Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15
Ph. (0712) 2232868
Mb.9822936551

Ashwin R. Patil
ADVOCATE

TITLE REPORT

M/s. OM SHIVAM BUILDCON PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956, bearing Incorporation Certificate No. U 45200 MH 2004 PTC149476, having its Office at 203-204, "Gokul Keshav Apartments", 3rd Floor, Khamla Road, Deonagar, Nagpur, Pin Code No. 440015, sought verification report from me for the title of Kh. No. 67/1, admeasuring about 1.46 Hectares, (i.e. 14600.00 Sq. Mtrs.), of Mouza – SHANKARPUR in Tahsil – Nagpur (Rural) and District - NAGPUR. I Ashwin R. Patil Advocate Resident of 54, Sawarkar Nagar, Nagpur do hereby submit my report as follows:-

That, **M/S. OM SHIVAM BUILDCON PRIVATE LIMITED,** is the absolute owner of the Kh. No. 67/1, admeasuring about 1.46 Hectares, (i.e. 14600.00 Sq. Mtrs.), Land Revenue Assessments Rs. 3.70 yearly, with Occupant Class-I rights of Mouza - SHANKARPUR, P.H. No. 42, Khate No. 52, situated at Village – Shankarpur, within the limits of the Gram Panchayat – Vela in Tahsil – Nagpur (Rural) and District - NAGPUR (The property is more specifically described in the schedule of the propertry herewith)

1) 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.

2) The 'Title History' of last 15 years from this date shows the following chain of transaction regarding the property described in schedule. All Those Pieces and Parcels of land bearing Kh. Nos. 42-43/1K and 42-43/1KH. having an area of 1.27 Hectares and 2.79 Hectares respectively, Rental Rs. 3.79 and Rs. 7.19 respectively, both situated at Village – Shankarpur, within the limits of the Gram Panchayat – Vela in Tahsil – Nagpur (Rural) and District – Nagpur, Originally belonged to Shri Rajaram Sitaram Khawale as per the records of Adhikar Abhilekh panji prepared u/s 115 of Madyapradesh Land Revenue Code of 1954-55.

3) THAT, under the survey and re-measurement carried out by the Government sometime in the year 1979-80 the said land of Kh. Nos. 42-43\1\K and 42-43/1KH was jointly renumbered as Kh. No. 70 and lateron again renumbered as Kh./Survey No. 67 admeasuring about 3.84 Hectares and the said Area of new Kh. No. 67 lateron corrected by the Sub-Divisional Officer, Nagpur vide

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his Order Dated 20-04-2010 passed in Case No. SR/105/10/2010 of Mouza – Shankarpur. As per the said Order the area of the said Kh. 67 is corrected as 3.48 Hectares.

4) THAT the aforesaid Shri Rajaram Sitaram Khawale left for heavenly abode on 06-08-1983 and consequent upon his death, his aforesaid property comprising Kh. No. 67 (Old Kh. Nos. 42-43\1\K and 42-43/1KH), situate at Village – Shankarpur in Tahsil – Nagpur (Rural) and District – Nagpur devolved upon his 2 sons namely (1) Shri Shriram Rajaram Khawale and (2) Shri Ghansham Rajaram Khawale and only daughter Mrs. Chandrakala Chantam Shrikhande jointly by way of intestate succession, being the only legal heirs of the deceased and their name were mutated on the Revenue records of patwari vide Ferfar No. 46 dated 01.09.1986.

5) THAT the aforesaid Shri Shriram Rajaram Khawale, Shri Ghanshyam Rajaram Khawale and Smt. Chandrakala Chantam Shrikhande lateron in their turn jointly transferred the aforesaid Kh. No. 42-43/1K by way of sale to Shri Anantrao S/o Rajaram Morghade by a Sale Deed dated 09-06-1987, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur City 2 in Book No. 1 at Sr. No. 2116 on even date and his name was mutated on the Revenue records of patwari vide Ferfar No. 50 dated 15.09.1987.

6) THAT in the like manner the aforesaid Shri Shriram Rajaram Khawale, Shri Ghanshyam Rajaram Khawale and Smt. Chandrakala Chantam Shrikhande lateron in their turn jointly transferred the aforesaid Kh. No. 42-43/1KH by way of sale to Shri Anantrao S/o Rajaram Morghade by a Sale Deed dated 27-03-1987, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur City 1 in Book No. 1 at Sr. No. 942 on even date.

7) THAT during his life the aforesaid Shri Anantrao Rajaram Morghade executed his LAST WILL AND TESTAMENT on 14-03-2006 and thereby he bequeathed his aforesaid property to his 2 sons namely (1) Shri Vilas Morghade and (2) Shri Shirish Morghade jointly absolutely forever with heritable and transferable rights therein.

8) THAT the said Shri Anantrao Rajaram Morghage left for heavenly abode on 17-06-2006 and consequent upon his death, his aforesaid 2 sons become the Joint/Co-Owners of the aforesaid Agricultural land bearing Kh. No. 67 having an area of 3.48 Hectares, Rental Rs. 4.45 held in Bhogwatdar Class-1 Rights of Mouza – Shankarpur, P.S.K. 42, situated at Village – Shankarpur in Tahsil – Nagpur (Rural) and District – Nagpur.

