



Mrs. SHILPA. S. PATHEY

ADVOCATE

62. Shyam Bhavan, Shivaji Nagar, Nagpur-10

(M) - 9527204208

Email - shilpapathey@gmail.com

Ref.: Title/Individual/2019-2020/327

TITLE VERIFICATION & SEARCH REPORT

To,

Date: - 19-3-2020

Shree Siddheshwar Infraventures Pvt. Ltd.

Through Managing Director

1) Shri. Varun Sudhakar Zade,

2) Shri. Rahul Sudhakar Zade,

Nagpur

R/ Sir,

Having being engaged by Shree Siddheshwar Infraventures Pvt. Ltd., a Company duly registered under the Companies Act, having its office at Manewada Cement Road, Nagpur, acting through its Managing Directors 1) Shri. Varun Sudhakar Zade and 2) Shri. Rahul Sudhakar Zade R/o Manewada, Nagpur for the Title Verification & Search Report for the property owned & possessed by Shree Siddheshwar Infraventures Pvt. Ltd. I, do hereby give my report in respect of the following property as under:

DESCRIPTION OF PROPERTY

ALL THAT Piece & Parcel of the land admeasuring area about 2.48 HR, bearing Kh. No. 35 of Mouza- Vela Harishchandra, P.H. No. 38, Land Revenue Rs. 9.95 Yearly, Held in Class 1 Rights, Gram Panchayat Vela Harishchandra, Tah. Nagpur (Rural) & Distt. Nagpur and the above said land is bounded as under.

ON THE EAST	: Kh. No. 34
ON THE WEST	: Kh. No. 24
ON THE NORTH	: Kh. No. 33
ON THE SOUTH	: Kh. No. 36

Present Owners of the said : Shree Siddheshwar Infraventures Pvt. Ltd.
property Through Managing Director

1) Shri. Varun Sudhakar Zade,

2) Shri. Rahul Sudhakar Zade,

LIST DOCUMENT PRODUCE FOR VERIFICATION

1. Copy of Sale Deed dt. 22-5-1974 duly Registered bearing registration Sr. No. 2852 dt. 22-5-1974 of the Office of Sub Registrar, Nagpur -1

Cont 2



2. Original Deed of Relinquishment dt. 20-12-1989 duly registered bearing registration Sr. No. 7704(P) dt. 20-12-1992 of the Office of Sub Registrar, Nagpur – Gramin in Addl. Book No. 1, Volume No. 257 on Pages 155 to 161
3. Original Sale Deed dt. 2-8-2006 duly registered bearing registration Sr. No. 3910 dt. 2-8-2006 of the Office of Sub Registrar, Nagpur – 7.
4. Original Sale Deed dt. 29-5-2019 duly registered bearing registration Sr. No. 5269 dt. 29-5-2019 of the Office of Sub Registrar, Nagpur – 7
5. Original K Prat
6. Original 7/12 extract.
7. Original Letter bearing No. E.E./NMRDA/DCP/Agree/239 dt. 23-1-2020
8. Sanctioned Lay out Plan.
9. Original N.A. Order No. जा.क्र./ प्रस्तु/जिल्हाधिकारी/कायि-265/2019 dt. 19-12-2019 passed in Revenue Case No. 03/NAP-34/Mouza Wela Harishchandra/2019-2020.
10. Original Release Letter dt. 17-2-2020 bearing No. E.E. I (NMRDA)/DCP/RL/389.

I have caused necessary online searches in the Sub-Registrar Office at Nagpur through the Official Website of Government of Maharashtra, for the period from the year 1-1-1990 to 19-3-2020 and in the office of the City Survey and all other relevant documents in respect of the aforesaid property, my report is as follows.

