UMESH L. CHHANGANI
ADVOCATE

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TITLE VERIFICATION & SEARCH REPORT

Having been engaged by Shri. Ramesh S/o Bhagirath Rander for preparing the Title Verification & Search of the property Agricultural land admeasuring to 0.31 Hectares, bearing Khasra No. 163/5/1, in Patwari Halka No. 20, Mahalgaon, Mouza- Kamptee, Tehsil & District- Nagpur. I do hereby submit my report as under:

Summary on Title & Chain of Events:

1. That the property in question Survey No. 163/5/1 was originally owned by Shri. Bhojraj S/o Murlidhar Varhade as inherent property.

2. That the said owner Shri. Bhojraj S/o Murlidhar Varhade had then sold the said property to Shri. Maheshkumar S/o Girdharilal Jejani vide Sale Deed dated 14/08/1981.

3. That said Shri. Maheshkumar S/o Girdharilal Jejani then sold the said property to Shri. Bhagirath S/o Ramdinji Rander, Shri. Ramesh S/o Bhagirath Rander and Shri. Hemant S/o Tulsiramji Surjan vide Sale Deed dated 15/04/1991 registered in the office of Joint sub-Registrar, Nagpur City-1.

4. That after the death of Shri. Bhagirath S/o Ramdinji Rander, Shri. Ramesh S/o Bhagirath Rander became the absolute owner of his undivided share in the said property and his name was mutated accordingly

5. That after the death of Shri. Hemant S/o Tulsiramji Surjan, his legal heirs Mrs. Jyoti W/o Hemant Surjan, Miss. Khushbu D/o Hemant Surjan and Miss. Pooja D/o Hemant Surjan became the owners of his undivided share in the said property and their names were mutated accordingly

6. That thereafter the legal heirs of Shri. Hemant S/o Tulsiramji Surjan, his legal heirs Mrs. Jyoti W/o Hemant Surjan and Miss. Khushbu D/o Hemant Surjan have relinquished their share from the said property in favour of Mrs. Pooja W/o Praveen Rander (Miss Pooja D/o Hemant Surjan) vide Relinquishment Deed dated 04/01/2019 registered in the office of Joint Sub-Registrar, Kamptee at Sr. No. 108/2019.

7. That 0.06 HR area from the said land was acquired for road widening therefore the actual area available is 0.31 HR out of the total area 0.37 HR as per the sale deed dated 15/04/1991.

Thus from the above chronological link of the aforesaid property the chain of events properly established, all the transactions have properly verified from the Title documents, 7/12 Extract & other relevant documents supplied to me.

That the instant report is prepared by careful study of the records and documents supplied to me. I have visited and inspected the Adhikar Abhilekh Panji however the same is not available intact as the record is very old.
The search fees is paid herewith vide Challan dated 12/02/2019.

Opinion:

On the basis of search made by me, documents supplied and available with the authorized website of the Registering Authority, I am of the opinion that:

1. Shri. Ramesh S/o Bhagirath Rander is the owner of an undivided share in the said property in view of the registered Sale Deed dated 15/04/1991 and the present owner possesses the clear and marketable title over his undivided share in the instant property.
2. That on the basis of documents supplied to me the concerned property is free from all encumbrances and no charges are seen over the said property. However an affidavit is required to be sworn from the owner regarding the encumbrances over the said property.

SCHEDULE OF PROPERTY

Agricultural land admeasuring to 0.31 Hectares, bearing Khasra No. 163/5/1, in Patwari Halka No. 20, Mahalgaon, Mouza-Kamptee, Tehsil & District- Nagpur, District- Nagpur, Class-1 land.

Bounded as under:

ON THE NORTH	:	Field of Mr. Rander
ON THE SOUTH	:	Bhandara Road
ON THE EAST	:	Property of soap factory
ON THE WEST	:	Remaining portion of Khasra No. 163/1

Date: 14th February 2019

U. L. CHHANGANI NAGPUR ADVOCATE

Umesh L. Chhangani
Advocate