

TITLE VERIFICATION REPORT

TO WHOMSOEVER IT MAY CONCERN

I have verified the records of Sub-Registrar for the period of last 13 years for investigation and verification of title in respect of below mentioned property. On the basis of my investigation and verification I hereby give my report as under:

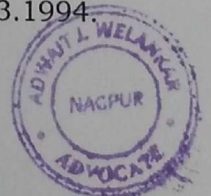
Scheduled of the Property

All that piece and parcel of land bearing Nazul Plot No. 127 containing by admeasurements 6500 Sq. Ft (or 603.85 Sq.mtrs) bearing City Survey No. 396 and sheet No. 33 of Mouza- Ambazari, Situated at Dharampeth Extension, Shivaji Nagar, Nagpur, within the limits of the NMC Ward no. 73 in Tahsil and District- Nagpur.

Flow of Title on aforesaid property

From the documents I verified it appears:-

- a) That the lease deed in respect of the said property was executed in favour of Mr Sadashiv Parsahram Veerkar from erstwhile government.
- b) That said Mr Sadashiv Parsahram Veerkar transferred the said property to Mr Trimbak Ramchandra Sangitrao by Sale Deed Dated 28.04.1953 regd at Sr.No 335(p) on 28.04.1953.
- c) That Mr Trimbak Ramchandra Sangitrao breathed his last on 19.09.1966 and consequent upon his death/demise the said property devolved upon his widow Mrs Sulochanabai Sangitrao, his two sons namely Mr Krishnarao Trimbak Sangitrao and Mr Ramchandra Trimbak Sangitrao and daughter namely Mrs Sushma Manohar Pachkhede, by way of intestate succession, being the only legal heirs of the deceased.
- d) That on expiration of the original term of lease, the Government of Maharashtra later on extended the same for a further term of ending on 31.03.2005 by executing a renewed Indenture of Lease in favor of the said Mr Krishnarao Trimbak Sangitrao and Mr Ramchandra Trimbak Sangitrao on 08.09.1988 vide revenue case no. 18/NAA-48/1981-82.
- e) That Mr Krishnarao Trimbak Sangitrao, Mr Ramchandra Trimbak Sangitrao, Mrs Uma Shekhar Warangaonkar, Mrs Nilima Prashant Elkunchwar, Ms Shailaja Ramchandra Sangitrao, Mrs Sharda Shripad Deshmukh, Mrs Jaishree Nandkumar Mate, Mrs Kalpana Satish Ambekar and Mrs Anjali Shyam Patil later on jointly relinquished all their respective rights, title and interest in respect of the said property in favor of Mr Mohan Krishnarao Sangitrao, Mr Kishor Krishnarao Sangitrao and Mr Ravindra Ramchandra Sangitrao vide Deed of Relinquishment Dated 31.03.1994 regd at Sr.No 2663 on 31.03.1994.



- f) That Mrs Sulochanabai Trimbak Sangitrao and Mrs Sushma Manohar Pachkhede also relinquished their respective rights in the said property in favor of Mr Mohan Krishnarao Sangitrao, Mr Kishor Krishnarao Sangitrao and Mr Ravindra Ramchandra Sangitrao vide Deed of Relinquishment Dated 15.09.1994 regd at Sr.No 6235 on 15.09.1994. As a result therefore Mr Mohan Krishnarao Sangitrao, Mr Kishor Krishnarao Sangitrao and Mr Ravindra Ramchandra Sangitrao became joint/cowner of the said property.
- g) That out of the said plot the undivided 50% share and interest belongs to Mr Mohan Krishnarao Sangitrao and Mr Kishor Krishnarao Sangitrao and remaining 50% belongs to Mr Ravindra Ramchandra Sangitrao.
- h) That on expiration of the second term of lease, the collector , Nagpur lateron extended the same for a further period commencing from 01.04.2005 to 31.03.2035 by executing a renewed Indenture of Lease dated 24.12.2008 vide revenue case No. 45/NAA-48/2007-2008 of Mouza-Ambazari in favor Mr Mohan Krishnarao Sangitrao, Mr Kishor Krishnarao Sangitrao and Mr Ravindra Ramchandra Sangitrao in respect of said property.

CERTIFICATE ON TITLE & MARKETABILITY OF PROPERTY

On the basis of search taken of the records of Sub-Registrar office for 13 years by paying requisite charges (receipt attached), I am of the opinion that Mr Mohan Krishnarao Sangitrao, Mr Kishor Krishnarao Sangitrao and Mr Ravindra Ramchandra Sangitrao have a clear and marketable title over the aforesaid property.

Date:- 14.07.2017
Place:- Nagpur



A.J. Welankar
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ADVOCATE