DEVOLUTION OF TITLE: -

I. **THAT**, it is revealed from the above documents that Originally **ALL THAT** Piece & Parcel of the Agricultural land admeasuring area about 2.48 HR, bearing Kh. No. 35 (old Kh. No. 65/1KH, 65/2) of Mouza- Vela Harishchandra, P.H. No. 38, Land Revenue Rs. 11.00 Yearly, Held in Class 1 Rights, Gram Panchayat Vela Harishchandra, Tah. Nagpur (Rural) & Distt. Nagpur belongs to 1) Shri. Gulabrao S/o Lahanuji Dhabare and 2) Shri. Tulashiram S/o Lahanuji Dhabare having acquired the same by them from Shri. 1) Shri. Malak S/o Ganabaji Nikule and 2) Shri. Anandrao S/o Tulashiram Shingnapure as per Sale Deed dt. 22-5-1974 duly Registered bearing registration Sr. No. 2652 dt. 22-5-1974 of the Office of Sub Registrar, Nagpur -1. Thus, by virtue of above Sale Deed, 1) Shri. Gulabrao S/o Lahanuji Dhabare and 2) Shri. Tulashiram S/o Lahanuji Dhabare becomes the absolute and joint owners of the above said property. Their names are also recorded in the revenue record.

II. **THAT**, lateron, Shri. Tulashiram S/o Lahanuji Dhabare relinquished his 50% undivided share and interest in the above said Land for the total consideration of Rs. 10,000/- in favour of Shri. Gulabrao S/o Lahanuji Dhabare as per Deed of Relinquishment dt. 20-12-1989 duly registered bearing registration Sr. No. 7704(P) dt. 20-12-1992 of the Office of Sub Registrar, Nagpur – Gramin in Addl. Book No. 1, Volume No. 257 on Pages 155 to 161. Thus, by virtue of



above Deed of Relinquishment, Shri. Gulabrao S/o Lahanuji Dhabare become the absolute and exclusive owner of the above said Agricultural land admeasuring area about 2.48 HR, bearing Kh. No. 35 (old Kh. No. 65/1KH, 65/2) of Mouza- Vela Harishchandra, P.H. No. 38, Land Revenue Rs. 11.00 Yearly, Held in Class 1 Rights, Gram Panchayat Vela Harishchandra, Tah. Nagpur (Rural) & Distt. Nagpur.

III. **THAT**, lateron Shri. Gulabrao S/o Lahanuji Dhabare transferred the above said Agricultural land admeasuring area about 2.48 HR, bearing Kh. No. 35 (old Kh. No. 65/1KH, 65/2) of Mouza- Vela Harishchandra, P.H. No. 38, Land Revenue Rs. 11.00 Yearly, Held in Class 1 Rights, Gram Panchayat Vela Harishchandra, Tah. Nagpur (Rural) & Distt. Nagpur in favour of Mrs. Kiran W/o Ashokrao Dhawad as Per Sale Deed dt. 2-8-2006 duly registered bearing registration Sr. No. 3910 dt. 2-8-2006 of the Office of Sub Registrar, Nagpur - 7. Thus, by virtue of above Sale Deed, Mrs. Kiran W/o Ashokrao Dhawad become the absolute and exclusive owner of the above said property. Her name is also recorded in the record of rights i.e. on 7/12 extract.

IV. **THAT**, Shree Siddheshwar Infraventures Pvt. Ltd. acting Through Managing Directors 1) Shri. Varun Sudhakar Zade and 2) Shri. Rahul Sudhakar Zade had acquired the aforesaid Agricultural land admeasuring area about 2.48 HR, bearing Kh. No. 35 (old Kh. No. 65/1KH, 65/2) of Mouza- Vela Harishchandra, P.H. No. 38, Land Revenue Rs. 11.00 Yearly, Held in Class 1 Rights, Gram Panchayat Vela Harishchandra, Tah. Nagpur (Rural) & Distt. Nagpur from Mrs. Kiran W/o Ashokrao Dhawad as Per Sale Deed dt. 29-5-2019 duly registered bearing registration Sr. No. 5269 dt. 29-5-2019 of the Office of Sub Registrar, Nagpur - 7. Thus, by virtue of above Sale Deed, Shree Siddheshwar Infraventures Pvt. Ltd. become the absolute and exclusive owner of the above said property. Her name is also recorded in the record of rights i.e. on 7/12 extract.

