UMESH L. CHHANGANI
ADVOCATE

Mob. No. 9975022416

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TITLE VERIFICATION & SEARCH REPORT

Having been engaged by Shri. Shrigopal S/o Bhagirath Rander for preparing the Title Verification & Search of the property Agricultural land admeasuring to 4.11 Hectares, bearing Khasra No. 175/1, in Patwari Halka No. 20, Mouza- Mahalgaon, Tehsil- Kamptee, District- Nagpur. I do hereby submit my report as under:

Summary on Title & Chain of Events:

1. That the property in question was originally belonged to Shri. Tikaram S/o Ramchandra Dhavan and in view of absolute ownership rights he along with Shri. Prakash S/o Tikaram Dhavan and Shri. Vijay S/o Tikaram Dhavan as Consenter have then sold the said property to Shri. Shrigopal S/o Bhagirath Rander through his Power of Attorney holder Shri. Ramesh S/o Bhagirath Rander vide Sale Deed dated 23/01/2003 registered in the office of Joint Sub-Registrar, Kamptee at Sr. No. 209/2003.

2. The name of the current owner is mutated in the revenue record vide entry number 545 dated 04/06/2003.

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 Parji 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 concerned authority, I am of the opinion that:

1. The said property is owned by Shri. Shrigopal S/o Bhagirath Rander vide registered Sale Deed dated 23/0./2003 and the present owner possesses the clear and marketable title over 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 4.11 Hectares, bearing Khasra No. 175/1, in Patwari Halka No. 20, Mouza- Mahalgaon, Tehsil- Kamptee, District- Nagpur, Class-1 land. Bounded as under:

ON THE NORTH	:	Khasra No. 176 & 177
ON THE SOUTH	:	Khasra No. 175/3
ON THE EAST	:	Pandhan, Sabun Karkhana & Khasra No. 197
ON THE WEST	:	Khasra No. 174

Date: 14th February 2019

Umesh L. Chhangani
Advocate

CHALLAN
MTR Form Number-6

GRN MH011841271201819E	BARCODE	Date 12/02/2019-23:12:44	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Search Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	KMT_KAMTHI SUB REGISTRAR	Full Name	ADVOCATE UMESH CHHANGANI
Location	NAGPUR		
Year	2018-2019 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	
		Remarks (If Any)	
		SEARCH FEES	
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172019021300142	162837059
Cheque/DD No.		Bank Date	RBI Date	12/02/2019-23:13:34	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9975022416

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीस लागू आहे. इतर कारणासाठी किंवा नोंदणी न करण्यात्या दस्तासाठी लागू नाही.