

Address :

Plot No. 68,

'Namrata Apartment'

Atrey Layout, Ring Road,

Nagpur.

Mob. No. 9823630809

TITLE REPORT**TO WHOMSOEVER IT MAY CONCERN**

Under instructions from my client (1) **SHRI. VINOD S/o PURUSHOTTAMRAO DHOBALE, (PAN – AIXPD4367L)**, Resident of Sai Nagar, Wardha-442001, Tahsil and District – WARDHA; (2) **SHRI. SURENDRA S/o RAMCHANDRA MAHAKALKAR**, Resident of Geetai Nagar, Wardha-442001, Tahsil and District – WARDHA; (3) **SHRI. DHANRAJ S/o RAMKRISHNAJI BHALERAO, (PAN – AMSPB0109R) (Aadhar No. 695333192993)**, Resident of Swagat Colony, Pipri (Meghe) , Wardha-442001, Tahsil and District – WARDHA; AND (4) **SHRI. SUNIL S/o PURUSHOTTAMRAO DHOBLE, (PAN – AIU[D7563K)**, Resident of Dehankar Layout, Wardha-442001, Tahsil and District – WARDHA, have investigated the title relating to ALL THAT land bearing Kh. No. 510/1 of Mouza – UMRED, having an area of 3.08 Hectors, Rental Rs. 4.55/-, held in Bhogwatdar Class-1 Rights, situate at Village – UMRED, P.S.K. 46 in Tahsil – UMRED and District – NAGPUR and my findings are as under :

(1) THAT ALL THAT Agricultural land bearing Kh. No. 510/1 of Mouza – UMRED, having an area of 3.08 Hectors, Rental Rs. 4.55/-, held in Bhogwatdar Class-1 Rights, situate at Village – UMRED, P.S.K. 46 in Tahsil – UMRED and District – NAGPUR, belongs to (i) Shri. Raju S/o Rambhau Gaurkar and (ii) Smt. Lalitabai W/o Rambhau Gaurkar, being their separate property; AND

(2) THAT the said (i) Shri. Raju S/o Rambhau Gaurkar and (ii) Smt. Lalitabai W/o Rambhau Gaurkar have decided to develop the aforesaid land into a Layout by carving out various Plots of different sizes therein. And accordingly they had entrusted the entire work of development by to Shri. Anil S/o Chunilal

1. 

Agrawal by an Agreement of Development Dated 13-04-2004, which is duly Registered in the Office of the Sub-Registrar, Umred in Book No. 1 at Sr. No. 862 on even date and they had also execute a General Power of Attorney, which is duly Registered in the Office of the Sub-Registrar, Umred in Book No. 4 at Sr. No. 863 on 13-04-2004.

(3) THAT the said Shri. Anil S/o Chunnilal Agrawal left for heavenly abode on 23-08-2014 leaving behind him his widow Smt. Renu W/o Anil Agrawal, 3 Daughters namely i) Mrs. Dimple W/o Amit Modi ii) Mrs. Sonia W/o Aditya Mittal iii) Mrs. Pooja W/o Vivek Mehta and the only Son iv) Shri. Arpit S/o Anil Agrawal, by way of intestate succession.

(4) THAT the said (i) Shri. Raju S/o Rambhau Gaurkar and (ii) Smt. Lalitabai W/o Rambhau Gaurkar lateron transferred the aforesaid property by way of sale to **1) Shri. Vinod S/o Purushottamrao Dhobale, 2) Shri. Surendra S/o Ramchandra Mahakalkar, 3) Shri. Dhanraj S/o Ramkrishnaji Bhalerao and 4) Shri. Sunil S/o Purushottamrao Dhoble**, with Consent of Smt. Renu W/o Anil Agrawal, 3 Daughters namely i) Mrs. Dimple W/o Amit Modi ii) Mrs. Sonia W/o Aditya Mittal iii) Mrs. Pooja W/o Vivek Mehta and the only Son iv) Shri. Arpit S/o Anil Agrawal by a Sale Deed Dated 27-02-2017, which is duly Registered in the Office of the Sub-Registrar Umred in Book No. 1 at Sr. No. 429 on even date. As a result therefore the aforesaid **1) Shri. Vinod S/o Purushottamrao Dhobale, 2) Shri. Surendra S/o Ramchandra Mahakalkar, 3) Shri. Dhanraj S/o Ramkrishnaji Bhalerao and 4) Shri. Sunil S/o Purushottamrao Dhoble** have now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records

(5) THAT the Vendor has decided to develop the aforesaid land into a Layout by carving out various Residential Plots of different sizes therein.

(6) THAT I have verified all the relevant Index entries from the books and records kept and maintained in the Office of the Sub-Registrar- Umred by depositing required fees thereon and found that the aforesaid entire property is absolutely free from encumbrances of all kinds whatsoever and that the present the aforesaid Owners thereof holds good, valid and marketable title thereto.

(7) THAT naturally therefore any prospective buyer who desires to purchase the Plots in aforesaid Kh. No. 510/1 of Mouza- UMRED, P.S.K. 46, situate at Village - Umred, in Tahsil – Umred and District – NAGPUR, shall also acquired equally good, valid and marketable title thereof on obtaining a proper and duly Registered Sale Deed from the present Owners.

(8) THAT it is needless to mention here that on obtaining such Sale Deed, such buyer can very well mortgage her/his property to any Financial Institution by way of security for the repayment of Loan, if any advanced to her/him.

Nagpur

Date : 07-05-2019


(ASHISH M. NAGPURE)
Advocate