9) THAT the (1) Shri Vilas Morghade and (2) Shri Shirish Morghade lateron applied to the Sub-Divisional officer, Nagpur for separation of Kh. Nos. and its

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areas etc. Considering their request the Sub-Divisional Officer, Nagpur vide its Order dated 26-03-2013 passed in Revenue Case No. BHU-5/SV-23/SR/KAVI-736/2013 and thereby separated the said Kh. No. 67 into two parts and allotted new Kh. Nos. 67/1 and 67/2 having an area of 1.46 hectares and 2.02 Hectares respectively, Rental Rs. 3.70 and Rs. 5.20 respectively, both held in Bhogwatdar Class-2 Rights, both situated at Village – Shankarpur in Tahsil – Nagpur (Rural) and District – Nagpur.

10) THAT, (1) Shri Vilas Morghade and (2) Shri Shirish Morghade lateron applied before the Sub Divisional Officer, Nagpur for conversion of the aforesaid Kh. No. 67/1 into Class-1 Rights u/s 29 of the Maharashtra Land Revenue Code, 1966. Considering their request the Sub-Divisional officer, Nagpur lateron vide his Order Dated 07-05-2013 passed in Revenue Case No. 1186/LND-18/2012-13 converted the said land bearing Kh. No. 67/1 from Bhumiswami Rights to Class-1 Rights under clause (c) of Sub Section (2) of Section 29 of the said Act.

11) THAT (1) Shri Vilas Morghade and (2) Shri Shirish Morghade lateron transferred/sold the said Khasra No. 67/1, admeasuring about 1.46 Hectares, (i.e. 14600.00 Sq. Mtrs.), of Mouza - SHANKARPUR, within the limits of the Gram Panchayat – Veia in Tahsil – Nagpur (Rural) and District – NAGPUR by way of sale to M/s. Om Shivam Buildcon Private Limited, by a Sale Deed Dated 24.05.2013, which is duly registered at the Office of the Sub-Registrar Nagpur (Rural)-10 in Book No. 1 at Registered Serial No. 6009/2013 on 24.05.2013. As a result therefore the said M/s. Om Shivam Buildcon Private Limited have now become the Owners of the said property with heritable and transferable rights therein and the same is yet to be mutated in it's names in all relevant records since sale ded executed on 24.05.2013.

12) I have taken the search of Records of Registrar's office for last 15 years by paying the necessary search fee Vide Receipt No. 4517260 Dated 23.05.2013 in the office of Sub- Registrar Nagpur.

13) 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 M/s. Om Shivam Buildcon Private Limited.

14) That, all the relevant documents of title i.e. Sale Deed placed before me are some of the Xerox and some of the originals and those documents are appear to be genuine.

ASHWIN R. PATIL
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नोंदणी ३९ म.
Regn. 39 m.

पावती क्रमांक

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक सन २०

दस्तऐवजाचा प्रकार—

सादर करणाराचे नाव—

खालीलप्रमाणे फी मिळाली :—

	रु.	पैसे
नोंदणी फी		
नक्कल फी (फोलिओ)		
पृष्ठांकनांची नक्कल फी		
टपाल खर्च		
नकला किंवा शापने (कलमे ६४ ते ६७)		
शोध किंवा निरीक्षण		
दंड—कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ बाब क्र.		
इतर फी (नागील पानावरील)		
एकूण		

दस्तऐवज
नक्कल

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

सह दुय्यम निबंधक वर्ग-२
दुय्यम निबंधक
नागपूर ग्रामीण क्र.१०, नागपूर.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा. / हयाली करावा.

सादरकर्ता.

15) 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.

16) 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.

17) In result, I have to state that I have made necessary searches at the concerned Sub-Registrars office upto date and as the result of such searches, I am satisfied that the property in question is free from all types of encumbrances and the title of the present owner M/s. Om Shivam Buildcon Private Limited is Clear and marketable.

SCHEDULE REFERRED TO ABOVE
(AGRICULTURAL LAND)

ALL THAT piece and parcel of Agricultural land bearing **Kh. No. 67/1,** admeasuring about **1.46 Hectares, (i.e. 14600.00 Sq. Mtrs.),** Land Revenue Assessments **Rs. 3.70** yearly, with Occupant Class-I rights of **Mouza - SHANKARPUR,** P.H. No. 42, Khate No. 52, including all Trees, Shrubs, Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Shankarpur, within the limits of the Gram Panchayat – Vela in Tahsil – Nagpur (Rural) and District - NAGPUR and bounded as follows :-

ON THE EAST	:	KHASRA NO. 67/2.
ON THE WEST	:	15. MT. WIDE ROAD (PANDHAN).
ON THE NORTH	:	KHASRA NO. 69.
ON THE SOUTH	:	KHASRA NO. 66/2.

Date : 27.05.2013
Place: Nagpur

(Ashwin R. Patil)
Advocate

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