

made available out of the torn and disarrange index and found that No adverse entry of charge is recorded at the Office of Sub-Registrar, Nagpur and found that the aforesaid property is free from encumbrance of all kinds and that the aforesaid Owner THE HOME MAKERS thereof holds a good, valid and marketable title thereto.

(8) THAT, links in the title history of last 13 (Thirteen) years of chain of title have been properly established. All the transactions which have taken place at Nagpur-City have been duly verified from the relevant records of the Registrar, Revenue Department etc. at Nagpur City. We have taken search of records of Registrar's Office from inspection Book No. (I) and day books, which were kept & maintained by the office and made available to me and other relevant records.

(9) THAT, with the result we are of the opinion that the aforesaid property is free from encumbrance of all kinds whatsoever and that the present Owner THE HOME MAKERS, thereof holds a good, valid and marketable title in respect of the aforesaid property.

(10) THAT, with the result we are of the opinion that the aforesaid Owner THE HOME MAKERS can very well execute a Sale Deed or various Sale Deeds relating to the said property in favour of the prospective Purchasers/Buyers.

(11) THAT, naturally therefore any prospective buyer/purchaser who desires to purchase a Built-up premises in the Scheme proposed to be constructed on the aforesaid property shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed from the present Owners, i.e. THE HOME MAKERS (in the capacity of land Owners/Developer).

(12) THAT, it is needless to mention here that on obtaining such Sale Deed, the said prospective purchaser/buyer can very well mortgage her/his/their/it property to any Financial Institution by way of security for the repayment of housing loan, if any advanced to her/him/them/it.

Hence this Title Verification Report.

  
(SANDEEP SHASTRI)  
ADVOCATE

