YOGESH R. KAMONE
ADVOCATE
Court : Old Treasury Bar Room, Nyay Mandir (District Court),
Civil Lines, Nagpur-01.
Contact No: +91 9511702566

To,

WHOMSOEVER IT MAY CONCERN

Subject: TITLE VERIFICATION REPORT REGARDING THE PROPERTY

Having been appointed by Durgaprasad Kameshwarprasad Sinha & Rajivkumar Tapeshwarprasad Singh, R/o Prem Nagar, Nagpur, I have been asked to verify the title of All That piece & parcel of property situated at Mouza Takli, Khasra no. 54/1 admeasuring area 0.81 HR out of 2.00 HR & Khasra No. 54/2 admeasuring area 0.81 HR out of 2.00 HR, P.H.No. 45, total admeasuring area 1.62 HR, having class 1 rights, Tahsil Hingna & District Nagpur and bounded as under :-

East	:	Road,
West	:	Khasra No 54/3,
North	:	Khasra No 55,
South	:	Khasra No. 54/2(p), 54/1 (p)

(Hereinafter referred to as **"The said property"**).

HISTORICAL BACKGROUND

Initially, All That piece & parcel of property situated at Mouza Takli, Khasra no. 54/1, 2 & 3 admeasuring area 5.54 HR, P.H.No. 45, having class 1 rights, Tahsil Hingna & District Nagpur was owned and possessed by Pramod Purushottam Bode vide sale deed registered on dated 03/12/2004 at Sr. No. 4284/04 before Sub Registrar Hingna, Rajesh Purushottam Bode vide sale deed registered on dated 03/12/2004 at Sr. No. 4283/04 before Sub Registrar Hingna & Mirabai

Purushottam Bode vide sale deed registered on dated 12/07/1993 at Sr. No. 3911/93 before Sub Registrar Hingna.

That, Rajesh Purushottam Bode & Pramod Purushottam Bode has sold All That piece & parcel of property situated at Mouza Takli, Khasra No. 54/1 admeasuring area 0.81 HR out of 2.00 HR, P.H.No. 45, having class 1 rights, Tahsil Hingna & District Nagpur to Shri Narendra Punjabrao Gaikwad & Mamta Nitin Narwade, vide sale deed dated 30/12/2014 which is duly registered at Sr. No. 5649/14, before Sub-Registrar, Hingna.

That, similarly Mirabai Purushottam Bode has sold All That piece & parcel of property situated at Mouza Takli, Khasra No. 54/2 admeasuring area 0.81 HR out of 2.00 HR, P.H.No. 45, having class 1 rights, Tahsil Hingna & District Nagpur to Shri Narendra Punjabrao Gaikwad, vide sale deed dated 26/02/2016 which is duly registered at Sr. No. 891/16, before Sub-Registrar, Hingna.

That, Mamta Nitin Narwade had executed Power of Attorney in favour of Narendra Punjabrao Gaikwad which is duly registered on dated 17/12/2014 at Sr. No. 4651/14, before Sub-Registrar, Nagpur 8.

That, lateron, Shri Narendra Punjabrao Gaikwad & Mamta Nitin Narwade through Power of Attorney Shri Narendra Punjabrao Gaikwad has sold All That piece & parcel of property situated at Mouza Takli, Khasra No. 54/1 admeasuring area 0.81 HR out of 2.00 HR, & Khasra No. 54/2 admeasuring area 0.81 HR out of 2.00 HR total admeasuring area 1.62 HR, P.H.No. 45, having class 1 rights, Tahsil Hingna & District Nagpur to Shri Lumesh Deorao Itankar, Durgaprasad Kameshwarprasad Sinha & Jaswinder Triloksingh Khanduja, vide sale deed dated 25/11/2016 which is duly registered at Sr. No. 4756/16, before Sub-Registrar, Hingna.

That, lateron, Shri Lumesh Deorao Itankar & Jaswinder Triloksingh Khanduja has sold All That piece & parcel of property situated at Mouza Takli, Khasra No. 54/1 undivided share i.e. 0.54 HR out of admeasuring area 0.81 HR, & Khasra No. 54/2 undivided share i.e. 0.54 HR out of admeasuring area 0.81 HR P.H.No. 45, having class 1 rights, Tahsil Hingna & District Nagpur to, vide sale deed dated

26/04/2018 which is duly registered at Sr. No. 1747/18, before Sub-Registrar, Hingna and vide sale deed dated 26/04/2018 which is duly registered at Sr. No. 1748/18, before Sub-Registrar, Hingna respectively to Durgaprasad Kameshwarprasad Sinha & Rajivkumar Tapeshwarprasad Singh.

WHETHER PRESENT OWNER IS ABSOLUTE OWNER OF THE SAID PROPERTY

Yes, Durgaprasad Kameshwarprasad Sinha & Rajivkumar Tapeshwarprasad Singh are the lawful owners of All That piece & parcel of property situated at Mouza Takli, Khasra no. 54/1 admeasuring area 0.81 HR out of 2.00 HR & Khasra No. 54/2 admeasuring area 0.81 HR out of 2.00 HR, P.H.No. 45, total admeasuring area 1.62 HR, having class 1 rights, Tahsil Hingna & District Nagpur.

