Shri Prashant R. Bang
B.Com. LLB . Advocate
Mangrulpir

Rajasthani Chowk
Mangrulpir, Dist-Washim
Mo. 9423374634

LEGAL TITLE INVESTIGATION AND TTILE REPORT

Submitted by

Prashant R. Bang, Advocate

Mangrulpir, Tq. Mangrulpir

Dist – Washim

1) Name of Owner :- Mr. Anand Rameshchandra Jakhotiya

R/o. Mangrulpir, Rajasthani Chowk

Tq. Mangrulpir, Dist – Washim

R/Sir,

2) That as per the 7/12 Extract, Revenue fer far, registered title deeds. I, have taken the search of following described property of above owner from revenue record as well as sub-registrar record for the period of Thirty (30) years, and I, am submitting title report/Legal Title Investigation of following described property as below.

3. Detail\ description of the Documents scrutinized

Sr. No.	Name of Documents	Date of Documents	Whether Original/ Certified / True copy/Photostat
1	Regd. Gift Deed No. 1189/2013, transaction between owner and Nirmalabai Jakhotiya	03-05-2013	Original Copy
2	7/12 Extract on the name of owner Anand Jakhotiya	27-05-2020	Online Copy
3	Revenue Fer Far No. 2046, on the name of owner Anand Jakhotiya	23-05-2013	Certified Copy
4	Revenue Fer Far No. 255, on the name of owner Akhtarali Yusufali	30-07-1970	Online Copy
5	Revenue Fer Far No. 587, on the name of Mobinul Haque	06-11-2001	Xerox Copy

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Advocate
B Com LL B Mangrulpir

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6	Regd. Sale Deed No. 962/2005, transaction between Akhtarali Yusufali & Nirmalabai Jakhotiya	05-04-2005	Xerox Copy
7	Regd. Sale Deed No. 1431/2008, transaction between Mobinul Haque and Gajanan Nole	04-10-2008	Xerox Copy
8	Regd. Sale Deed No. 1503/2011, transaction between Gajanan Nole & Nirmalabai Jakhotiya	30-05-2011	Xerox Copy
9	Order of N.A., Issued by Tahasildar Mangrulpir, vide revenue case No. NAP-34/Shelgaon/03/2019-20	18-06-2020	Original Copy
10	Copy of Index II, vide Regd Sale Deed No. 2189/2010, transaction between Nirmalabai Jakhotiya and Jugalkishor Biyani	16-12-2010	Online Copy

4. Detail \Description of the immovable property\ies ;-

That the Gut No. 31, old Sr. No. 12/3, situated at Shelgaon Tq. Mangrulpir, Dist – Washim

Gut No.	H. R.	L.Rs. Ps.	Share
31	03.21	03.50	Full , out of 0.34 R Potkharab

Boundaries

East	Mangrulpir to Washim Road
West	Government Land
North	Land of Gut No. 29
South	Land of Arun Namdeorao Bhojne

5) TITLE HISTORY OF PROPERTY

1) On perusal of above mentioned document I found that the Gut No. 31, original Sr. No. 12/3 situated at Shelgaon, Tq. Mangrulpir, Dist - Washim total area admeasuring area 03H.21 R out of 0.34 R is potkharab.

2) That Gut No. 31 was previously owned and possessed by Mo. Hanif Ab. Akbar. Then **Akthar Ali Yusuf Ali** had purchased said land from him by Regd. Sale deed Dt. 04-03-1963. Akthar Ali Yusuf Ali became absolute owner and hold clear marketable title over the schedule of Gut No. 31. The revenue fer far No. 255 is recorded to that effect.

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Advocate
B Com LL B Mangrulpir

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The Title Verification and Search Report

Submitted by

Mr. Prashant R. Bang, Adv

Mangrulpir, Tq. Mangrulpir

Dist – Washim

Name of Owner : - Mr. Anand Rameshchandra Jakhotiya

R/o. Mangrulpir, Rajasthani Chowk

Tq. Mangrulpir, Dist- Washim

Gut No. 31, original Sr. No. 12/3 situated at Shelgaon

Tq. Mangrulpir, Dist – Washim

From :- Shri, P.R. Bang, Advocate

Rajasthani Chowk, Mangrulpir ,

Mob No. 9423374634

Date :- 22-06-2020

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9) Thenafter **Mr. Anand Rameshchandra Jakhotiya** had applied before Tahasildar Mangrulpir for convertion said land for N. A. used, and same order was passed by the Tahasildar Mangrulpir and given permission for convertion said land for residential used by order Dt. 18-06-2020, as per the Terms and Conditions and as per the procedures in **Vide rev case no. NAP/34/Shelgaon/03/2019-20**. Then layout and plots are demarcated.

