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A TITLE SEARCH REPORT
Cum
A DUE DILIGENCE CERTIFICATE

At the request of Shree Venkatshwara Infra Developers, 6-1-74, beside HDFC Bank Lakdipul, Hyderabad 500004 through Managing Partner Rajaratnam Ramaswamy, this due diligence exercise was carried out by undersigned with a view to inquire into claims of ownership, situation of land, disputes concerning title and property position of land as regards Government Projects and land acquisition proceedings.

Purpose of the diligence exercise is to find out as to whether persons claiming to be owners are true and real legal owners, whether they are barred from entering into contract of sale by virtue of any incapacity, inability or statutory bar and whether land is encumbered with mortgage or prior claim whether land is under litigation and whether land is under acquisition. We have exercised due

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diligence, due care and caution while making above enquiries and our find and observations are as under:-

These recitations addressed to whom so ever it may concerned and especially to purchasers of the properties in question.

Title Verification, investigation of prior claims objection and ownership of lands mentioned in **ANNEXURE-I** and **ANNEXURE-II** 7/12 EXTRACTS OF LAND (HEREINAFTER APPENDED)(WAS CARRIED OUT ON THE INSTRUCTIONS OF Shri Rajaratnam of Hyderabad on behalf of Shree venkateshwara Infra Developers during the period June 2015 to October 2015 at Nagpur, Delhi, Kolkata, Mumbai, Pune and Parseoni. Similarly, verification of persons stated to be owner by of property in question was also carried out at Nagpur, Parseoni and Hyderabad. Verification of previous owners was also likewise carried out

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to establish claim of title to the property, capacity and ability to sale. My observations are as under:

2] Their names are duly mutated in revenue records maintained under the provisions of the Maharashtra Land Revenue Code, 1965.

3] There are no other claims or objections to the mutation entries decided or pending either at Revenue authorities or at Civil Court.

4] Enquiries with locality and relatives reveals that Legal heirs are true and real children grand children of legal owners.

5] There are no claims as regard legal heir ships, succession or will and as regards desolution of propeprties pending either before Revenue Court or before Civil Courts, like-wise no appellate or original proceedings in respect of land are concluded or pending touching the tile, succession, legal heir ship among owners or by third parties as relating

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to encroachment, boundary dispute, easementary claims or tenancy rights.

6] Persons claiming to be owners are legal owners and have capacity to enter into contract of sale.

7] Owners are not Tribal of which land can not be transferred and are Hindu by religion and Governed by Hindu Law.

8] Thus land is perfectly saleable and title is clear and marketable title.

9] There is no objection, obstacle/hurdle or legal impediment in proceedings with sale.

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TITLE VERIFICATION

Village : Champa
PatwariHalka No. : 14
Taluqua : Parseoni
District : Nagpur

1	2	3	4	5	
Survey No	Khata No.	Owners	New owners Shree Ventakteshwara Infra Developers Hyderabad	Area H	R
16	31	Smt.Mamiwada Pushpalata Subbareddy		0	86
17	31	Smt.Mamiwada Pushpalata Subbareddy		0	52
18/1	82	Mamiwada Kavita Subbareddy Sujata Subbareddy Madhavi Subbareaddy		1	09
18/3	31	Smt. Maiwada Pushpalata Subbareddy		2	0
19	9	Yadav Gwala Bhura Mamiwada Ramabai A Ramreddy Pushpalata Subbareddy Ramlaxmi Shridhar Ku. Kavita Subbareddy Ku. Madhavi Subbareddy Ku Sujata Subbareddy Laxmi Remreddy		0	88

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21/1 21/1/A 21/1/B	30	Ramabai Ramreddy Pushpalata Subbareddy Ramlaxmi Prabhakar Reddy Sridhar Ramreddy Srilaxmi Ramreddy Ku, Kavita Subbareddy Ku Madhavi Subbareaddy Ku Sujata Subbareddy		2	02
21/2 21/3 21/4	51	Sridhar Ramreddy Srilaxmi Ramreddy Ramlaxmi Prabhakar Reddy Srihdar Ramreddy Srilaxmi Ramreddy Ku Kavita Subbareddy Ku Sujata Subbareddy Ku Madhavi Subbareddy		1	61
27/1	60	Sridhar Ramreddy Srilaxmi Ramreddy Ramadevi Ramreddy Ku Kavita Subbareddy Ku Sujata Subbareddy Ku Madhavi Subbareddy Pushpiata Subbareddy		5	25

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27/2 27/2/B 27/2/B	3	Ramabai Ramreddy PUshpalata Subbareddy Ramlaxmi Prabhakar Reddy Sridhar Ramreddy Ku Kavita Subbareddy Ku Sujata Subbareddy Ku Madhavi Subbareddy Srilaxmi Ramreddy		2	01
27/3	83	Ku Kavita Subbareddy Ku Sujata Subbareddy Ku. Madhavi Subbareddy Pushpalata Subbareddy		0	94

A map of land issued by Talathi Tekadi dated 30/10/2015 **Annexure-III** Jamabandi Patrak in respect of Land in question is **Annexure-IV** and documents of sale deed in respect of land in question is **Annexure-V**. The above documents are part and parcel of this report. This Title verification exercise is confined to the above lands only.

