ADVOCATE

ADV. PRASAD L. DEULKAR
ADVOCATE (B.E., LL.B)
51, NEW DNYANESHWAR NAGAR,
MANEWADA, NAGPUR 440027
MOB. 9766591163, 8888342000

Date: 19/05/2022

TITLE VERIFICATION AND SEARCH REPORT

Being engaged by **M/s P.M. INFRAVENTURES (PAN – ALTPS7042N)**, a proprietor ship Firm, having its office at – 25, Sricon House, Pragati Lay out, Rajeev Nagar, Wardha Road, Nagpur – 440015 through its proprietor **Purnima Ravindralal Srivastava,** I am submitting my Title Verification Report on the basis of search taken by me by depositing of Rs. 3750/- (Rs. Three thousand Seven Hundred Fifty only) vide Receipt

GRN No. MH001620980202223E Dated 09/05/2022,

GRN No. MH001621885202223E Dated 09/05/2022,

GRN No. MH001621267202223E Dated 09/05/2022,

GRN No. MH001621565202223E Dated 09/05/2022,

GRN No. MH001620690202223E Dated 09/05/2022

In the office of the Sub-Registrar, Korpana, Dist. Chandrapur for the search of last 30 years (1992 to 2022) record in respect of following property.

DESCRIPTION OF PROPERTY

ALL THAT piece and parcel of land bearing **Survey No. 35/1,** containing by total admeasuring **1.67 H.R.**, held in Occupancy Right Class - 1, Rent 3.11/-, situated at **Mouza - Nanada**, Tehsil – Korpana & Dist. Chandrapur, including all kinds of Passage, Right of Pathways, Water courses, Trees and all other easementary rights appurtenant and belonging thereto and bounded as under :-

On the East	:	Agriculture land of Purnima Srivastava (Khasara No. 34,36)
On the West	:	Agriculture land of Pandhari Nilkanth Nibhrad (Survey No. 35/3)
On the North	:	Agriculture land of Devrao Pandurang Joshi (Survey No. 34)
On the South	:	Agriculture land of Jairam Satghare (Survey No. 56)

AND

ALL THAT piece and parcel of land bearing **Survey No. 35/3,** containing by total admeasuring **2.37 H.R.**, held in Occupancy Right Class - 1, Rent 3.11/-, situated at **Mouza - Nanada**, Tehsil – Korpana & Dist. Chandrapur, including all kinds of Passage, Right of Pathways, Water courses, Trees and all other easementary rights appurtenant and belonging thereto and bounded as under :-

On the East :Agriculture land of Purnima Srivastava (Survey No. 35/1)

On the West : Agriculture land of Purnima Srivastava (Survey No.29)

On the North :Agriculture land of Madan Mesuram Choudhari (Survey No. 34)

On the South :Agriculture land of Jairam Satghare (Survey No. 57, 58)

AND

ALL THAT piece and parcel of land bearing **Survey No. 55,** containing by total admeasuring **0.81 out of 5.07 H.R.**, held in Occupancy Right Class - 1, Rent 7.72/-, situated at **Mouza - Nanda**, Tehsil – Korpana & Dist. Chandrapur, including all kinds of Passage, Right of Pathways, Water courses, Trees and all other easementary rights appurtenant and belonging thereto and bounded as under :-

On the East : Survey No. 63

On the West : Agriculture land of Kaushlya Balaji Nikhade (Survey No. 56)

On the North : Agriculture land of Purnima Srivastava (Survey No. 35/1,36)

On the South :Agriculture land of Sriram Pisu Mohurle (Survey No. 54)

AND

ALL THAT piece and parcel of land bearing **Survey No. 56,** containing by total admeasuring **4.13 out of 4.14 H.R.**, held in Occupancy Right Class - 1, Rent 4.81/-, situated at **Mouza - Nanada**, Tehsil – Korpana & Dist. Chandrapur, including all kinds of Passage, Right of Pathways, Water courses, Trees and all other easementary rights appurtenant and belonging thereto and bounded as under :-

On the East	:	Agriculture land of Purnima Srivastava (Survey No. 55,54)
On the West	:	Agriculture land of Purnima Srivastava (Survey No. 57)
On the North	:	Agriculture land of Purnima Srivastava (Survey No. 35/1)
On the South	:	Agriculture land of Jaibai Kodape

AND

ALL THAT piece and parcel of land bearing **Survey No. 57,** containing by total admeasuring **3.34 H.R.**, held in Occupancy Right Class - 1, Rent 3.84/-, situated at **Mouza - Nanada**, Tehsil – Korpana & Dist. Chandrapur, including all kinds of Passage, Right of Pathways, Water courses, Trees and all other easementary rights appurtenant and belonging thereto and bounded as under :-

On the East	:	Agriculture land of Kaushlyabai Balaj Nikhade (Survey No. 56)

On the West	:	Agriculture land of Jairam Vithue Satghare (Survey No. 58)
On the North	:	Agriculture land of Mahadeo Patil Nibhrad (Survey No. 35/1,35/3)
On the South	:	Agriculture land of Jaibai Survey No. 66/B

(Hereinafter referred to as "**The Said Property**").

