274/0 इतर पावती Original/Duplicate

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Regn.:39M

पावती क्रं.: 14858 दिनांक: 19/11/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड ए जी बोरीकर

वर्णन शोध अर्ज क्र. 2250/2019 मौजा डोंगरगांव ख.नं. 88/1 प.ह.नं. 73 सन 1990ते2019

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

सह दुय्यम निबंधक, वर्ग-१
नागपूर ग्रामीण क्र.१०, नागपूर

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008497690201920E दिनांक: 19/11/2019

बँकेचे नाव व पत्ता:

Miss. Alka G. Borikar,
Advocate **Mob. 9766964311**

Off./Resi. :- Golibar Square, Behind Borikar's Wada, Nagpur-02.

TITLE VERIFICATION / SEARCH REPORT

To,

1. Shri. Rupesh s/o Nilkanthrao Bhanuse

2. Shri. Pankaj s/o Nilkanthrao Bhanuse,

R/o - Ujwalnagar, Wardha Road, Nagpur.

Reference:

"ALL THAT piece and parcel of land, as per the Map attached out of the agricultural land bearing Khasra No.88/1 area admeasuring 1.61 Hector'R agricultural Land, Land Revenue Rs.2.05 Paise, Occupancy Class-1, Situated at Mauza- Dongargaon, P.H.No.73, Tah. Nagpur (Gramin), Dist. Nagpur".

(Hereinafter referred to as the Property in question)

Sir,

Having been instructed by the **1. Shri. Rupesh s/o Nilkanthrao Bhanuse & 2. Shri. Pankaj s/o Nilkanthrao Bhanuse, R/o- Ujwalnagar, Wardha Road, Nagpur** in the matter and for preparing the Title Verification and Search Report of the property owned by you. I, **Miss. Alka G. Borikar, Advocate**, do hereby submit my report as under :-

1. This is to certify that, **1. Shri. Rupesh s/o Nilkanthrao Bhanuse & 2. Shri. Pankaj s/o Nilkanthrao Bhanuse** are the absolute owners in possession of **ALL THAT** piece and parcel of land agricultural land bearing Khasra No.88/1 area admeasuring 1.61 Hector'R agricultural Land, Land Revenue Rs.2.05 Paise, Occupancy Class-1, Situated at Mauza- Dongargaon, P.H.No.73, Tah. Nagpur (Gramin), Dist. Nagpur and the same is bounded as under :-

On the East : Survey No.89

ALKA BORIKAR Reg. No. MAH/1191/2010 ADVOCATE

On the West : Survey No.87

On the North : Survey No.88/2

On the South : Survey No.96 & 86

(Hereinafter referred to as the said property)

2. That, it reveals from the documents and available records placed me, that, **1) Smt. Vachhalabai Daulatrao Mende @ Mande, 2) Shri. Devrao Daulatrao Mende @ Mande, 3) Shri. Ishwar Daulatrao Mende @ Mande** were the absolute joint owners and in possession of said agricultural land. That, the 1) Shri. Naresh Santlal Bahal, 2) Shri. Gangadhar Daulatrao Mende @ Mande & 3) Sau. Bebi Dnyaneshwar Masale are the consentors.

3. That, it reveals from the documents and available records placed me, that, 1) Smt. Vachhalabai Daulatrao Mende @ Mande, 2) Shri. Devrao Daulatrao Mende @ Mande, 3) Shri. Ishwar Daulatrao Mende @ Mande had entered into an agreement to sale of the said land, with the Consentors by way of agreement of sale dated 09.06.2006.

4. That it reveals from the documents and available records placed me that, the Consenters had filed the civil suit bearing S.S. No.623/2008 against the **1) Smt. Vachhalabai Daulatrao Mende @ Mande, 2) Shri. Devrao Daulatrao Mende @ Mande, 3) Shri. Ishwar Daulatrao Mende @ Mande** before the Hon'ble Court. The said civil suit came to be compromised between the Parties on 22.11.2013. As per the said Compromise, the consenter No. 1 has paid consideration amount to the vendors, namely, 1) Smt. Vachhalabai Daulatrao Mende @ Mande, 2) Shri. Devrao Daulatrao Mende @ Mande, 3) Shri. Ishwar Daulatrao Mende @ Mande. No remain any balance consideration amount on the Consenter No. 1. The Consenter No. 1 is ready to sign as a consenter on the sale deed.

5. That, the Consenter No. 2 & 3 are the son and daughter of the vendor No. 1 namely, Smt. Vachhalabai Daulatrao Mende. There is no entry of the Consenter No. 2 & 3 in Kh. No. 88/1. Therefore, they are ready to sign as a Consenter on sale deed. The **1) Smt. Vachhalabai Daulatrao Mende @ Mande, 2) Shri. Devrao Daulatrao Mende @ Mande, 3) Shri. Ishwar Daulatrao Mende @ Mande** are became the owners of the said land.

6. That I have also verified **Adhikar Abhilekh Extract/** 7/12 Extract as well as 8 –A Extract of the said land of Khasara No. 88/1 issued by the

ALKA BORIKAR Regd. No. MAH/1731/2010 ADVOCATE

revenue authority of Ferfar Entry No. 256, dated 03.11.2001 as a owners of the said land, wherein I found that the name of **1) Smt. Vachhalabai Daulatrao Mende @ Mande, 2) Shri. Devrao Daulatrao Mende @ Mande, 3) Shri. Ishwar Daulatrao Mende @ Mande** have been duly recorded as owner of the said land.

