

RITESH CHANDRAMOHAN MAHENDRA

ADVOCATE

PLOT NO. O-5, BHAKTI APARTMENT

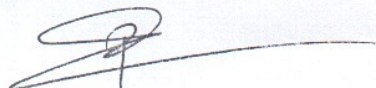
LAXMI NAGAR, NAGPUR,

(M)-9860902292

“श्री”

TITLE VERIFICATION REPORT

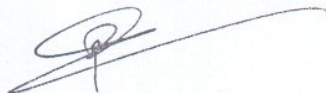
Under instructions from my client and the Xerox Documents of the property provided to me by my client - **M/S GROWMORE HOUSING AND CONSTRUCTION CO.,** A Partnership Firm, having office at Near Pralhad Anand Lawn, Main Road, Teka Naka, Nagpur-440026, Acting through its Partner - **SHRI. HARJYOT S/o TAVINDERSINGH RAWAL,** Aged About 20 Years, Occupation – Business, Resident of Plot No. 5, Clarke Town, Bezonbagh, Nagpur - 440004, Tahsil & District – NAGPUR, I have investigated the title relating to ALL THAT Piece and Parcel of land bearing Khasra No.



30/1 of MOUZA – RUI, P.H. No. 41, Khate No. 10297, having area of **1.05 Hectors**, Land Revenue Rs. 5.35/-, held in Bhogwatdar Class-I Rights, Togetherwith all Trees, Shrubs, Passage, Right of Way, Path Ways and all other easementary rights appurtenant and belonging thereto in situated at Village – Rui, in Tahsil – Nagpur (Gramin) & District – NAGPUR and the same is bounded as Towards East : Land of Kh. No. 30/2 / Road, Towards West : Gavsi Manapur Shiv, Towards North : Land of Kh. No. 31 & Towards South : Land of Kh. No. 30/2 / Road and my findings are as under :-

In order to investigate into title in respect of the said property, I have perused / examined the revenue records and documents as provided to me by my client. On basis of the these Xerox documents perused, I observe as under :-

(1) THAT, the aforesaid property bearing Old Kh. No. 30/3 admeasuring about 1.20 Hectares was owned by Shri. Devaji Pandhari Dahane and having been received under the family partition held between Shri. Devaji Pandhari Dahane and Shri. Moreshwar Dahane vide Partiton Deed Dated 22/9/2005 registered with Sub Registrar, Nagpur-10 (Gramin), in Book No. 1, at Sr. No. 5816 Dated 22/9/2005, which was rectified and the name of said Shri. Devaji Pandhari Dahane was mutated in revenue records vide Ferfar No. 342, Dated 4/1/2008.



(2) **THAT**, thereafter, the said Shri. Devaji Pandhari Dahane sold the said property to Shri. Rajesh Ramswarup Sarda H.U.F., by Sale Deed Dated 3/7/2009 registered with Joint Sub Registrar, Nagpur-7 (Gramin), in Book No. 1 at Sr. No. 4672 on even date and the name of said Shri. Rajesh Ramswarup Sarda H.U.F. was mutated in revenue records as the owner of the said property.

(3) **THAT**, the mistakes in the revenue records were rectified by virtue of the Order of the Sub Divisional Officer, Nagpur by Order Dated 23/5/2016 bearing No. Ka.Ja.Pa/Tah.-Nag(Gra)/Kavi-63/201 and the said land was renumbered as New Kh. No. 30/1 admeasuring about 1.05 Hectares and the portion of land admeasuring about 0.15 hectares was included in Kh. No. 30/3 vide Ferfar No. 1230.

(4) **THAT**, thereafter, the said Shri. Rajesh Ramswarup Sarda H.U.F. sold/transferred the said property to Shri. Tavindersingh Mohindersingh Rawal H.U.F., by Sale Deed Dated 18/1/2019 registered with Joint Sub Registrar, Nagpur-10 (Gramin), in Book No. 1, at Sr. No. 688 on even date and its name was mutated in revenue records as the owner of the said property.

(5) **THAT**, thereafter, Shri. Tavindersingh Mohindersingh Rawal H.U.F. also sold/transferred the said property comprising **ALL THAT** Piece and Parcel of land bearing **Khasra No. 30/1** of **MOUZA – RUI**, P.H. No. 41, Khate No. 10297, having area of **1.05 Hectors**, Land Revenue Rs. 5.35/-, held in Bhogwatdar Class-I Rights, Together with

