



SARANG KALE

ADVOCATE

DE/10, Yogiraj-3, Plot No.101, Near Shivaji Nagar Park,
Shivaji Nagar, Nagpur-440010 | 8055547858 | sarangmkale@gmail.com .

TITLE VERIFICATION REPORT

TO WHOM IT MAY CONCERN

Having being engaged by **M/S SHIVAL SAI DEVELOPERS**, a partnership firm having its office at 215, Abhyankar Nagar, Nagpur-440010 acting through its partners 1) Shri. Sarvesh Sanjay Kotwal and 2) Shri. Abhay S/o Mukund Bharti, for the Title Verification & Search Report for the property owned & possessed by **M/S SHIVAL SAI DEVELOPERS**, I, do hereby give my report in respect of the following property as under:

SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of the Plot of Land admeasuring about 0.82 Hectare (8200.00 Sqm.) out of Kh./Survey No. 111/2, T.S. no. 71, Land revenue Rs. 4.00 of Mouza Sirul, Tahsil Hingna, District Nagpur held under class I rights of ownership, within the jurisdiction of Sirul, Tahsil Hingna, District Nagpur and also alongwith all easementary or otherwise any rights attached to the above said plot of Land hereinafter called as "The Said Plot of land/Property" and the above said plot is bounded as under :

ON THE EAST	- Kh.No.111/1
ON THE WEST	- 18.00 Mtr. D.P.Road.
ON THE NORTH	- 18.00 Mtr. Road.
ON THE SOUTH	- 24.00 Mtr. Road.

1. BRIEF HISTORY OF THE PROPERTY:-

I. **THAT**, firstly the above said entire Plot of Land admeasuring about 2.40 Hectare in the Lay-out of Kh./Survey No. 111, T.S. no. 71, land revenue Rs. 11.72 of Mouza Sirul, Tahsil Hingna, District Nagpur held under class I rights of ownership, within the jurisdiction of Sirul, Tahsil Hingna, District Nagpur was acquired by Ishwar S/o Pandurang Miskin as per their family partition.; AND

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II. **THAT**, the present owner M/s Shival Sai Developers has acquired the above said Plot of Land admeasuring about 0.82 Hectare (8200.00 Sqm.) being a portion of the total land admeasuring about 2.40 Hectare of land out of Kh/Survey No. 111, T.S. no. 71, Land revenue Rs. 4.00 of Mouza Sirul, Tahsil Hingna, District Nagpur held under class I rights of ownership, within the jurisdiction of Sirul, Tahsil Hingna, District Nagpur (hereinafter called as "the said Plot of Land/Project Land") from Ishwar S/o Pandurang Miskin as per sale deed dt. 18-12-2018 duly registered bearing registration serial no. 5409 dt. 20-12-2018 of the office of Sub Registrar, Hingna; After the execution of Sale deed the land, the name of the owner, M/s Shival Sai Developers is now duly mutated as the owner in the revenue record separately under the Khasra no. 111/2 AND;

III. **WHEREAS**, M/s Shival Sai Developers, being the Owner of the above said Land had proposed to convert the above said Plot of land for non-agricultural purpose and, has carved as residential layout on the above said land and applied for converting the same to residential use to the Collector, Nagpur.

IV. **WHEREAS**, the NMRDA has recommended the Layout on the above said Khasra 111/2 for the conversion to residential use as per their Letter no. EE/NMRDA/3854 dt. 11-02-2020, Nagpur to the Collector. The present owner, M/s Shival Sai Developers, further got the above said land converted to Non-agricultural purpose and also the sanction of the Layout Plan as per the order of the Collector, Nagpur bearing letter no. Prastu/Collector/KV/394/2020 dt. 09-06-2020 under the Revenue case no. 210/NAP-34/Mouza-Shirur/2019-2020; AND

2. I have perused the following documents placed before me :-

- Photocopy of sale deed dt. 20-12-2018 duly registered bearing registration serial no. 5409 dt. 20-12-2018 of the office of Sub Registrar, Hingna acquired from Ishwar S/o Pandurang Miskin in favour of M/S Shival Sai Developers.
- Photocopy of 7/12 Extract Dt 15-11-2019 for Land admeasuring 0.82 Hectare (8200.00 Sqm.) in favour of M/S Shival Sai Developers.
- Photocopy of Sanctioned plan from the NMRDA as per their letter no. EE/NMRDA/3854 dt. 11-02-2020.
- Photocopy of N. A. Order dt. 09-06-2020 bearing letter no. Prastu/Collector/KV/394/2020 dt. 09-06-2020 under the Revenue case no. 210/NAP-34/Mouza-Shirur/2019-2020 in respect of land admeasuring 0.82 Hectare (8200.00 Sqm.) for Residential Purpose from Collector, Nagpur.

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3. During my inspection, I have come across all the entries in a respect of afore said property more particularly mentioned above. The sale deeds and other documents are duly registered in the office of Sub Registrar, Nagpur. I have taken the search of record in the office of Sub Registrar Nagpur from the inspection books and relevant records for last 13 years (2007 to 2020) by paying the necessary search fees. The original receipt bearing no. 1111810559 dt. 13-08-2020 is enclosed herewith.

On the basis of searches made by me and the documents placed before me, I certify that aforesaid property is owned and possessed by M/S Shival Sai Developers.

4. **THAT**, the present owner has already mutated of their name in the 7/12 records and the same has been verified by me.

5. **THAT**, the links in the chain of Title have been properly established. All the transactions have been duly verified from the relevant records of Registrar of documents, Revenue records and other competent authorities.

6. **THAT**, some of the index records are missing and are not available for inspection. As per the availability of the index registrar and other revenue records and from the search and during investigations, I did not find any adverse entry thereby revealing any charge, lien or encumbrances over the above said property.

OPINION

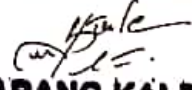
After making searches and verification in all relevant records, index and day books of the Sub Registrar office for the years 2007 to 2020. I have observed the aforesaid entries and records. From the record and documents, I have come to the conclusion that the aforesaid property owned by M/S Shival Sai Developers and is not mortgaged anywhere. There is no charge, lien, gift or otherwise over the said property.

Naturally, therefore, M/S Shival Sai Developers has equally good valid and perfect marketable title in the above said Property and hence the prospective purchasers purchasing the Plots in the said Layout will get clear title.

Hence, this Title Verification and Search Report is issued on this 16th day of August 2020.

Place – Nagpur

Date: - 16-08-2020


SARANG KALE
ADVOCATE

Reg.No. MAH/6859/2015
DE/16, Yagirs-3, Plot No.101,
Near Shivaji Nagar Park, Shivaji Nagar,
Nagpur-440010 (M) : 8055547858



MH003242682202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
13 Aug 2020	Receipt	Receipt no.: 1111810559
Name of the Applicant : sarang milan kale		
Details of property of which document has to be searched :		Dist :Nagpur Village :Shirul Ta.sa.kra. 71 S.No/CTS No/G.No. : 111
Period of search :		From :2007 To :2020
Received Fee :		350
The above mentioned Search fee has been credited to government vide GRN no :MH003242682202021E		
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'.		

