# JITENDRA BAGUL

**ADVOCATE**

Address : 53, Veer Sawarkar Nagar,

Nagpur-440015


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## TITLE VERIFICATION AND SEARCH REPORT

On the basis of relevant documents of the submitted by 1) Mr. Mayank Vijay Borundiya 2) Mr. Rohit Machhindra Kadam and searches made by me for verifying the title of 25 Years. I am submitting my report as under:

That aforesaid Mr. Mayank Vijay Borundiya and Mr. Rohit Machhindra Kadam are the absolute owner of ALL THAT Piece and parcel of agricultural Land Bearing P.H. NO. 42 KH. NO.-90/2, admeasuring about 1.18 HR Jama Rs. 4.01, class I, Mauza- Panjri (Bu), Tah-Nagpur(Gramin), Dist- Nagpur having purchased the same from Shri. Murlidhar Madanlal Rathi (HUF) vide Sale Deed dated-27/02/2019 Sr. No.2188-2019 before Sub registrar Nagpur No, 7, Nagpur.

Where the said Shri. Murlidhar Madanlal Rathi (HUF) above said land had received as a ancestor from his family by mutual partition duly mutuated in 7/12 record wide Ferfar No. 654 dated 23/08/2005.

After verifying the records of the said authorities, I found that the said property, which is more specifically described in the schedule, is in the name of Mr. Mayank Vijay Borundiya and Mr. Rohit Machhindra Kadam. The documents produced before me and the searches made by me clearly indicates that the present owner of the said property is the same and there is no further sale or transfer of the same in favour of any third person. And also the said Mr. Mayank Vijay Borundiya and Mr. Rohit Machhindra Kadam can deal with the aforesaid property in their own way and they need not obtain consent of anybody.

On the basis of the search taken be me, I certify that the property referred in the scheduled is free from all the encumbrances charges, Liens and mortgages or any other claim affecting the clear title as on date.

I found that the said Owner has good, valid and marketable title over the property referred in the schedule. Consequent upon their selling is wholly or partly to a prospective buyer, or mortgaging with a bank or any financial institution, leasing out the said property they will also acquire equally good, valid and marketable title in respect thereof.

NAGPUR

DATE: 11/11/2019

Adv. Jitendra Bagul

## SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of Agricultural Land Bearing P.H. NO. 42 Kh. No. 90/2 Admeasuring about 1.18 HR Jama, Rs. 4.01, class I, Mauza-Panjri (Bu), Tah-Nagpur(Gramin), Dist- Nagpur and the said Land is bounded as under:

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|---|---|
| On the East _ | KH NO. 87 & 89 |
| On thr West - | 24M wide Road |
| On the North- | KH NO. 87 |
| On the South- | KH. NO. 90/1. |

NAGPUR

DATE: 11/11/2019

JITENDRA BAGUL

ADVOCATE