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TITLE VERIFICATION AND SEARCH REPORT

Having engaged to sought verification report for the title of property comprising ALL THAT PIECE AND PARCEL OF Agricultural land bearing Kh. No. 81/2/1 having an area of 0.807 Hectors of the entire land of Mouza – BESA Rental Rs. 2.68 held in Bhogwatdar Class-1 Rights Together with all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Besa, P.S.K. 38 in Tahsil – Nagpur (Rural) and District – NAGPUR, I Pravin G. Patil Advocate R/o Ramdaspath, Nagpur do hereby submit my report as follows:-

The 'Title History' of last 30 years from this date shows the following chain of transaction regarding the property described in schedule.

- 1) THAT, Originally ALL THAT PIECE AND PARCEL of Agriculture Land bearing Khasra No. 81 admeasuring 4.52 H.R, Land Revenue Rs. 15.50 held in Bhogwatdar Class-I rights, P.H No. 38 of Mouza-BESA, Tahsil and Dist Nagpur belonged to Shri. Madho Shrawan Jabalpure and his Wife Smt. Gangabai Madho Jabalpure, Resident of Nagpur.
- 2) THAT, Madho Shrawan Jabalpure has expired on 10-04-1972 and his Wife Smt. Gangabai Madho Jabalpure has also expired on 26-01-1990 leaving behind them sons (1) Shri. Kashinath Madho Jabalpure, (2) Shri. Khushal Madho Jabalpure, and Daughters (3) Smt. Saraswati Babulal Reware (Yadav), (4) Smt. Deckabai Laxmanrao Ghate, (5) Smt. Shantabai Gokul Gunde (6) Smt. Shewantabai Babulal Reware (Yadav) AND (7) Smt. Pushpabai Shyamlal Satbhaiyya (Yadav) as their only legal heirs and successors as per the Hindu Siceession Act, 1956; AND
- 3) THAT, during the due course of time, Smt. Shewantabai Babulal Reware (Yadav) has left for her heavenly abode on 19-09-1959 leaving behind her son Shri. Omprakash Babulal Yadav (Reware) as her only Legal Heir and successor.
- 4) In the like manner Smt. Pushpabai Shyamlal Satbhaiyya (Yadav) has left for her heavenly abode on 19-09-117-11-2005 leaving behind her sons (1) Shri. Jitendra @ Jitesh Shyamlal Satbhaiyya (Yadav) and daughters (2) Mrs. Jyoti Raghuvir Bagale, (3) Mrs. Bharti Narendra Girde as as her only legal Heirs and successor.

