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TITLE SEARCH/VERIFICATION REPORT

On the instructions of my Client Shri Ashok S/o Ramrao Gokate, Nagpur, I caused inspection of the registration records and revenue record of rights for the past twelve years i.e. from 2008 to 2019 in the office of Sub-Registrar, Hingana on paying requisite Fees and court fees vide E - Receipt no. 111165058l dated 11/11/2019, in respect of **landed property bearing Kh.No. 1/4 admeasuring 1.64 Hector, held as Occupant Class I, situated at Mouza Waddhamana P.C.No.6, Tahsil – Hingana, District Nagpur** and **Kh.No. 1/5b admeasuring 0.82 Hector, held as Occupant Class I, situated at Mouza Waddhamana P.C.No.6, Tahsil – Hingana, District Nagpur**.

As a result of the said inspection, it is noticed that originally the said entire Survey No. 1 was belonging to Shri Narendra S/o Morbasav Karanjikar. That the Owner Shri Narendra S/o Morbasav Karajikar partitioned the said survey no. 1 amongst his legal heirs by executing a

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partition deed on 10/04/1987. As per the said partition deed, survey no. 1/4 admeasuring 1.64 HR. came to the share of Sangita Narendra Karanjikar and survey no. 1/5 admearsuring 1.64 HR came to the share of Leela Narendra Karanjikar. Their respective names were duly mutated in the 7/12 extracts.

That Sangita Narendra Karanjikar executed registered sale deed of survey 1/4 admeasuring 1.64 HR in favor of Shri Kamaji Sattuji Kapnichor and others vide sale deed bearing registration no. 3351 on 27/10/1988. Similarly Leela Narendra Karanjikar also executed registered sale deed of survey no. 1/5 admeasuring 1.64 HR in favor of Sitabai Kapnichor & others vide sale deed bearing registration no. 7208 on 07/08/1997.

That the above mentioned properties were later on partitioned amongst Kapnichor family vide partition deed dated 02/05/2000 amongst all the owners as per the said partition field survey no 1/4 admeasuring 1.64 HR came to

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the share of Dinkar Gulabrao Kapnichor. Similarly in the said partition, field survey no 1/5 admeasuring 1.64 HR came to the share of Sitabai Kamaji Kapnichor and Radhikabai Gulabrao Kapnichor as joint owners having equal share therein.

Thereafter Shri Dinkar Gulabrao Kapnichor sold survey no. 1/4 admeasuring 1.64 HR to Shri Ashok Ramrao Gokate vide registered sale deed no. 4207/2009 dated 23/09/2009. That the aforesaid sale transaction dated 23/09/2009 is duly reported and recorded with the Revenue authorities and the 7/12 extract was mutated according to the sale. Today the said property bearing survey no. 1/4 stands duly recorded in the name of Shri Ashok Ramrao Gokate.

That similarly Smt. Sitabai Kapnichor and Smt. Radhikabai Gulabrao Kapnichor jointly sold 0.82 HR land from and out of survey no. 1/5 total admeasuring 1.64 HR. in favor of Shri Ashok Ramrao Gokate vide two separate

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registered sale deeds bearing registration no. 649/2010 (for 0.51 HR) and registration no. 650/2010 (for 0.31 HR). Both the sale deeds were duly registered with sub-registrar Hingana on 30/01/2010.

That the aforesaid sale transactions dated 30/01/2010 are duly reported and recorded with the Revenue authorities and the 7/12 extract was mutated according to the sale. Smt. Sitabai Kapnichor and Radhikabai Kapnichor along with Shri Ashok Gokate became joint owners of survey no. 1/5 admeasuring 1.64 HR. In the year 2017 Shri Ashok Gokate applied to the Tahasildar, Hingana for partitioning and subdividing the said survey no. 1/5 admeasuring 1.64 HR. Accordingly Tahasildar, Hingana vide order dated 24/04/2017 subdivided the said survey no. 1/5 into two subdivisions bearing survey no. 1/5a admeasuring 0.82 HR and survey no. 1/5b admeasuring 0.82 HR.

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Thereafter survey no. 1/5b admeasuring 0.82 HR came to the share of Shri Ashok Gokate and the 7/12 extract of survey no. 1/5b was accordingly mutated in his name.

That I also happen to search the revenue record of Rights and Ferfar patrak and found that all the entries referred hereinabove were duly mutated and are correct.

During the inspection as mentioned above, I did not notice any other transfer / transaction registered in respect of the said properties before the registration authority. Copies of the aforementioned sale deeds, Ferfar Patraks, 7/12 extracts and order of Tahsildar, Hingana dated 24/04/2017 in the name of present owners were supplied to me and the same are checked and verified to be correct and true.

As a result of my inspection and upon verification of the relevant documents provided by my Client I am of the opinion that Shri Ashok Ramrao Gokate is the absolute

MH008224725201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Nov 2019	Receipt	Receipt no.: 1111650581
	Name of the Applicant :	harshad sanjay puranik
	Details of property of which document has to be searched :	Dist :Nagpur Village :Vadadhamana Ta.sa.kra.6 S.No/CTS No/G.No. : 1
	Period of search :	From :2008 To :2019
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH008224725201920E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		