PARAG S.MOHARE
Advocate

Address : Plot.No.66, Jijamata Nagar, Behind Jai Mata School, Dighori, Nagpur.
Email : paragsmohare30@gmail.com ; Mob. No.9 8 2 2 7 4 5 8 1 7.

TITLE VERIFICATION REPORT ::

UNDER instructions and authority from my Client **DEVIKAR LAND DEVELOPERS,** a Partnership Firm, having its Office at 340-C, New Subhedar Layout, Hudkeshwar Road, Nagpur-440024 (INCOME TAX PAN NO. AAKFD8629E) and acting through its Partners : **SHRI PANDIT S/o SHANKARRAO DEVIKAR,** Aged about 57 Years, Occupation : Business and Agriculturist, (INCOME TAX PAN No. ABPPD3176L & AADHAR CARD No. 5031 1942 3097), Resident of Plot No. 67-B, Dubey Nagar, Hudekeshwar Road, Nagpur : 440 034, Tahsil and District : NAGPUR (Maharashtra State), I have investigated the title relating to the property comprising ALL THAT Piece and Parcel of Non Agricultural land bearing Survey/Khasra No. 8 having an area of 0.64 Hectares (i.e.6400 Sq. Mtrs.), Land Revenue Rs. 1.50/- Yearly, held in Bhogwatdar Class-1 Rights of Mouza : SHANKARPUR, P.S.K. 37, situated at Village : Shankarpur, within the limits of Gat Grampanchayat : Vela in Tahsil : NAGPUR (RURAL) and District : NAGPUR, ***(Hereinafter referred to as "The Project Land")*** and my findings are as under :-

(1) That, ALL THAT Piece and Parcel of Non Agricultural land bearing Survey/Khasra No. 8 having an area of 0.64 Hectares (i.e.6400 Sq. Mtrs.), Land Revenue Rs. 1.50/- Yearly, held in Bhogwatdar Class-1 Rights of Mouza : SHANKARPUR, P.S.K. 37, situated at Village : Shankarpur, within the limits of Gat Grampanchayat : Vela in Tahsil : NAGPUR (RURAL) and District : NAGPUR, Originally belonged to Shri Bala S/o Jagan Kamble.

(2) THAT the aforesaid Shri Bala Jagan Kamble left for heavenly abode and consequent upon his demise/death, his aforesaid entire property devolved upon his wife Smt. Subhadrabai Balaji Kamble, Four (4) Sons (1) Shri. Jagdish Balaji Kamble (2) Shri. Harish Balaji Kamble (3) Shri. Rajesh Balaji Kamble & (4) Shri. Bhanudas Balaji Kamble and two (2) daughters namely (1) Smt. Shashikala Pandurang Shelkar (Maiden name Miss. Shashikala Balaji Kamble), and (2) Smt. Vijya Fulchand Shelkar (Maiden name Miss. Vijya Balaji Kamble), jointly by way of intestate succession, being the only legal heirs of the deceased; AND

(3) THAT the aforesaid Shri. Bhanudas Balaji Kamble left for heavenly abode and consequent upon his demise/death, his share in the aforesaid property devolved upon his wife Smt. Girija Bhanudas Kamble, Three (3) Sons (1) Shri. Vishal Bhanudas Kamble (2) Shri. Vijay Bhanudas Kamble (3) Shri. Dinesh Bhanudas Kamble and two (2) daughters namely (1) Mrs. Varsha Jaywant Chauhan (Maiden name Miss. Varsha Bhanudas Kamble), and (2) Mrs. Usha Mangesh Wankhede (Maiden name Miss. Usha Bhanudas Kamble), jointly by way of intestate succession, being the only legal heirs of the deceased; AND

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(4) THAT the aforesaid Smt. Subhadrabai Balaji Kamble left for heavenly abode on 17-01-2017 and consequent upon her demise/death, her share in the aforesaid property devolved upon her Three (3) Sons (1) Shri. Jagdish Balaji Kamble (2) Shri. Harish Balaji Kamble & (3) Shri. Rajesh Balaji Kamble and two (2) daughters namely namely (1) Smt. Shashikala Pandurang Shelkar (Maiden name Miss. Shashikala Balaji Kamble), and (2) Smt. Vijya Fulchand Shelkar (Maiden name Miss. Vijya Balaji Kamble),jointly by way of intestate succession, being the only legal heirs of the deceased; AND