- 5) THAT, (1) Shri. Kashinath Madho Jabalpure, (2) Shri. Khushal Madho Jabalpure, (3) Smt. Saraswati Babulal Reware (Yadav), (4) Smt. Deekabai Laxmanrao Ghate, (5) Smt. Shantabai Gokul Gunde (6) Shri. Omprakash Babulal Yadav (Reware), (7) Shri. Jitendra @ Jitesh Shyamlal Satbhaliyya (Yadav) (8) Mrs. Jyoti Raghuvir Bagale, (9) Mrs. Bharti Narendra Girde have thus become the Joint Co-Owners of the ALL THAT PIECE AND PARCEL of Agriculture Land bearing Khasra No. 81 admeasuring 4.52 H.R, Land Revenue Rs. 15.50 held in Bhogwatdar Class-I rights, P.H No. 38 of Mouza-BESA, Tahsil and Dist Nagpur being the legal heirs and successors of Shri. Madho Shrawan Jabalpure and Smt. Gangabai Madho Jabalpure and their name also came to be mutated in the relevant revenue records; AND
- 6) THAT, the said (1) Shri. Kashinath Madho Jabalpure, (2) Shri. Khushal Madho Jabalpure, (3) Smt. Saraswati Babulal Reware (Yadav), (4) Smt. Deekabai Laxmanrao Ghate, (5) Smt. Shantabai Gokul Gunde (6) Shri. Omprakash Babulal Yadav (Reware), (7) Shri. Jitendra @ Jitesh Shyamlal Satbhaliyya (Yadav) (8) Mrs. Jyoti Raghuvir Bagale, (9) Mrs. Bharti Narendra Girde later on sold and transferred ALL THAT Eastern portion of the Agriculture land admeasuring 2.42 H.R (6.00 Acres) by making a division of NORTH-SOUTH out of the said Khasra No. 81 total admeasuring 4.52 H.R of Mouza- BESA, Land Revenue Rs. 15.50 yearly, Patwari Halka No. 38 held in Occupancy Right Bhogwatdar Class I (Bhoomiswami), TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto, within the limits of Tahsil Nagpur (Grameen), AND District:- NAGPUR to (1) Shri. Prashant Gajanan Tatiwar, (2) Shri. Raju Gajananrao Tatiwar, (3) Shri. Shailendra Manohar Pulliwar, (4) Shri. Prasad Manohar Pulliwar, (5) Mrs. Sonali Subodh Kshirsagar, (6) Mrs. Babita Rajeev Roy, (7) Shri. Samay Ganesh Marawar, (8) Shri. Padmakar Ramchandra Shastri, (9) Shri. Avinash Purushottam Gotmare, (10) Shri. Jagannath Harihar Roy, (11) Shri. Shankar Vitthalrao Thakre, (12) Mrs. Kalpana Shyamrao Kanhere, (13) Shri. Sudhakar Namdeorao Raghorte, (14) Shri. Vishwanath Nagorao Raut, (15) Shri. Shyamrao Laxmanrao Sakhare AND (16) Mrs. Pushpa Kumari Sharma by way of a Sale Deed dated 9-08-2007 which is duly registered in Book No-1 at Serial No. 5034 in the office of the Sub- Registrar-7, Nagpur. The said Khasra No. 81 after division and execution of the Sale Deed is renumbered as Khasra No. 81/2 admeasuring 2.42 H.R.
- 7) THAT, out of the said above said persons (1) Mrs. Babita Rajeev Roy, (2) Shri. Jagannath Harihar Roy and (3) Mrs. Pushpa Kumari Sharma have executed General Power of Attorney conferring all the powers to deal including the right to sale their Undivided share and interest in the said Khasra No. 81/2 of Mouza Besa

in favor of (1) Shri. Prashant Gajanan Tatiwar (2) Shri. Shailendra Manohar Pulliwar and (3) Shri. Rajeev Bindeshwari Roy by way of a General Power of Attorney dated 7-09-2007 which is duly registered in Book No-4 at Serial No. 4259 before the Sub Registrar-10, Nagpur Rural.

- 8) Similarly the other Co-Owners of Khasra No. 81/2 of Mouza Besa namely (1) Shri. Raju Gajananrao Tatiwar, (2) Shri. Prasad Manohar Pulliwar, (3) Mrs. Sonali Subodh Kshirsagar, (4) Shri. Samay Ganesh Marawar, (5) Shri. Padmakar Ramchandra Shastri, (6) Shri. Avinash Purushottam Gotmare, (7) Shri. Shankar Vitthalrao Thakre, (8) Mrs. Kalpana Shyamrao Kanhere, (9) Shri. Sudhakar Namdeorao Rarghorte, (10) Shri. Vishwanath Nagorao Raut, (11) Shri. Shyamrao Laxmanrao Sakhare have executed General Power of Attorney conferring all the powers to deal including the right to sale their Undivided share and interest in the said Khasra No. 81/2 of Mouza Besa in favor of (1) Shri. Prashant Gajanan Tatiwar (2) Shri. Shailendra Manohar Pulliwar by way of a General Power of Attorney dated 6-09-2007 which is duly registered in Book No-4 at Serial No. 4227 before the Sub Registrar-10, Nagpur Rural.
- 9) **That**, later on the aforesaid owners has sold the ALL THAT Piece of Agriculture land bearing Khasra No. 81/2 admeasuring 2.42 H.R (6.00 Acres) of Mouza- BESA, Land Revenue Rs. 8.30 yearly, Patwari Halka No. 38 held in Occupancy Right Bhogwatdar Class I (Bhoomiswami), TOGETHER WITH all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto, within the limits of Tahsil Nagpur (Grameen), AND District- NAGPUR to M/s Satkar Developers, Nagpur a Partnership Firm acting Through its Partners (1) Shri. Prashant Gajanan Tatiwar and (2) Shri. Shailendra Manohar Pulliwar by way of a Sale Deed dated 24-07-2008 which is duly registered in Book No-1 at Serial No. 3985 before the Sub Registrar-10, Nagpur Rural .
- 10) **THAT**, the said M/s Satkar Developers, Nagpur a Partnership Firm acting Through its Partners (1) Shri. Prashant Gajanan Tatiwar and (2) Shri. Shailendra Manohar Pulliwar sold and transferred the said Khasra No. 81/2 admeasuring 2.42 H.R (6.00 Acres) of Mouza- BESA to Shri. Pankaj Natwarlal Patel and Smt. Sunita Pankaj Patel by way of a Sale Deed dated 11-11-2010 which is duly registered at Serial No. 5085 in the office of the Sub Registrar-10, Nagpur- Rural.
- 11) **THAT**, the said (1) Shri. Pankaj Natwarlal Patel and (2) Smt. Sunita Pankaj Patel lateron sold and transferred the Southern portion of the said Agricultural land having an area of 1.613 H.R (OR 3.9858 Acres) by making a division East-West of the said Khasra No. 81/2 having a total area of 2.42 H.R of Mouza- BESA, Land Revenue Rs. 8.30 yearly, Patwari Halka No. 38 held in Occupancy Right Bhogwatdar Class I (Bhoomiswami), TOGETHER WITH all trees, shrubs, passage, right of pathways,

