(3)

Office: 1st Floor, Chember No. 5,
Bhawani Chembe Ajani Chowk,
Wardha Road, Nagpur - 440 015
Resi. . S/3, Mahalaxmi Apartment, M-9,
Aath Rasta Sq., Laxminagar, Nggpur-22

Nandkumar M. Deshmukh
ADVOCATE

☎ 0712- (O) 2247160, (O) 2238097
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TITLE VERIFICATION AND SEARCH REPORT

This Title Verification and Search Report is being made by me on the request of Deepak S/o. Madhavrao Nilawar R/o Rahate Colony, Wardha Road, Nagpur who is present owner of the immovable property/Land situated at Mouza- Kanholi, Tahsil-Hingna, Dist. Nagpur bearing Land Survey No. 89/3, P.H.No. 48, Khata No. 114 admeasuring 1.15 H.R., Rights of Class-I.

The description of the property is more fully given in Schedule of this report. I have obtained the Search and prepared the report as under :-

That, I have paid the necessary search charges for the year since 2007 to 2018 vide receipt No. 4293 dated 26/07/2018 i.e. for the period of 12 yrs.

That, I have obtained the search very carefully from the Office of Sub. Registrar, at Hingna, Tah. Hingna Dist. Nagpur and other Govt. Offices and find out the Title History of the said Land as well, as the transaction made in respect of said Land from the record availability. I have gone through the same and submit the following title History of the said Land is as under :-

That, the said land was owned and possessed by Shri Ankush Vithobaji Walke, R/o. Kanholi, Tah. Hingna, Dist. Nagpur. Accordingly the said owner have executed the Sale Deed in favour of present owner Deepak S/o. Madhav

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Nilawar, R/o Rahate Colony, Nagpur vide Sale Deed serial No. 4994 dtd 20.10.2018 (Sale Deed executed jointly for Land Survey No. 89/3 and 97/5 jointly being the owner are same for said Survey Numbers) as per permission and orders by State Government Authority 1) Permission by Order of office of Revenue Commissioner, Nagpur vide order No. Bhusudhar/De/-15(1)/CR 75/09/Kavi/12/10 dated 14/01/2010 and 2) Permission by order of office of Additional District Collector, Nagpur vide order No. D/16/B/12/Adi/Kavi/94/2010 dated 11/02/2010 and 3) Permission by Order of Tahasildar, Hingna, Tal. Hingna, Dist. Nagpur vide order No. Rev. Case No. 37/MRC-81/06/07 dated 10.06.2010 executed a Sale Deed in favour of present owner Shri Deepak S/o. Madhavrao Nilawar before Sub. Registrar's Office, at Hingna, dist. Nagpur. The description of the said immovable property/Land is more fully given in schedule of this report.

That, as per the Sale deed Sr.No. 4994 dtd 20.10.2010. (Sale Deed executed jointly for Land Survey No. 89/3 and 97/5 jointly being the owner are same for said Survey Numbers) the name of present owner Deepak S/o. Madhavrao Nilawar R/o. Rahate colony, Nagpur was recorded in Govt. Office in Land Records of Tahsil Office, Hingna Tahsil, Hingna, Dist. Nagpur. vide Transfer Entry No. 781 dated 14.01.2010.

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That I have also seen the mutation entries in the Land Revenue record as well as copy of 7/12 Extract issued by the Talathi/Patwari herein the name of present owner seen subsequently the present owner had mutated ~~her~~ his name in the office of Tahsildar, Tahsil Office Hingna ~~name in the office of Tahsildar, Tahsil Office Hingna~~ regarding Survey No. 89/3 and I have obtained the recent certified copies of Land Survey No. 89/3, P.H. No. 48, Khata No. 114 1), 7/12 extract copy of land. 2) Gav Namuna 8-A 3) Adhikar Abhilek Panji 4) Patwari Map of Land 5) Transfer Entry Book (Ferfar Panji) in which the name of the present owner is seen as owner of Land bearing Land survey No. 89/3.

I have seen all relevant documents and original as well as Xerox copy of sale deed supplied by present owner. Whereas I have gone through the Revenue Records as well as record of Sub-Registrar, Hingna, I have not seen interest, share, Loan, from any other party regarding the said Lands and the said land not belong to war-widow, Bhudan and Kotwali Dunga or not under in any other government or semi government scheme as NIT or Land Ceiling Act. Therefore, the property is free from encumbrances of Land Survey No. 89/3.

From the above history of the title of present owner, I come to the conclusion and state here that the Title

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over the said land/immovable property of the present owner having clear and marketable title regarding said land.

That, the present owner stated that the had not made any unregister transaction in respect of above mentioned immovable property/Land by way of any copy of agreement, will, or deposited the Title or nor created any third party interest in the title of property/Land and further states that the above said property/Land no where in dispute any court of Law nor is subject matter of the Govt, Semi Govt. acquisition proceeding anywhere and also I have not seen any entries regarding any transactions of the owner of the land during this period.

SCHEDULED OF PROPERTY

The Land situated at Mouza-Kanholi, Gram Panchayat ~~Isasani~~ Kanholi, Tah. Hingna, Dist. Nagpur bearing Land Survey No. 89/3 admeasuring 1.15 H.R. rights of Class-I, P.H.No. 46, Khata No. 114.

Surrounded as under :

Towards East	:	Land of Survey No. 89/2
Towards west	:	Land of Survey No. 89/1
Towards North	:	Land of Survey No. 91
Towards South	:	Land of Survey No. 88

That the land surrounded as abovementioned owned and possessed by Deepak S/o. Madhavrao Nilawar R/o Rahate Colony, Wardha Road, Nagpur.

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Hence this title verification report.

The documents received from Deepak S/o. Madhavrao Nilawar R/o Rahate Colony, Wardha Road, Nagpur.

1. Copy of Sale Deed, dt. 20.10.2010
2. 7/12 Extract copy of Land owned by Deepak S/o. Madhavrao Nilawar R/o Rahate Colony, Wardha Road, Nagpur.

Nagpur
Date : 14/08/2018

Signature of Advocate

Encl :
i. Search charges receipt No. 4293 dated 26.07.2018
ii. 7/12 Extract copy of land dt. 9.8.2018
iii. Copy of Gavnamanuma -8 dt. 9.8.2018
iv. Copy of Adhikar Abhilekh Panji dt. 9.8.2018
v. Map of Land bearing Land Survey No. 89/3 dt. 9.8.2018.

Nagpur
Date : 14/08/2018

Adv. N.M. Deshmukh

N. M. Deshmukh
Advocate