

Praveen G. Patil
Advocate

off : 40, Ghatate Chambers, 3rd Floor
Ramdaspath, Nagpur-10.
(MOB)- 9822470484.

CERTIFICATE OF TITLE & NON ENCUMBERANCE

CERTIFICATE

I Pravin G Patil, Advocate have examined all the title-deeds and documents relating to the property as mentioned in the schedule-I and on the basis of investigation & scrutiny of all the documents and Search conducted in the land revenue records and of Index-II in the concern sub –Registrar office for the last 30 years, I confirm that the chain of title is complete and legally passed from person to person and finally said present owners have got clear ,legal ,valid, marketable and free from all encumbrances title over the property as mentioned in the Schedule-I and the residential plots being developed thereon. I further certify:

1. That I have verified all the title-deeds submitted and referred to me in the records of at sub-registrar and found chain of title-deeds are completed and were found duly registered with concerned sub-registrar.
2. That the title documents mentioned in the chain of title were executed, Stamped and registered in accordance with the law. They have the effect of conveying lawful title in favour of the said present owners.
3. That on searching of the available records at the officer of the sub- registrar I confirmed that, I have found entries of all the registered deeds & document submitted and referred to me related to aforesaid property in the of index-II maintained in the said sub-Registrar office and I have not found any adverse entry. Other transfer by way of sale, mortgage, gift charge or alienation of any kind related to aforesaid property appears in the registration records and on the basis of said search and scrutiny of all the documents in detail. I confirm that said property is free from all encumbrances and free from any defects whatsoever.
4. It is further certify that the property as mentioned in the schedule-I is not subject matter of any attachment or any process of court nor or they or any them is the subject matter of any litigation pending before any court of law
5. That there are no prior mortgagers charges whatsoever as found during my above referred, search at sub- registrar's office pertaining to the immovable property covered by the said title-deeds /land records.

LEGAL OPINION

That on the basis of aforesaid search carried out and investigation of chain of title legally passed from person to person and scrutiny of the documents related to said property produced before me I am of the opinion :-

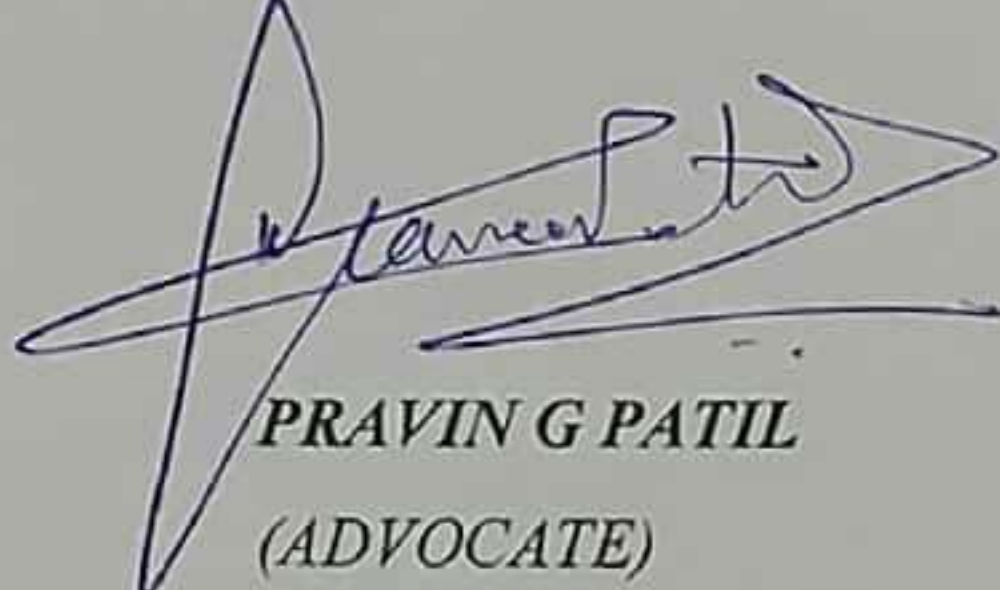
1. That the chain of title is complete and legally transferred from person and finally said

- a. SHRI. GOPAL S/o DINESHCHANDRA TULSHAN, Resident of Tulshan house, Akoli Road, Gita Nagar, Akola(Rural) - 444002, Tahsil and District – Akola;
- b. SHRI. RAMDEO S/o PRALHADRAI AGRAWAL, Resident of P S Agrawal Marg, Santara Market, Mahatma Fule Bazar, Nagpur-440018, Tahsil and District – NAGPUR;
- c. SHRI. SUNIL S/o DINESHCHANDRA TULSHAN, Resident of Flat No. Tulshan house, Akoli Road, Gita Nagar, Akola(Rural) - 444002, Tahsil and District – Akola;
- d. SHRI. GOPAL S/o DINESHCHANDRA TULSHAN, Resident of Flat No. Tulshan house, Akoli Road, Gita Nagar, Akola(Rural) - 444002, Tahsil and District – Akola;

have derived valid, clear, legal, & marketable and free from all encumbrances title over the aforesaid as mentioned in the schedule-I

Nagpur

Date- 21-10-2019.


PRAVIN G PATIL
 (ADVOCATE)

PRAVIN G. PATIL
 ADVOCATE
 D/5, VANDANA FLATS,
 CANAL ROAD, RAMDASPETH,
 NAGPUR-10.

Schedule-I

Sr. no.	Kh. No.	Area
01	136	0.81
02	138/A	1.76
03	138/B	6.58
04	139	1.95
05	140	1.41
06	141	1.41
07	142/1	1.395
08	142/2	1.395