water courses and all other easementary rights appurtenant and belonging thereto, within the limits of Tahsil Nagpur (Gramen) AND District - NAGPUR to M/s. SHREE GANGA BUILDERS, a Partnership firm, Through its Authorized Partners (1) SHRI. MEHUL MUKESH PATEL AND (2) SHRI. VINOD WASUDEO SHYAMKAR by a Sale Deed Dated 28/11/2017 which is duly registered in the Office of the Sub Registrar, Nagpur-7 in Book No. 1 at Serial No. 9438 on even date. The part of said Khasra No. 81/2 sold to M/s. SHREE GANGA BUILDERS is renumbered as Khasra No. 81/2/2.

12. THAT, the said Shri. Pankaj Natwarlal Patel and Smt. Sunita Pankaj Patel remained the absolute and exclusive Owners of the remaining Northern portion of land out of Khasra No. 81/2 which has been renumbered as Khasra No. 81/2/1 of Mouza BESA having an area of 0.80 H.R after the execution of the Sale Deed to M/s Shree Ganga Builders.
13. THAT, in the due course of time Shri. Pankaj Natwarlal Patel left for his heavenly abode on 19/07/2018 leaving behind him, his widow Smt. Sunita Pankaj Patel and daughters (1) Ms Sarika Pankaj Patel (2) Ms. Prachi Pankaj Patel and (3) Ms Resha Pankaj Patel as his only legal heirs, who inherited the aforesaid property by way of intestate succession.
14. THAT, the said (1) Ms Sarika Pankaj Patel (2) Ms. Prachi Pankaj Patel and (3) Ms Resha Pankaj Patel lateron relinquished their Undivided Share and interest in the said Land bearing Khasra No. 81/2/1 of Mouza BESA having an area of 0.80 H.R in favor of their mother Smt. Sunita Pankaj Patel by a Deed of Relinquishment without consideration Dated 03/08/2018 which is duly Registered in the Office of the Sub-Registrar, Nagpur-5 in Book No. 1 at Serial No. 4735 on even date.
15. THAT, as per the agreed terms and conditions of the Sale Deed Dated 11-11-2010 bearing Serial No. 5085, it was specifically agreed between the Seller M/s Satkar Developers and the Purchasers namely (1) Shri. Pankaj Natwarlal Patel and (2) Smt. Sunita Pankaj Patel that the Purchasers shall retain 2/3rd Portion of the land i.e. 1.61 H.R for them and shall transfer 1/3rd portion of the said land i.e 0.80 H.R to Shri. Prashant Gajanan Tatiwar and Shri. Shailendra Manohar Pulliwar.
16. THAT, the said Smt. Sunita Pankaj Patel has transferred the said Piece of land having an area of 0.807 Hectors comprising the NORTHERN PORTION of Kh. No. 81/2/1 in favor of Shri. Prashant Gajanan Tatiwar and Shri. Shailendra Manohar Pulliwar by way of a Reconveyance Deed dated 26-03-2019 which is duly registered at Serial No. 2903/2019 before the Sub Registrar-7, Nagpur Rural; AND