That link of 30 Years is established and title of the owner is traced out. His predecessor was in peaceful possession of said property. He is paying the taxes. The title is legal.

As per the above mentioned documents. I found that Shelgaon, Tq. Mangrulpir is not within the Nazul area, therefore all concern records of property maintained by local G.P. and revenue office, The said search report issue by me on relying documents place before me.

6) That I, have perused record of revenue, record if right, and other documents etc I certify that the above mentioned property for the period of 30 years .and as per revenue record I found that **Mr. Anand Rameshchandra Jakhotiya** is a owner of Gut No. 31. That the land is Class I land and the owner found clear marketable title over this land..

7) That the above mentioned property is not purchased from schedule tribe person and the owner is class I occupant and is sole owner of the property. As per 7/12 Extract that the property is free from encumbrances, and the title of the owner is clear.

The Receipt of Search period of 30 years is attached herewith

Receipt No. 1008, Dt. – 22-06-2020

Date :- 22/06/2020
Place:- Mangrulpir

22/06/2020

(Prashant R. Bang)
Advocate
P.R Bang
Advocate
B Com LL B Mangrulpir

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शोध- 99८3/20

इतर पावती

Original/Duplicate

248/0

Monday,22 June 2020 10:50 AM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 1008 दिनांक: 22/06/2020

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: मगप-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ऑड पी आर बंग

वर्णन मौजे शेलगांव येथील गट नं 31 चे सन 1991 ते 2020 पर्यंत एकूण 30 वर्ष शोध

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

Sub Registrar Mansurpur

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001392127202021E दिनांक: 22/06/2020

बँकेचे नाव व पत्ता:

दुय्यम निबंधक श्रेणी-१
मंगळवेढा

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3) Thenafter .**Akthar Ali Yusuf Ali** had sold by diversion East-West towards Western side 01H.62 R land from Gut No. 31 to **Mobinul Haque** by Regd. Sale deed Dt. 13-08-2001. Mobinul Haque became absolute owner and hold clear marketable title over the schedule of 01H.62 R land from Gut No. 31. The revenue fer far No. 587 is recorded to that effect.

4) Then **Akthar Ali Yusuf Ali** had sold by diversion East-West towards Eastern side 01H.89 R land from Gut No. 31 to Nirmalabai Rameshchandra Jakhotiya by Regd. Sale deed Dt. 25-04-2005. With duly registered before SRO Mangrulpir vide Document No. 962/2005. **Nirmalabai Jakhotiya** became absolute owner and hold clear marketable title over the schedule of 01H.89 R land from Gut No. 31. The revenue fer far is recorded to that effect.

5) Then **Nirmalabai Rameshchandra Jakhotiya** the owner of 01H.89 R land from Gut No. 31 had sold 00.30 R land from Gut No. 31 to **Jugalkishor Rameshwar Biyani** by Regd. Sale deed Dt. 16-12-2010, duly registered before SRO Mangrulpir vide Document No. 2189/2010. Thus Nirmalabai became the owner of remaining 01H.59 R land from Gut No. 31.

6) Then **Mobinul Haque** owner of 01H.62 R land from Gut No. 31 had sold said land to **Mr. Gajanan Nole** by Regd. Sale deed Dt. 04-10-2008. With duly registered before SRO Mangrulpir vide Document No. 1431/2008. Gajanan became absolute owner and hold clear marketable title over the schedule of 01H.62 R land from Gut No. 31. The relevant records are recorded to that effect.

7) Then **Gajanan Nole** the owner of 01H.62 R land from Gut No. 31 had sold said land to **Mrs. Nirmalabai Rameshchandra Jakhotiya** by Regd. Sale deed Dt. 30-05-2011. With duly registered before SRO Mangrulpir vide Document No. 1503/2011.

Thus **Mrs. Nirmalabai Rameshchandra Jakhotiya** became absolute owner and hold clear marketable title over the schedule of 03H.21 R land from Gut No. 31. The relevant records are recorded to that effect on her name.

8) Then **Mrs. Nirmalabai Rameshchandra Jakhotiya** the owner of 03H.21 R land from Gut No. 31 had executed the Gift Deed infavour of her son namely **Anand Rameshchandra Jakhotiya** on Dt. 03-05-2013. The Gift deed duly registered before SRO Mangrulpir vide Document No. 1189/2013.

Thus **Mr. Anand Rameshchandra Jakhotiya** became absolute owner and hold clear marketable title over the schedule of 03H.21 R land from Gut No. 31. The revenue fer far No. 2046 is recorded to that effect. His name is recorded as a owner in revenue record.

22/06/2020

P.R Bang
Advocate
B Com LL B Mangrulpir

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