7. That, it reveals from the documents and available records placed me that, there is no any matters pending before the Hon'ble Court in respect of the aforesaid land against the Vendors namely, 1) Smt. Vachhalabai Daulatrao Mende @ Mande, 2) Shri. Devrao Daulatrao Mende @ Mande, 3) Shri. Ishwar Daulatrao Mende @ Mande.

8. That, it reveals from the documents and available records placed me that, the **1. Shri. Rupesh s/o Nilkanthrao Bhanuse & 2. Shri. Pankaj s/o Nilkanthrao Bhanuse** have paid all balance consideration amount to the 1) Smt. Vachhalabai Daulatrao Mende @ Mande, 2) Shri. Devrao Daulatrao Mende @ Mande, 3) Shri. Ishwar Daulatrao Mende @ Mande. No remain any balance consideration amount on the 1. Shri. Rupesh s/o Nilkanthrao Bhanuse & 2. Shri. Pankaj s/o Nilkanthrao Bhanuse.

9. That it is further reveals that the aforesaid owners have thereafter, executed Sale Deed in respect of the aforesaid agriculture land of Khasara No. 88/1 to the **1. Shri. Rupesh s/o Nilkanthrao Bhanuse & 2. Shri. Pankaj s/o Nilkanthrao Bhanuse,** by way of registered Sale-deed dated 26.02.2014, which is duly registered at Sr. No.1249/2014, in the office of Sub-Registrar-2, Nagpur (Gramin)-07 (Gramin). As such, by virtue of aforesaid sale deed, the said the **1. Shri. Rupesh s/o Nilkanthrao Bhanuse & 2. Shri. Pankaj s/o Nilkanthrao Bhanuse** are became the owners of the said land and his name has also been recorded in the record of rights of the said land.

10. That I have also verified **Adhikar Abhilekh Extract/** 7/12 Extract as well as 8 –A Extract of the said land of Khasara No. 88/1 issued by the revenue authority of Ferfar Entry No. 2642, dated 05.01.2018 as a owners of the said land, wherein I found that the name of 1) Smt. Vachhalabai Daulatrao Mende @ Mande, 2) Shri. Devrao Daulatrao Mende @ Mande, 3) Shri. Ishwar Daulatrao Mende @ Mande have been duly recorded as owner of the said land.



11. That, the title history of the above said agriculture land shows the abovementioned chain of Transactions described in paragraphs 2 to 10, hence the link in chain of title have been properly established. All the transactions have been duly verified from relevant records of Registrar of Documents.

12. That, I have taken the inspection of relevant records of the above said land from the inspection Book No. I and index book and day book available to me from the concerned Sub Registrar office-2, Nagpur (Gramin)-10 by **paying the necessary Fees of Rs. 750/- vide receipt No. 14858 on dated 19/11/2019. The original search receipt is attached herewith.** At the time of inspection, I found that the some of the records of the Sub-Registrar office are in torn and not available. I have taken the inspection only on the basis of records available with the office.

13. That, as per sale Deeds shows that, the **1. Shri. Rupesh s/o Nilkanthrao Bhanuse & 2. Shri. Pankaj s/o Nilkanthrao Bhanuse** are become owner of the said agriculture land.

14. That on the basis of searches made by me and the documents placed before me of the above said plot, it is reveals that the same is owned & possessed by the **1. Shri. Rupesh s/o Nilkanthrao Bhanuse & 2. Shri. Pankaj s/o Nilkanthrao Bhanuse.**

15. That, while taking the search, on the basis of documents placed before me and on the basis of record verified by me, which are available in the offices, I have not found any adverse entry to the title of the owners of the **1. Shri. Rupesh s/o Nilkanthrao Bhanuse & 2. Shri. Pankaj s/o Nilkanthrao Bhanuse.**

16. That, all the relevant Documents of Title placed before me as fallows :-

e) The copy of 7/12 Extract.

f) The copy of the 8-A Extract.

g) The copy Of Revenue Map.

h) The Certified Copy of Sale-deed dated 26.02.2014.

17. That, I am satisfied and confirmed that the property is heritable and transferable and the transferor has right to transfer the same. They have been joined in the documents and the documents have desired effect. Facts and events material to the title have been satisfactorily proved.

ALKA BORIKAR ADVOCATE

18. That I have perused all the documents of Title in respect of the above said property entered into between the parties. The said document is adequately safeguards the interest of **1. Shri. Rupesh s/o Nilkanthrao Bhanuse & 2. Shri. Pankaj s/o Nilkanthrao Bhanuse** and there is nothing, which is prejudicial and undesirable in the said documents. In the result, I have to state that I have made necessary searches at the concerned Sub-Registrar Offices and the other offices on the basis of record available as on date, where in I have not found any adverse entry in the record of right of the said plot, affecting the title of the owner, as on date. **I further say that, the property in question is free from all encumbrances, lien, mortgages and charges and the same is heritable and marketable.**

19. That, I can certified that the Sale-deeds and other documents described in above said paras are duly stamped in accordance with the provision of Bombay Stamps Act, 1958 as they are duly registered at the Sub-Registrar officer, Nagpur2, Nagpur -07 (Gramin).

Hence, this Title Verification Report issued under my signature on this 19th day of November 2019, at Nagpur.

Nagpur
Dated : 19.11.2019

ALKA BORIKAR Reg. No. MAH/1191/2010 ADVOCATE

[Miss.Alka G. Borikar]
Advocate