17. **THAT, Shri. Prashant Gajanan Tatiwar and Shri. Shailendra Manohar Pulliwar** have thus become the Joint Co-Owners of ALL THAT PIECE AND PARCEL OF Agricultural land bearing Kh. No. 81/2/1 having an area of 0.807 Hectors of the entire land of Mouza – BESA Rental Rs. 2.68 held in Bhogwatdar Class-1 Rights Together with all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Besa, P.S.K. 38 in Tahsil – Nagpur (Rural) and District – NAGPUR and their names are also accordingly mutated in the relevant records.
18. **THAT, the aforesaid entire land is specified for Residential Use by the Competent Authority empowered in this behalf (i.e. Executive Engineer, Nagpur Metropolitan Region Development Authority).**
19. The links in the chain of title have been property established. All the transactions have been duly verified from the relevant records of -Registrar of Document.
20. I have taken the search of Records of Registrar's office for last 30 years by paying the necessary search fee Vide receipt GRN MH009506315201920E dated 15-12-2019.
21. On the basis of searches made by me and the copies of the following documents supplied to me which are duly verified, I certify that the property referred in schedule is owned by Shri. Prashant Gajanan Tatiwar and Shri. Shailendra Manohar Pulliwar and appears to be free from all encumbrances, charges, liens, mortgages.

Documents verified and scrutinized:-

1) Sale Deed dated 9-08-2007 which is duly registered at Serial No. 5034-2007 before the Sub Registrar-7 Nagpur- Rural by Shri. Kashinath Madho Jabalpure and 8 others in favor of Shri. Prashant Gajanan Tatiwar and 15 others.	Copy
2) General Power of Attorney dated 7-09-2007 which is duly registered at Serial No. 4259-2007 before the Sub Registrar-10 Nagpur- Rural by Babita Rajeev Roy and others in favor of Shri. Prashant Gajanan Tatiwar and other.	Copy

3) General Power of Attorney dated 6-09-2007 which is duly registered at Serial No. 4227-2007 before the Sub Registrar-10 Nagpur-Rural by Raju Gajanan Tatiwar and others in favor of Shri. Prashant Gajanan Tatiwar and other.	Copy
4) Sale Deed dated 24-07-2008 which is duly registered at Serial No. 3985/2008 before the Sub Registrar-10 Nagpur-Rural by Raju Gajananrao Tatiwar and others in favor of M/s Satkar Developers, Nagpur.	Copy
5) Sale Deed dated 11-11-2010 which is duly registered at Serial No. 5085-2010 before the Sub Registrar-10 Nagpur-Rural by M/s Satkar Developers, Nagpur in favor of 1) Shri. Pankaj Natwarlal Patel and 2) Smt. Sunita Pankaj Patel.	Copy
6) Sale Deed dated 28-11-2017 which is duly registered at Serial No. 9438 before the Sub Registrar-7 Nagpur-Rural by 1) Shri. Pankaj Natwarlal Patel and 2) Smt. Sunita Pankaj Patel in Favor M/s Shree Ganga Builders.	Copy
7) Reconveyance Deed of Khasra No. 82/2/1 admeasuring 0.807 H.R dated 26-03-2019 which is duly registered at Serial No. 2903/2019 before the Sub Registrar-7, Nagpur Rural by Smt. Sunita Patel in favor of Shri. Prashant Tatiwar and Shri. Shailendra Manohar Pulliwar	Original
8) 7/12 Extract of Khasra No. 81/2/1 area 0.807 H.R of Mouza Besa in the name of Shri. Prashant Tatiwar and Shri. Shailendra Manohar Pulliwar	Original

I am satisfied that the property is heritable and transferable.

- 1) 16) In result, I have to state that I have made necessary searches at the concerned Sub-Registrars office upto date and as the result of such searches, I am satisfied that the property in question is owned by (1) Shri. Prashant Tatiwar and (2) Shri. Shailendra Manohar Pulliwar and is free from all types of encumbrances.

SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF Agricultural land bearing Kh. No. 81/2/1 having an area of 0.807 Hectors of the entire land of Mouza – BESA Rental Rs. 2.68 held in Bhogwatdar Class-1 Rights Together with all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situate at Village – Besa, P.S.K. 38 in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under :-

ON THE EAST	-	KH. NO. 82.
ON THE WEST	-	KH. NO. 81/1.
ON THE NORTH	-	NALLAH.
ON THE SOUTH	-	LAND OF KH. NO. 81/2/2.

NAGPUR
16-12-2019.


PRAVIN G PATIL. - .
(Advocate)