A. Nature of title: - Ownership,
B. Mutation: - The name of Durgaprasad Kameshwarprasad Sinha & Rajivkumar Tapeshwarprasad Singh has been mutated in the record of 7/12 extract.
C. Other Records: - The proposed residential lay out plan is approved for demarcation purpose in the name of Durgaprasad Kameshwarprasad Sinha & Rajivkumar Tapeshwarprasad Singh vide letter No. 1951 dated 27/03/2019 by Ex. Engineer NMRDA.

WHETHER REQUISITE PROCEDURE FOLLOWED / PERMISSION OBTAINED FROM TOWN PLANNING/ NAGPUR IMPROVEMENT TRUST/NAGPUR MUNICIPAL CORPORATION.

Yes, Procedure followed:-

1. The proposed residential lay out plan is approved for demarcation purpose in the name of Durgaprasad Kameshwarprasad Sinha &

Rajivkumar Tapeshwarprasad Singh vide letter No. 1951 dated 27/03/2019 by Ex. Engineer NMRDA.

THAT, THE TITLE HISTORY OF THE BELOW MENTIONED PROPERTY FOR THE LAST 15 YEARS FROM THESE DATES SHOWS THE FOLLOWING CHAIN OF TRANSACTIONS.

(2004-2019)

1. That, Initially, All That piece & parcel of property situated at Mouza Takli, Khasra no. 54/1, 2 & 3 admeasuring area 5.54 HR, P.H.No. 45, having class 1 rights, Tahsil Hingna & District Nagpur was owned and possessed by Pramod Purushottam Bode vide sale deed registered on dated 03/12/2004 at Sr. No. 4284/04 before Sub Registrar Hingna, Rajesh Purushottam Bode vide sale deed registered on dated 03/12/2004 at Sr. No. 4283/04 before Sub Registrar Hingna & Mirabai Purushottam Bode vide sale deed registered on dated 12/07/1993 at Sr. No. 3911/93 before Sub Registrar Hingna.
2. That, Rajesh Purushottam Bode & Pramod Purushottam Bode has sold All That piece & parcel of property situated at Mouza Takli, Khasra No. 54/1 admeasuring area 0.81 HR out of 2.00 HR, P.H.No. 45, having class 1 rights, Tahsil Hingna & District Nagpur to Shri Narendra Punjabrao Gaikwad & Mamta Nitin Narwade, vide sale deed dated 30/12/2014 which is duly registered at Sr. No. 5649/14, before Sub-Registrar, Hingna.
3. That, similarly Mirabai Purushottam Bode has sold All That piece & parcel of property situated at Mouza Takli, Khasra No. 54/2 admeasuring area 0.81 HR out of 2.00 HR, P.H.No. 45, having class 1 rights, Tahsil Hingna & District Nagpur to Shri Narendra Punjabrao Gaikwad, vide sale deed dated 26/02/2016 which is duly registered at Sr. No. 891/16, before Sub-Registrar, Hingna.
4. That, Mamta Nitin Narwade had executed Power of Attorney in favour of Narendra Punjabrao Gaikwad which is duly registered on dated 17/12/2014 at Sr. No. 4651/14, before Sub-Registrar, Nagpur 8.

5. That, lateron, Shri Narendra Punjabrao Gaikwad & Mamta Nitin Narwade through Power of Attorney Shri Narendra Punjabrao Gaikwad has sold All That piece & parcel of property situated at Mouza Takli, Khasra No. 54/1 admeasuring area 0.81 HR out of 2.00 HR, & Khasra No. 54/2 admeasuring area 0.81 HR out of 2.00 HR total admeasuring area 1.62 HR, P.H.No. 45, having class 1 rights, Tahsil Hingna & District Nagpur to Shri Lumesh Deorao Itankar, Durgaprasad Kameshwarprasad Sinha & Jaswinder Triloksingh Khanduja, vide sale deed dated 25/11/2016 which is duly registered at Sr. No. 4756/16, before Sub-Registrar, Hingna.
6. That, lateron, Shri Lumesh Deorao Itankar & Jaswinder Triloksingh Khanduja has sold All That piece & parcel of property situated at Mouza Takli, Khasra No. 54/1 undivided share i.e. 0.54 HR out of admeasuring area 0.81 HR, & Khasra No. 54/2 undivided share i.e. 0.54 HR out of admeasuring area 0.81 HR P.H.No. 45, having class 1 rights, Tahsil Hingna & District Nagpur to, vide sale deed dated 26/04/2018 which is duly registered at Sr. No. 1747/18, before Sub-Registrar, Hingna and vide sale deed dated 26/04/2018 which is duly registered at Sr. No. 1748/18, before Sub-Registrar, Hingna respectively to Durgaprasad Kameshwarprasad Sinha & Rajivkumar Tapeshwarprasad Singh.

I have also taken the search of the records of 15 years i.e. 2004-2019 available in the office of the Sub Registrar, Hingna vide Receipt No. 2972/13 dated 26/04/2019 (of the office of Sub-Registrar, Hingna) (original receipt is enclosed). I have taken the said search to the best of my ability and as per the records readily available (because the index is yet to be updated). I did not come across any transaction that would show encumbrance over the said property. It can be thus said that the said property is free from any encumbrance and possesses clear title.

Note : **THAT,** this search report is prepared on the basis of the documents presented before me by my client Durgaprasad Kameshwarprasad Sinha & Rajivkumar Tapeshwarprasad Singh.

NAGPUR

DATE: 02/05/2019

YOGESH R. KAMONE

Advocate

YOGESH KAMONE
ADV