

JITENDRA BAGUL

ADVOCATE

Address : 53, Veer Sawarkar Nagar,
Nagpur-440015

TITLE VERIFICATION AND SEARCH REPORT

On the basis of relevant documents of the submitted by 1) Mr. Vijay Tilokchand Borundiya and 2) Mr. Machhindra Ramchandra Kadam and searches made by me for verifying the title of 20 Years. I am submitting my report as under:

That aforesaid **Shri. VIJAY TILOKCHAND BORUNDIYA And Shri. MACHHINDRA RAMCHANDRA KADAM** absolute owner of ALL THAT piece and parcel of land bearing **Khasara No. 76/3**, Area- 0.81 H/R, situated at **Mouza- Shankarpur**, P. H. No. 42, Situated at Village – Shankarpur, within the limits of **Shankarpur**, in Tahsil- Nagpur (Gramin), District – Nagpur was belonging to 1. **Shri. VANTA PANDURANG DIVATE** and 2. **PRAVIN PANDURANG DIVATE** (Consenters – **Shri. 1. ATUL PREMCHAND TAJPURIYA 2. PRASHANT BABASAHEB WASADE 3. SUDHIR UMAKANT VEDPATHAK**) being owners, later on said property by way of sale Deed Dated- 02/06/2011 which is duly registered at the office of the sub-registrar, Nagpur- 7 (Gramin) vide document No- 4139/2011.

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. Vijay Tilokchand Borundiya and Mr. Machhindra Ramchandra 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. Vijay Tilokchand Borundiya and Mr. Machhindra Ramchandra 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: 02/07/2020



Adv. Jitendra Bagul

SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of Agricultural Land Bearing P.H. NO. 42 Kh. No. **76/3** Admeasuring about 0.81 HR Jama, Rs. 810.0, class I, Mauza-Shankarpur, Tah-Nagpur (Gramin), Dist- Nagpur and the said Land is bounded as under:

On the East _ KH NO. 75

On thr West - Kh. NO. 76/2

On the North- KH NO. 76/3

On the South-KH. NO. 71.

NAGPUR

DATE: 02/07/2020


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