V. **THAT**, Shree Siddheshwar Infraventures Pvt. Ltd. has decided to develop the above said entire land into a residential layout by carving out plots of different shapes and sizes therein and has prepared a Layout Plan which is duly sanctioned by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide its Letter bearing No. E.E./NMRDA/DCP/Agree/239 dt. 23-1-2020. and also entered in to an Agreement of Development with Nagpur Metropolitan Region Development Authority.

VI. **THAT**, the out of Kh. No. 35 area admeasuring about 2.48, the part of land admeasuring about 1.1165733 HR (11165.733 Sqm.) has been converted for Non-Agricultural or Residential use by the Hon'ble Collector, Nagpur vide his Order No. जा.क्र./ प्रस्तु/जिल्हाधिकारी/कावि-265/2019 dt. 19-12-2019 passed in Revenue Case No. 03/NAP-34/Mouza Vela Harishchandra/2019-2020.

VII. **THAT**, in the above said Kh. No. 35(Part), there are total 37 plots of different sizes as per sanctioned lay out plan. Out of the said Plots, Plot nos. 03 to 10 and Plot No. 13 alongwith Amenity space are released by the Nagpur Metropolitan Development Authority, Nagpur vide its Release Letter dt. 17-2-2020 bearing No. E.E. I (NMRDA)/DCP/RL/389. After Regularization, the area of the said 9 Plots alongwith Amenity space is admeasuring about 1119.877 Sqm.



The original documents are verified by me on 12-3-2020.

CERTIFICATE OF TITLE & NO ENCUMBRANCE

That said Shree Siddheshwar Infraventures Pvt. Ltd.. is the absolute & exclusive owner of the said property. I hereby certify that the above mentioned property of Shree Siddheshwar Infraventures Pvt. Ltd.. is free from all sorts of encumbrances, charges, liabilities, liens, of any kind and the said property is said to be clear, free and marketable

It is also hereby certified that the above mentioned land is not affected by any restriction of Urban Land (Ceiling & Regulation) Act, 1976 and the same is not under any claim of NMC & NIT

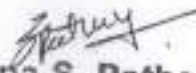
After verification of documents, it is certified that the said property is not subject matter of any court case, attachment or court order whatsoever. The Name of Shree Siddheshwar Infraventures Pvt. Ltd., is mutated in the Record of Rights i.e. 7/12 extract and Gram Panchayat Vela Hari The receipt dt. 17-3-2020 & 19-3-2020 bearing Nos 3700 & 1111755199 for the relevant searches is enclosed hereto.

It is further certified that I have verified from the Sub-Registrar's office about the genuineness of the title deeds examined by me and that the same are original and not duplicate or fake.

Hence Submitted.

Place: Nagpur

Date : 19-3-2020


Mrs. Shilpa S. Pathey
ADVOCATE
62, Shyam Bhavan, Shivaji Nagar,
NAGPUR-10. Mob.:9527204208

274/0

इतर पावती

Original/Duplicate

Tuesday, 17 March 2020 3:36 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3700 दिनांक: 17/03/2020

गावाचे नाव:

इस्तऐवजाचा अनुक्रमांक: नगन(प्रा)-0-2020

इस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड शिल्पा पत्ते

वर्णन शोध अर्ज क्र. 601/2020 मौजा वेलाहरी ख.नं.35 सन 1990वे2004

शोध व निरीक्षणे

रु. 350.00

एकूण:

रु. 350.00

NGR10

1); देयकाचा प्रकार: eChallan रकम: रु.350/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013504719201920E दिनांक: 17/03/2020

वैकिके नाव व पत्ता:

रु. 350.00 निवेदन, रु. 350.00 ,
नामपूर इन्स्टीट्यूट, १०, वाळुपूर

MH013668052201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
19 Mar 2020	Receipt	Receipt no.: 1111755199
	Name of the Applicant	Adv Shilpa Sandeep Pathey
	Details of property of which document has to be searched	Dist : Nagpur Village : Vela Harishchandr S.No/CTS No/G.No. : 35
	Period of search :	From :2005 To :2020
	Received Fee :	400
The above mentioned Search fee has been credited to government wide GRN no :MH013668052201920E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		