. I did not come across any adverse entry affecting the title of **SWAMI BUILDERS AND DEVELOPERS** in the referred property during my search.
20. That I am satisfied that **SWAMI BUILDERS AND DEVELOPERS** is the owner of the said property, having clear & marketable title in the said property.
21. That in result I have to state that I have made necessary searches at the concerned Sub- Registrar Office and as a result of such searches I am satisfied that the **SWAMI BUILDERS AND DEVELOPERS** is the owner of referred property.
22. I hereby certify that the above-mentioned **Survey/Khasra No. 122 is free from all sorts of encumbrances, charges, liabilities, liens, Lispendens**

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and attachment of any kind whatsoever and the said property is
absolute clear, free and marketable.

23. It is further certified that I have verified from the Online entry which is
recorded by Government in the Government-Record, about the
genuineness of the title deeds examined by me and that the same is original
and not duplicate, fake or Fabricated.

SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of Non Agricultural land bearing Khasra No.
122 of MOUZA- PIPLA, PSK No. 38, having an area of 24300 Sq. Mtrs.,
Khat No. 2232, 3018, held in Occupancy Class- 1 Rights, situated at Pipla
in Tahsil - Nagpur (Rural) and District - NAGPUR, within the
Jurisdiction of Sub Registrar office Nagpur, Tahsil and District
Nagpur, and bounded as under:

ON THE EAST - KHASRA NO. 119, 120 & 121

ON THE WEST - KHASRA NO. 123

ON THE NORTH - BY 24.00 MTRS. WIDE DP ROAD

ON THE SOUTH - KHASRA NO. 124.

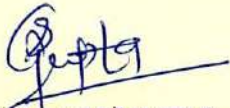
Hence this is the Title Verification and Search Report.

Thanking you,

Date :- 24/11/2024

Place :- Nagpur

Yours faithfully


SHILPA G. GUPTA
ADVOCATE

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