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TITLE VERIFICATION & SEARCH REPORT

Having been engaged by Shri. Rameshkumar S/o Bhagirathji Rander for preparing the Title Verification & Search of the property Agricultural land admeasuring to 4.00 Hectares, bearing Khasra No. 175(3), 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 was originally belonged to Shri. Tikaram S/o Rameshchandra Khatri (Dhavan) and he sold the said property to Shri. Damodardas S/o Rameshwardas Bhutada and Shri. Hemant Kumar S/o Tulsiram Surjan vide sale deed dated 25/03/1987 registered in the office of Joint Sub-Registrar, Nagpur City-1 at Serial No. 971 in pursuance of the Decree passed in Special Civil Suit No. 319/1983 by the Joint Civil Judge Senior Division, Nagpur.

2. That thereafter the said Shri. Damodardas S/o Rameshwardas Bhutada sold his undivided half share in the said property to Shri. Bhagirath S/o Ramdinji Rander and Shri. Ramesh S/o Bhagirathji Rander vide Sale Deed dated 03/12/1990 registered in the office of Joint Sub-Registrar, Nagpur City-1.

3. 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

4. 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

5. 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.

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 03/12/1990 and the present owner possesses the clear and marketable title over his undivided share in the instant property.

2. It is also opined that Correction Deed required to be executed to correct the Survey number in the Sale Deed dated 03/12/1990 as it was mentioned as Khasra No. 174 instead of Khasra No. 175(3).

3. 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 4.00 Hectares, bearing Khasra No. 175(3), in Patwari Halka No. 20, Mahalgaon, Mouza Kamptee, Tehsil & District- Nagpur, Class-I land. Bounded as under:

ON THE NORTH	:	Nalla & remaining portion of field of Shri. Bhutada
ON THE SOUTH	:	Boundaries of Khasra No. 181/1 and beyond that National Highway
ON THE EAST	:	Pandhan & beyond that field of Shrawan bearing Khasra No. 180/1, 180/2 & 180/3
ON THE WEST	:	Pandhan & portion of land of Survey No. 174

Date: 14th February 2019

Umesh L. Chhangani
Advocate