(5) That, the aforesaid (1) Shri. Jagdish Balaji Kamble (2) Shri. Harish Balaji Kamble (3) Shri. Rajesh Balaji Kamble (4) Smt. Shashikala Pandurang Shelkar (Maiden name Miss. Shashikala Balaji Kamble) (5) Smt. Vijya Fulchand Shelkar (Maiden name Miss. Vijya Balaji Kamble) (6) Shri. Vishal Bhanudas Kamble (7) Shri. Vijay Bhanudas Kamble (8) Shri. Dinesh Bhanudas Kamble (9) Mrs. Varsha Jaywant Chauhan (Maiden name Miss. Varsha Bhanudas Kamble) (10) Mrs. Usha Mangesh Wankhede (Maiden name Miss. Usha Bhanudas Kamble) & (11) Smt. Girija Bhanudas Kamble become joint owner of the property comprising ALL THAT Piece and Parcel of Non Agricultural land bearing Survey/Khasra No. 8 having an area of 0.64 Hectares (i.e.6400 Sq. Mtrs.), Land Revenue Rs. 1.50/- Yearly, held in Bhogwatdar Class-1 Rights of Mouza : SHANKARPUR, P.S.K. 37, situated at Village : Shankarpur, within the limits of Gat Grampanchayat : Vela in Tahsil : NAGPUR (RURAL) and District : NAGPUR, and the same is accordingly mutated in their name in the Revenue Records.

(6) That, the aforesaid (1) Shri. Jagdish Balaji Kamble (2) Shri. Harish Balaji Kamble (3) Shri. Rajesh Balaji Kamble (4) Smt. Shashikala Pandurang Shelkar (Maiden name Miss. Shashikala Balaji Kamble) (5) Smt. Vijya Fulchand Shelkar (Maiden name Miss. Vijya Balaji Kamble) (6) Shri. Vishal Bhanudas Kamble (7) Shri. Vijay Bhanudas Kamble (8) Shri. Dinesh Bhanudas Kamble (9) Mrs. Varsha Jaywant Chauhan (Maiden name Miss. Varsha Bhanudas Kamble) (10) Mrs. Usha Mangesh Wankhede (Maiden name Miss. Usha Bhanudas Kamble) & (11) Smt. Girija Bhanudas Kamble lateron in his turn transferred/sold the aforesaid entire land by way of sale to DEVIKAR LAND DEVELOPERS, a Partnership Firm having its Office at Nagpur by a Sale Deed Dated 31-03-2017, which is registered in the Office of the Joint Sub Registrar, Nagpur Rural No. 10 in Book No. 1 at Sr. No. 3450 on dated 25/04/2017. As a result therefore the said DEVIKAR LAND DEVELOPERS hereinabovenamed has now become an exclusive, absolute and full Owner of the aforesaid entire property more particularly described in the schedule hereunder written with heritable and transferable rights therein and the same is also accordingly mutated in its name in all relevant records and also in the 7/12 Extract.

(7) That, said DEVIKAR LAND DEVELOPERS lateron decided to develop the aforesaid Project Land bearing Khasra/Survey No. 8 into a Residential Layout by carving out various Plots of different sizes therein for the allotment to various prospective buyers/purchasers.

(8) That, the said DEVIKAR LAND DEVELOPERS lateron applied for conversion of the said land bearing Khasra/Survey No. 8 of Mouza : Shankarpur from Agricultural Use to Non Agricultural (Residential) Use and after considering the request of the said DEVIKAR LAND

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DEVELOPERS, the Collector, Nagpur converted the aforesaid entire land comprising Khasra/Survey No. 8 for Non Agricultural (Residential) Use vide his Order Dated 06-08-2019 passed in Revenue Case No. 2/NAP-34/Mouza-Shankarpur/2019-20 and Collector's Letter No. Collector/KAVI-883/2019 Dated 06-08-2019.

(9) That, the said DEVIKAR LAND DEVELOPERS are in possession of the said Project Land and therefore it lateron prepared a layout on the said Khasra/Survey No. 8 by carving Plots of different sizes therein

(10) That, the said DEVIKAR LAND DEVELOPERS does hereby state and declare that there are no impediments attached to the said Project Land. There are no any Tenants or illegal encroachment on the said Project Land and the it has clear possession of the said Project Land. The said Project Land is freehold property and presently for establishing title no separate permission is required to be obtained from Government or any other Authority.

(11) That, the Real Estate (Regulation & Development) Act, 2016 has come into force since 01/05/2017. As the aforesaid Project is an ongoing project and therefore it has become necessary by the Vendor to register the said project with the RERA Authority within the stipulated period of time.

(12) That, for registering the aforesaid ongoing project with Real Estate Regulatory Authority (i.e. RERA) within the stipulated period it is necessary to obtain Title Verification Report from the legal Advisor.

