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नौदणी क्र. : 39म

Regn.:39M

पायली क्र.: 2986 दिनांक: 14/03/2018

सायबान्ने सायब: रेगापार.

दस्तावेजभाषा अनुक्रमांक: नमन(सा)-९-२०१८

दस्तावेजजाना प्रकार :

सादर करणान्याचे भावः अंतः निजग जिण्यानी

वर्षानुसार शोध अर्ज क्र.487/2018, मौजबा रेंगापार, खसरा नं.145, प्लॉट नं.10, शोध वर्ष 2005 ते 2018

SEARCHFEE

₹. 350.00

पञ्चमः

₹. 350.00

1); देवताचा प्रकार: By Cash खान: रु 350/-

NGR10
ए. दुल्लभ निंबंकर, वॉल्यूम-२,
भारतपुर आनीम ड. १०, जालमपुर

VIJAY KRISHNANI
B.A.LLB.
ADVOCATE

RESIDENCE/ OFFICE:
"Vijay Kunj", L.G.62,
Shanti Nagar Colony,
Nagpur - 440002.
☎ 9325133548

(PLEASE CORRESPOND AT RESIDENTIAL ADDRESS)

TO WHOMSOEVER IT MAY CONCERN

SUB: TITLE VERIFICATION REPORT/ SEARCH REPORT

Sir,

As per the instructions and documents given by Shri Akash S/o. Madhukarrao Wankhede, R/o. Ward No. 2, Butibori, Tahsil Nagpur Gramin, District- Nagpur, I have taken the search of revenue records for the period of 13 years from 2005 to 2018 i.e. till date in the Sub Registrar, Nagpur Rural, Nagpur concerning Plot No. 10, out of the layout of Jagruteshwar Gruh Nirman Sahakari Sanstha Maryadit, Butibori, containing by admeasurements 459.00 Sq. Mtrs., (or 4938.84 Sq. Feet) being a portion of the entire land bearing Khasara No. 145 (old bearing Nos. 119/1 and 122/1) of Mouza- Rengapar, P.S.K. 76, situated at Village- Rengapar in Tahsil- Nagpur Rural and District- Nagpur, which is bounded as under :

To The East	:	Plot No. 11
To The West	:	Plot No. 1 & 2
To The North	:	Field Of Shri Girde
To The South	:	Main Road

AND WHEREAS, the land bearing Khasara No. 145 (old bearing Nos. 119/1 and 122/1) of Mouza- Rengapar, P.S.K. No. 76 converted for Non-Agricultural (Residential) use by the Sub-Divisional Officer, Nagpur vide his order dated 25/03/1985 passed in Revenue Case No. 23/NAP-34/1983-84.

AND WHEREAS, Late Shri Madhukarrao Balajipant Wankhede during his lifetime has purchased the aforementioned Plot No. 10 from the said Jagruteshwar Gruh Nirman Sahakari Sanstha Maryadit, Butibori vide sale deed duly executed and registered before the office of Sub-Registrar, Nagpur - Rural in Addl Book No. 1, Volume No. 45 on pages 25 to 26 at Serial No. 1720 on dated 10/07/1986.

AND WHEREAS, by virtue of the said sale deed said Late Shri Madhukarrao Balajipant Wankhede had become the sole and absolute owner of the said property. Shri Madhukarrao Balajipant Wankhede left for heavenly abode on 26/10/1998, leaving behind his widow namely Smt. Suhasini W/o. Madhukarrao Wankhede and three sons namely 1) Shri Kishor S/o. Madhukarrao Wankhede, 2) Shri Akash S/o. Madhukarrao Wankhede, 3) Shri Kalyan S/o. Madhukarrao Wankhede as the only legal heirs.

AND WHEREAS, Smt. Suhasini W/o. Madhukarrao Wankhede left for heavenly abode on 09/11/2014, leaving behind three sons namely 1) Shri Kishor S/o. Madhukarrao Wankhede, 2) Shri Akash S/o. Madhukarrao Wankhede, 3) Shri Kalyan S/o. Madhukarrao Wankhede as the only legal heirs.

AND WHEREAS, Shri Kishor S/o. Madhukarrao Wankhede left for heavenly abode on 15/08/2001, leaving behind his widow namely Smt. Swaroopa Wd/o. Kishor Wankhede and only son namely Shri Mandar S/o. Kishor Wankhede and a daughter namely Ku. Poorva D/o. Kishor Wankhede, as the only legal heirs.

AND WHEREAS, now, 1) Shri Akash S/o. Madhukarrao Wankhede, 2) Shri Kalyan S/o. Madhukarrao Wankhede, 3) Smt. Swaroopa Wd/o. Kishor Wankhede, 4) Shri Mandar S/o. Kishor Wankhede and 5) Ku. Poorva D/o. Kishor Wankhede become the Joint/Co- owners of the said property by virtue of succession and their names have also been mutated on the record of rights as well as in other Government and Semi Government department as owner thereof.

