

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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44-1718-1817

NAGPUR

DATE : 17-10-2017

To,
M/s. MAXX BUILDER AND DEVELOPERS
SHIRISH, Plot No. 16, South Ambazari Road,
Laxmi Nagar, Nagpur

TITLE VERIFICATION REPORT

Under your instructions and authority We have investigated the title relating to the property comprising ALL THAT Piece and Parcel of Residential Plot containing by admeasurement 2813.42 Sq. Mtrs. (OR 30283.652 Sq. Ft.), being a portion of land entire land bearing Khasra No. 26/7 (Old Nos. 26/1 & 26/2) of MOUZA – BESA, P.S.K. 38, including all other easementary rights appurtenant belonging thereto, situated at Besa within the limits of the Grampanchayat - Besa in Tahsil – Nagpur (Rural) and District – NAGPUR and our findings are as under :-

- (1) THAT, ALL THAT Piece and Parcel of Agricultural land bearing Survey/Khasra/Gut No. 46 of MOUZA – BESA, P.S.K. 38 having an area of 36.16 Acres (i.e. 14.63 Hectares), held in Bhogwatdar Class - 1 Rights, situated at Besa within the limits of the Grampanchayat - Besa in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Mahadeo Pisaram Meshram, being the recorded owner thereof.
- (2) THAT, the said Shri. Mahadeo Pisaram Meshram lateron Gifted 4 Acres (i.e. 1.618 Hectares) of land out of Survey/Khasra/Gut No. 46 to his son Shri. Khemchand Mahadevrao Meshram, by a Gift Deed Dated 29-12-1975, which is registered at the Office of the Sub-Registrar, Nagpur-11 in Book No. 1 at Sr. No. 5195 on even date. The said land having an area of 4.00 Acres further renumbered as Survey/Khasra/Gut No. 26/9 of Mouza – Besa.
- (3) THAT, after the death of Shri. Mahadeo Pisaram Meshram, a dispute arose in between Meshram Family regarding the aforesaid property which was resulted into the initiation of legal proceeding in the Court of Law and accordingly Shri. Khemchand

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