

eSearch

MH006677973201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
24 Sep 2019	Receipt	Receipt no.: 1111620739
	Name of the Applicant :	JAYESH OMPRAKASH HARIRAMANI
	Details of property of which document has to be searched :	Dist :Wardha Village :Shekapur S.No/CTS No/G.No. : 49
	Period of search :	From :2002 To :2019
	Received Fee :	450
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**JAYESH
HARIRAMANI
ADVOCATE**

"HARIRAMANI ASSOCIATES"

12A, 3rd Floor, NMC Complex,
J. B. Wing, Mangalwari, Sadar,
Nagpur – 440 001.
Mobile No. : 9373107039, 9730073060
Ph. Nos.: 9326444422, 9325557700,
Email: adv.om_hariramani@rediffmail.com
hariramanijayesh@yahoo.in

Date: 24/09/2019

TITLE VERIFICATION REPORT

To,

SHRI PRAVIN BHAIYALAL BHADE

R/o. 38, Pitruachaya, Gajanan Nagar,

Near Saraswati vihar colony, Trimurti Nagar, Nagpur – 440022

Sir,

With reference to your query about **ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL LAND** bearing survey/khasra no. 49, admeasuring about 1.94 Hectares Mouza – Shekapur, within the limits of Gram Panchayat Bhalewadi, Tahsil Karanja, District Wardha, we submit this title verification report as under.

We have made online search of the record in the office of the Sub-registrar Nagpur, vide search case (Challan) No. MH006677973201920E dated 24/09/2019. We have also called and verified various deed and documents and on the basis of the Title Verification and the records placed before us, we submit this Report as under –

1. PRESENT OWNERSHIP

Presently the aforesaid property is owned by and recorded in the name of **SHRI PRAVIN BHAIYALAL BHADE**

2. HISTORY AND CHAIN OF TRANSFERS

The history and chain of transfers of the said land appears to be as under.

- i. It is observed that originally the said entire property i.e. Survey/Khasra No. 49, of Mouza – Shekapur, admeasuring about 1.94 Hectares was held by Shri 1. Krishnarao Balaji Bhange, 2. Pundlik Balaji Bahnge and 3. Muralidhar Balaji Bhange.
- ii. Further, 1. Krishnarao Balaji Bhange, 2. Pundlik Balaji Bahnge and 3. Muralidhar Balaji Bhange, sold the said entire Agricultural land in favour of Shri Ramrao S/o. Ganpatrao Bhange, as per sale deed registered in the office of sub-registrar Aarvi, bearing serial/registration No. 1137 dated 04/07/1973.

- iii. Further, said Shri Ramrao S/o. Ganpatrao Bhange, sold the said entire Agricultural land in favour of Shri Pravin Bhaiyalalji Bhade as per sale deed duly registered in the office of sub-registrar Karanja, bearing serial/registration No. 430 dated 02/06/2010
- iv. Further, Shri Pravin Bhaiyalalji Bhade carved out Lay-out out of the said entire property mentioned above, and accordingly demarcated plots of various size and measurement for allotment and sale of plots.

3. SANCTION AND RELEASE OF THE SAID PLOT

- i. It is observed that, the said land/property bearing survey/khasra No. 49, has been sanctioned for Construction/development by Town Planning Department, Wardha vide letter No. 1327, dated 14/07/2016. The office of tahsildar, karanja has issued development and construction permit for that survey/khasra No. 49 by tahsildar, tehsil department, karanja (ghadge) district Wardha vide letter no. 1176 dated 03/08/2016.
- ii. It is observed that, the said land/property bearing khasra/survey no. 49 has been converted to Non-Agricultural use and sanctioned for residential purpose as per order of chief officer, Nagar Panchayat Karanja (ghadge) district Wardha vide revenue case No. 280/N.A.P.34/2015-2016 dated 25/07/2016.

4. MUTATION ENTRIES

It is observed that the said plot has been mutated/recorded in the names of the present owners in city survey property card.

5. LEGAL OPINION AND FINDINGS

- i. We have gone through the true copies, documents produced before us.
- ii. On the basis of verification of relevant record and the documents produced before us & the statements of party, it is opined that the said present owner are the absolute owner of the said property and have rights to sell the said property subject to necessary permissions etc., of local authorities and others, if required.
- iii. There is no registration of any encumbrance over the above referred plot in record of rights as such it appeared to be free from encumbrances, or any registered charge on the basis of documents produced before us.
- iv. The prospective buyer/s of the said property will get clear, marketable and good title by execution & registration of valid and lawful conveyance deeds subject to such permissions of local authorities as may be required.

- v. The said owner is lawfully authorized and empowered to use, occupy, exploit the said property and further to sell the said plot to any person or persons and receive consideration amount from prospective purchasers. This property, as per documents produced before us, appears to be free from all encumbrances and is having clear marketable title. The prospective purchasers will get good and marketable title subject to all clearances and NOCs as may be required as per law.
- vi. The rightful owner of the property can very well alienate it or deal with it by way of sale, gift or otherwise, as may be required by law.
- Hence, this report.

SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL LAND
bearing survey/khasra No. 49, Bhogwatdar class – 1, admeasuring about 1.94 Hectares, within the limits of gram panchayat Bhalewadi Tahsil Karanja and District Wardha.

TO THE EAST	:	KHASRA NO. 53/1
TO THE WEST	:	KHASRA NO. 47
TO THE NORTH	:	KHASRA NO. 50
TO THE SOUTH	:	KHASRA NO. 48

Yours truly,

NAGPUR.

Date: 24/09/2019

For HARIRAMANI ASSOCIATES,


24/9/19

(JAYESH O. HARIRAMANI)

ADVOCATE