AND WHEREAS, 1) Shri Akash S/o. Madhukarrao Wankhede, 2) Shri Kalyan S/o. Madhukarrao Wankhede, 3) Smt. Swaroopa Wd/o. Kishor Wankhede, 4) Shri Mandar S/o. Kishor Wankhede and 5) Ku. Poorva D/o. Kishor Wankhede have desired to develop the aforementioned plot and thus they have entered into a Development Agreement with M/s. Ambe Builders and Developers through its partners 1) Shri Datta Suresh Kamthe and 2) Shri Vijay Alakshdev Pande vide an Agreement of Development duly executed and registered before the office of Sub- Registrar, Nagpur Gramin-10, Nagpur at its Serial No. 2295/2018 on dated 09/03/2018. So, also they have executed and registered a power of attorney before the office of

Sub- Registrar, Nagpur Gramin- 10, Nagpur at its Serial No. 2295/2018 on dated 09/03/2018 in favour of Shri Akash Madhukarrao Wankhede and M/s. Ambe Builders and Developers through its partners 1) Shri Datta Suresh Kamthe and 2) Shri Vijay Alakshdev Pande and also empowered them to deal with the said property in any manner.

AND WHEREAS, after during the verification of record from the office of the Sub-Registrar, Nagpur-Rural, Nagpur I have found that the title of the said property is clear as per the Index register from the concerned Sub-Registrar, Nagpur-Rural, Nagpur. No other adverse entry or transactions are seen while taking the inspection of the Index Register at the office of Sub-Registrar, Nagpur-Rural, Nagpur. The links in the chain of transactions have been properly verified from the office of Sub-Registrar, Nagpur-Rural, Nagpur.

I have taken the search of the records of Sub-Registrar, Nagpur-Rural, Nagpur from Index register, online index and other relevant records for a period of more than 13 years i.e. from 2005 till 2018 i.e. till date by paying the necessary Search Fee charges of Rs. 350/- only paid vide Search Application No. 487/2018 and receipt No. 2986 dated 14/03/2018. The original search fee receipt is enclosed herewith.

I certify that the all the relevant documents of the title placed before me are Photostat Copies only and appears to be genuine the documents placed before me are as under:

A) Order passed in Revenue Case No. 23/NAP-34/1983-84 on dated 25/03/1985 by the Sub-Divisional Officer, Nagpur regarding the conversion of the use of land bearing Khasara No. 145 (old bearing Nos. 119/1 and 122/1) of Mouza- Rengapar, P.S.K. No. 76 into Non-Agricultural (Residential) one.

B) Title deed/ Sale deed executed in favour of Late Shri Madhukarrao Balajipant Wankhede by Jagruteshwar Gruh Nirman Sahakari Sanstha, Butibori bearing Sr. No. 1720 on dated 10/07/1986.

C) Fer Far Panji of Ferfar No.2647 with respect to Plot No. 10, out of the layout of Jagruteshwar Gruh Nirman Sahakari Sanstha Maryadit, Butibori, containing by admeasurements 459.00 Sq. Mtrs., (or 4938.84 Sq. Feet)

being a portion of the entire land bearing Khasara No. 145 (old bearing Nos. 119/1 and 122/1) of Mouza- Rengapar, P.S.K. 76, situated at Village- Rengapar in Tahsil- Nagpur Rural and District- Nagpur

D) Agreement of Development duly executed and registered before the office of Sub- Registrar, Nagpur Gramin- 10, Nagpur at its Serial No. 2295/2018 on dated 09/03/2018.

E) Power of Attorney duly executed and registered before the office of Sub- Registrar, Nagpur Gramin- 10, Nagpur at its Serial No. 2296/2018 on dated 09/03/2018

AND WHEREAS, I certify that Plot No. 10, out of the layout of Jagruteshwar Gruh Nirman Sahakari Sanstha Maryadit, Butibori, containing by admeasurements 459.00 Sq. Mtrs., (or 4938.84 Sq. Feet) being a portion of the entire land bearing Khasara No. 145 (old bearing Nos. 119/1 and 122/1) of Mouza- Rengapar, P.S.K. 76, situated at Village- Rengapar in Tahsil- Nagpur Rural and District- Nagpur is jointly owned by 1) Shri Akash S/o. Madhukarrao Wankhede, 2) Shri Kalyan S/o. Madhukarrao Wankhede, 3) Smt. Swaroopa Wd/o. Kishor Wankhede, 4) Shri Mandar S/o. Kishor Wankhede and 5) Ku. Poorva D/o. Kishor Wankhede and is readily marketable and free from all the encumbrances and there is no any impediment.

AND WHEREAS, since names of the all owners are appearing in the 7/12 extract of revenue record as owners of the said property, in my opinion they have possessed a good, valid and clear marketable title over the said property.

Hence, this title verification report.

Nagpur
Date: 14/03/2018


Vijay Krishnani,
Advocate.