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Therefore, I issue this title verification on report that the property is unencumbered, free of prior claims, objections and owners are true and real legal owners having clear marketable title.

Hence, this certificate of due diligence and due care and caution issued under my signature at Nagpur on this 1st day of October, 2018.

NAGPUR

DATED 1/10/2018

MOHAN MADHUKAR SUDAME
ADVOCATE

Encl: Annexure-I
Annexure-II
Annexure-III
Annexure-IV
Annexure-V

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VERIFICATION OF RECORDS

As on 1st October, 2018 we have carried out investigation of little with refere4cen to relevant record maintained in the following offices.

1] Government of Maharashtra Ministry of Urban Development, Mantralaya, Mumbai-400032.

2] Government of Maharashtra, Ministry of Rural Development, Mantralaya, Mumbai- 400032.

3] Commissioner, Nagpur Municipal Corporation, Nagpur.

4] Office of Collector and District Magistrate, Nagpur.

5] Chairman, Nagpur Improvement Trust, Nagpur.

6] Officer of District Inspector of land Records, Nagpur.

7] Taluka Inspector of Land Records, Parseoni, Taluka, District Nagpur.

8] Superintendent of Land Record, Nagpur.

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9] Inspector General of Stamps and Registrar General, Pune.

10] Deputy Inspector General of Stamps and Registrar General Nagpur.

11] Tahsildar, Parsenoni, District Nagpur.

12] Sub Divisional Officer, Parseoni, District Nagpur.

13] Block Development Officer, Parseoni, District Nagpur.

14] Sub Registrar, Parseoni District Nagpur.

15) High Court of Judicature at Bombay, Bench at Nagpur.

16] District and Sessions Court, Nagpur.

17] Court of Civil Judge, Sr. Division Nagpur.

18] Court of Judicial Magistrate, First Class and Civil Judge, Jr. Division, Parseoni.

19] Nistar Patrak at the office of Tahsildar/Collector.

20] Wajib-ul-urz at the Officer of Tahsildar/Collector, TalukaParseoni, District Nagpur.

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21] Chief Engineer, Water Resources Department, Nagpur Circle, Government of Maharashtra, Nagpur.

22] Western Coalfields Limited Nagpur.

23] Coal India Limited, Kolkatta.

24] Chief Engineer, Maharashtra Industrial Development Corporation, Nagpur.

25] General Manager, South Eastern Central Railway, Bilaspur (C.G.)

26] Divisional Railway Manager, South Eastern Central Railway, Kingsway, Nagpur.

27] Nagpur District Central Co-operative Bank, Parseoni Branch.

28] MIHAN Project Nagpur.

Search of records/information from above offices reveal as under:-

1] Land is unencumbered and fee of any charge/claim/Mortgage/developmental loan/Crop loan.

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2] The parties claiming to be owners of the land are not either minor or insane or insolvent. The parties proves Hindu Religion and do not belong to any Schedule Tribe in State of Maharashtra.

3] Land is not oOccupied by any tenants or cultivators on contract under the provisions of Bombay Tenancy and Agricultural Lands (Vidarbha Region) Act, 1955. There are no tenancy proceedings pending before Maharashtra Revenue Tribunal, Nagpur.

4] Land is not notified for acquisition under Land Acquisition Act, Coal Bearing Areas Land Acquisition Act, Maharashtra Industrial Development Corporation Act, Nagpur Improvement Trust Act, Acquisition under Electricity Act, Railways Act, Telecommunication Act or any other relevant Act.

6] There is no Civil or Criminal Litigation pending either at District Court or Court of Civil Judge, Jr. and Sr. Divisions in respect of Land in question. Similarly, there are no litigations original or appellate pending either before High

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Court or before Civil Court in relation to interse claims of ownership or claims by third parties against owners.

7] There is no agricultural Loan Crop Loan or Land development Loan taken from Central Co-operative Bank or Agricultural Development Bank and no amount is outstanding against the property/land in question.

8] There is no prior sale deed in respect of same properties and there are no previous agreements, earnest notes or memorandum of understanding in respect of the property in question owners in column 3 have sold the land vide sale deed dated 2/11/2015 and 27/6/2016 to Shree Venkateshwara Infra Developers Hyderabad.

9] The title of land vests in Shree Venkateshwara Infra Developers Hyderabad absolutely and without any shadow of doubt.

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A

Title Verification

AND

Title Search Report

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Due diligence, due care and caution exercise certificate

Mohan Sudame

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