LIST OF DOCUMENTS REFERRED OR FURNISHING PRIMA FACIE OPINION :

That, I have gone through the various documents submitted by the Present Owner by name **M/s P.M. INFRAVENTURES,** through its proprietor **Purnima Ravindralal Srivastava** i.e. Copy of Gift Deeds, 7/12 Extract, Gav Namuma 8A, 'K' Prat, Patwari Map, Zone Certificate issued from Assistant Director Town Planning, Chandrapur, etc. and also verified the day books from the office of Sub-Registrar, Korpana, Dist. Chandrapur for the Year 1992 to 2022 by paying necessary charges of Rs. 3750/- (Rs. Three thousand Seven Hundred Fifty only), the receipt is enclosed herewith this report, during my search from the office of Sub-registrar, Korpana, Dist. Chandrapur, no adverse entries found in the record thereby revealing any charges lien or encumbrances over the said property, but as some index was not available and also some is not updated, some records were also not available for inspection, therefore I have obtained affidavit of the present owner of the property duly affirmed by them, to state

that there is no registered or unregistered charge on the property, the said affidavit is part and parcel of this report.

BRIEF HISTORY OF OWNERSHIP / TRACING OF TITLE :

Short History of the Property

That originally All that piece and parcel of agriculture land Khasara NO. 35/1, Area H.A. 1.67 Revenue 3.11 Right -1,

Survey No. 35/3, containing by total admeasuring 2.37 H.R., held in Occupancy Right Class - 1, Rent 3.11/-,

Survey No. 55, containing by total admeasuring 0.81 out of 5.07 H.R., held in Occupancy Right Class - 1, Rent 7.72/-,

Survey No. 56, containing by total admeasuring 4.13 out of 4.14 H.R., held in Occupancy Right Class - 1, Rent 4.81/-,

Survey No. 57, containing by total admeasuring 3.34 H.R., held in Occupancy Right Class - 1, Rent 3.84/-,

situated at Mouza : Nanda, Tahsil – Korpana, Dist: Chandrapur was owned by Shri Ravindralal Biharilal Srivastava & Mrs. Indravati Ravindralal Srivastava by way of Registered Sale deed executed on 12.10.1995 and which is in the office of Sub registrar Rajura at Sr. No. 1143.

That Shri Ravindralal Biharilal Srivastava & Mrs. Indravati Ravindralal Srivastava executed Power of attorney in favour of their daughter Miss Purnima Ravindralal Srivastava of the said

property as mentioned on 06.02.2016 which was registered before sub Registrar Nagpur-2 at Sr. No. 549.

That Shri Ravindralal Biharilal Srivastava & Mrs. Indravati Ravindralal Srivastava transferred the said land as mentioned above in favour of their daughter Miss Purnima Ravindralal Srivastava by way of executing register Gift Deed registered in the office of Sub Registrar Korpana, Dist : Chandrapur on 09.02.2016.

That after receiving the property from her parents by way of Gift Deed, the present owner Miss Purnima Ravindralal Srivastava has mutated her name in the relevant Government record like 7/12.

As a result, the present Owner became the full & an absolute owner of the said entire property and the Owner is in uninterrupted and peaceful possession till today and its name is also mutated in the record of rights.

COMMENTS ON TITLE :

On perusal of above documents, it is clear that the above named present owner holds clear and marketable title to the said property.

STATUS ON TAX DUES :

All Tax dues have paid to Concerning Authority upto date.

ENCUMBRANCES AND LIEN :

After examining the entire relevant document relating to the said property, I have an opinion that, the Present Owner is the full & an absolute owner of the above said property and I found that, the abovementioned property is not mortgaged, charged or any lien neither created nor encumbered in any manner whatsoever.

I am satisfied from the same and that, the property in question is free from all types of encumbrances and hence the present Owner having well, clear and marketable title.

LITIGATION :

I have examined that, there is no existing litigation in respect of the said property.

CONCLUSION / RECOMMENDATION :

1) This is a free hold property.

2) That, the above named present owner is the full & an absolute owner of the said property and the Owner have an uninterrupted and peaceful possession of the above mentioned property till date.

3) To issue public notice in news paper in relation to the said property and inviting Claims in relation to the same.

Hence, this report of Search and Verification of Title.

Place: Nagpur

Dated: 19/05/2022

(PRASAD L. DEULKAR)

Advocate

PRASAD L. DEULKAR
(ADVOCATE)