

Print Date 10-06-2020 01:08:19

MH001099259202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
10 Jun 2020	Receipt	Receipt no.: 1111769427
	Name of the Applicant :	OM HARIRAM HARIRAMANI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Godhani S.No/CTS No/G.No. : 378
	Period of search :	From :2002 To :2020
	Received Fee :	475
The above mentioned Search fee has been credited to government vide GRN no :MH001099259202021E		
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 '.		

OM HARIRAMANI
ADVOCATE
JAYESH HARIRAMANI
ADVOCATE

"HARIRAMANI ASSOCIATES"
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Mobile No. 9373107039,
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Ref. No:

Date: 11/06/2020

TITLE VERIFICATION REPORT

Having been engaged by SHRI SAI ASSOCIATES through partner/s 1. SHRI HARSHAVARDHAN S/O. RATNAKAR RAUT, 2. SMT. PRAJAKTA W/O. HARSHAVARDHAN RAUT, 3. SHRI SUDHIR S/O. BABURAOJI KALE and 4. SHRI SHEKHAR GAJANAN FUSADKAR, I the under signed have verified and inspected the available record of the office of the Sub-Registrar, Nagpur – (Rural) , in respect of ALL THAT piece and parcel of land admeasuring 1.21 hector out of Khasra No. 378/A, Kul Jama Land Revenue Rs. 12.02/- Khata No. 218 and land admeasuring 0.62 hector out of Khasra No. 378/B, Kul Jama Land Revenue Rs. 2.87/- Khata No. 224, 10624 having total area 1.83 hector, Patwari Halka No. 12, held in Bhogwatdar Class-1 rights, of Mouza – Godhni (Rly), Tahsil Nagpur (Rural) & District – Nagpur, more particularly described in the schedule written here under, vide search receipt No. 1111769427 paid by way of GRN – MH001099259202021E dated 10/06/2020. I have also called and verified various deed and documents produced before me and on the basis of the Title Verification and the records placed before me, I submit this Title verification report as under –

1. PRESENTLY THE AFORESAID PROPERTY IS OWNED BY AND RECORDED IN THE NAME OF

SHRI SAI ASSOCIATES

through partner/s

- 1. SHRI HARSHAVARDHAN S/O. RATNAKAR RAUT,**
- 2. SMT. PRAJAKTA W/O. HARSHAVARDHAN RAUT,**
- 3. SHRI SUDHIR S/O. BABURAOJI KALE**
- 4. SHRI SHEKHAR GAJANAN FUSADKAR**

(Hereinafter referred to as the said owner/s)

2. HISTORY AND CHAIN OF TRANSFERS

The said property was owned by and recorded in the name of 1. Shri Krushan Dadarao Rajurkar and 2. Shri Sudam Dadarao Rajurkar from whom it was purchased by said owners as per sale deed dated 27/01/2020 duly registered in the office of sub-registrar – Nagpur -10 (Rural) bearing serial/registration No. 885/2020 dated 27/01/2020.

3. MUTATION IN THE RECORD OF RIGHT/S.

It is observed that the said land has been mutated and recorded in the name of present owner in 7/12 and government records, etc. The total area of Khasra No. 378/A is 2.11 hector out of which the present owner owns 1.21 hector and the total area of land bearing Khasra No. 378/B is 1.43 hector out of which the present owner owns 0.62 hector owned by present owners.

4. LEGAL OPINION

- (i) I have gone through the true copies documents produced before me.
 - (ii) On the basis of verification of relevant record and the documents produced before me & the statements of party, it is opined that said present owner is owner of the said property.
 - (iii) There is no registration of any encumbrance over the above said land in record of rights as such it appeared to be free from encumbrances, or any registered charge on the basis of documents produced before me.
 - (iv) The prospective buyer/s of the said land will get clear, marketable and good title by execution & registration of valid and lawful conveyance deed subject to such permissions of local authorities and compliances of necessary legal formalities as may be required.
- Hence, this report.

SCHEDULE OF PROPERTY REFERRED ABOVE

ALL THAT piece and parcel of land admeasuring 1.21 hector out of Khasra No. 378/A, Kul Jama Land Revenue Rs. 12.02/- Khata No. 218 and land admeasuring 0.62 hector out of Khasra No. 378/B, Kul Jama Land Revenue Rs. 2.87/- Khata No. 224, 10624 having total area 1.83 hector, Patwari Halka No. 12, held in Bhogwatdar Class-1 rights, of Mouza – Godhni (Rly), Tahsil Nagpur (Rural) & District – Nagpur. The said land is bounded as under:

KHASRA NO. 378/A

TO THE EAST	-:-	KHASRA NO. 367, 368, 375, 377
TO THE WEST	-:-	KHASRA NO. 379, 381
TO THE NORTH	-:-	KHASRA NO. 378/B
TO THE SOUTH	-:-	ROAD & KHASRA NO. 376

KHASRA NO. 378/B

TO THE EAST	-:-	REMAINGING PORTION OF KHASRA NO. 366 & KASHANA CO. OP. SOCIETY
TO THE WEST	-:-	KHASRA NO. 380, 381
TO THE NORTH	-:-	ROAD
TO THE SOUTH	-:-	KHASRA NO. 378/A

NAGPUR.

Date : 11/06/2020


(OM HARIRAMANI)
ADVOCATE