(13) That, for the purpose of verification of title relating to the property comprising ALL THAT Piece and Parcel of Non Agricultural land bearing Survey/Khasra No. 8 having an area of 0.64 Hectares (i.e.6400 Sq. Mtrs.), Land Revenue Rs. 1.50/- Yearly, held in Bhogwatdar Class-1 Rights of Mouza : SHANKARPUR, P.S.K. 37, situated at Village : Shankarpur, within the limits of Gat Grampanchayat : Vela in Tahsil : NAGPUR (RURAL) and District : NAGPUR, the following documents were provided to me :-

»» **(A)** N.A. Order for Khasra/Survey No. 8 Dated 06/08/2019 issued by Collector, Nagpur.

»» **(B)** 7/12 Extract of Khasra/Survey No. 8 of Mouza : Shankarpur.

»» **(C)** Certificate of Registration of DEVIKAR LAND DEVELOPERS.

»» **(D)** Deed of Partnership of DEVIKAR LAND DEVELOPERS.

»» **(E)** Sale Deed of Khasra/Survey No. 8 Dated 25/04/2017 of DEVIKAR LAND DEVELOPERS.

»» **(F)** Sketch of Kh. No. 8.

(14) That, all the aforesaid copies produced before me are Photocopies and therefore it is necessary to verify the Original copies in the custody of the aforesaid present Owner. In the like manner it is further necessary to obtain an Affidavit from the said Owner namely DEVIKAR LAND DEVELOPERS that it has not executed any unregistered deed or document or it has not mortgaged the aforesaid property to any Financial Institution whereby its ownership right is affected, diluted or a third party interest is created.

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(15) That, I have taken online Search in respect of the aforesaid property from the Government site by giving details of Khasra/Survey Number 8 of Mouza : Shankarpur for the period of 30 (Thirty) Years from 1990 to 2020 by depositing necessary Search Fees online with the concerned Department vide GRN No. MH000807430202021E Dated 29-05-2020 The Original Receipt is enclosed herewith for your ready reference.

(16) That, during my Online Search I did not came across any adverse entry recorded relating to the aforesaid property and therefore the present Owner namely DEVIKAR LAND DEVELOPERS holds a good, valid and marketable title in respect of the said property.

(17) That, with the result I am of the opinion that the aforesaid property is free from encumbrances of all kinds whatsoever and consequentially therefore the present Owner namely DEVIKAR LAND DEVELOPERS thereof holds a good, valid and marketable title in respect of the said property and it can very well deal relating to the Plots in the aforesaid sanctioned layout. However I am of the opinion that if the aforesaid Owner desires to deal with the Plot(s) in the said layout, then in such event it is obligatory on the part of the said Owner to get the aforesaid ongoing Project registered with Real Estate (Regulation & Development) Act (RERA) and then only it can execute a proper and duly registered Sale Deed(s) in respect of the said Plot(s) in favour of the prospective buyers/purchasers.

:: SCHEDULE OF PROPERTY ::

ALL THAT Piece and Parcel of Non Agricultural land bearing Survey/Khasra No. 8 having an area of 0.64 Hectares (i.e.6400 Sq. Mtrs.), Land Revenue Rs. 1.50/- Yearly, held in Bhogwatdar Class-1 Rights of Mouza : SHANKARPUR, P.S.K. 37, situated at Village : Shankarpur, within the limits of Gat Grampanchayat : Vela in Tahsil : NAGPUR (RURAL) and District : NAGPUR and bounded as under :

ON THE EAST	:	**SURVEY/KHASRA/GAT NO. 9.**
ON THE WEST	:	**SURVEY/KHASRA/GAT NO. 7.**
ON THE NORTH	:	**PANDHAN ROAD**
ON THE SOUTH	:	**SURVEY/KHASRA/GAT NO. 10.**

Hence this Title Verification Report.

(PARAG S. MOHARE)
ADVOCATE

Adv. Parag S. Mohare
66, Jijamata Nagar,
Behind Jay Mata School
Dighori, Nagpur-44

04/06/2020

Nagpur

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CHALLAN

MTR Form Number-6

GRN MH000807430202021E	BARCODE	Date 29/05/2020-13:57:33	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee / Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	Full Name	ADV PARAG MOHARE
Location	NAGPUR		
Year	2020-2021 From 01/01/1990 To 29/05/2020	Flat/Block No. / Premises/Building	DIGHORI
		Road/Street	ROAD
		Area/Locality / Town/City/District	NAGPUR
		PIN	4 4 0 0 0 9
		Remarks (If Any)	MOUZA-SHANKARPUR KHASRA NO-8 P H NO-42 TAH- NAGPUR GRAMIN DIST NAGPUR
		Amount In Words	Seven Hundred Fifty Rupees Only

Account Head Details		Amount In Rs.
0030072201	SEARCH FEE	750.00
Total		750.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No	00040572020052964910 / IK0ANXAQL6
Cheque/DD No.		Bank Date / RBI Date	29/05/2020-13:24:59 / Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID Mobile No. : 9822745817

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 करावयाच्या दस्तांसाठी लागू नाही.

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