

Date : 07 - 07 -2020

TITLE VERIFICATION AND SEARCH REPORT
TO WHOME SO EVER IT MAY CONCERN.

Having being engaged to prepare a title verification and search report of the property situated bearing Kh. No.60/1, Situated at Mouza - Hudkeshwar (Kh), Tahasil - Dist- Nagpur(Rural) , I, Neel Yashwant Lade, Advocate do hereby submits my report as under :-

A) The description of documents (Xerox copies) placed before me for scrutiny in order to enable me to give report are as follows.

- (1) Property Card 7/12 Etc.
- (2) Sale Deed Copy
- (3) N. A. Order
- (4) Map

B) Description of Property:-

All that piece and parcel of Land Kh. No. 60/1, admeasuring area 2.44 Hecter Are, having P.H. No.37, Mouza - Hudkeshwar (Kh), Tahasil - Dist- Nagpur(Rural). The property is more specifically describe in the schedule given below.

C) That the property mentioned in the schedule given below is Own and possess by Shri. Devendra Prakash Deshmukh by virtue of Gift deed dated 26-06-2015.

That initially, all that piece and parcel of land, having Kh. No. 60/1, total admeasuring area 2.44 HR, P.H. No.37, Mouza - Hudkeshwar (Kh), Tahasil - Dist- Nagpur(Rural), Rental of Rs. 7.25/- held in Bhogwatadar Class-1 Rights, was Originally belong to Shri. Bajirao Dadaji Chikhale



That, thereafter Shri. Bajirao Dadaji Chikhale had sold said land to M/s Om Housing Agency through its President/ Secretary Shri. Sanjay Rambhau Choudhari by virtue of six sale deeds dated 27.02.2001 (regarding Kh. No.60/1 area 0.40.47 HR i.e. about 1 acer), sale deed dated 2.02.2001 (regarding Kh. No.60/1 area 0.40 HR i.e. about 1 acer), sale deed dt. 10.4.2002 Reg. On 11.04.2002 (regarding Kh. No.60/1 area 0.40 HR i.e. about 1 acer), sale deed dt.06.05.2002 (regarding Kh. No.60/1 area 0.40 HR i.e. about 1 Acer), Sale Deed Dt.25.04.2003 (reg. On 29.04.2003) (regarding Kh. No.60/1 area 0.45.53 HR), Sale Deed Dt. 07.04.2003 (Reg. On. 08.04.2003) (regarding Kh. No.60/1 area 0.40. HR i.e. about 1 acer i.e. about 1 Acer) are duly registered with the sub-registrar office Nagpur in A.B.No.1 at Sr. No. 2129(P), 1950, 3184, 4160, 1719(SRO-10) and 1507(SRO-10) respectively. That, thus in the strength of aforesaid sale deed deeds M/s Om Housing Agency become owner and recorded firm name in revenue record by virtue of mutation entry No.146 on 29.5.2003, AND

WHEREAS, Om Housing Agency had decided to execute a Gift deed in favour of Shri. Devendra S/o Prakash Deshmukh, of Survey No. 60/1, admeasuring area 2.44 Hr. Are., Mouza - Hudkeshwar(Kh), the aforesaid gift deed was duly registered with Sub registrar Office Nagpur-7 at sr. no. 4954/2015, on 26-06-2015. Thus in the strength of aforesaid Gift deed deeds, Shri. Devendra Prakash Deshmukh became owner and record his name in revenue record. Therefore he has now become full and absolute owner of the aforesaid property with heritable and transferrable rights therein; AND

WHEREAS the aforesaid entire land comprising Survey No.60/1 of Mouza- Hudkeshwar(Kh) is converted for Non-Agriculture Use Vide order dated 31.12.2018 passed by the Tahsildar Nagpur Rural in Revenue Case No.25/NAP34/2018/2019, AND

WHEREAS, Shri. Devendra S/o Prakash Deshmukh has prepared the plan of the proposed lay out of the said entire land by curving out various plots of different size therein.



That, the name of the present owner i. e. Shri. Devendra S/o Prakash Deshmukh is duly mutated his name in the revenue record/ City survey record as owner of bearing Survey No. 60/1.

The link in the chain of title have been properly established. All the transaction from the relevant records are verified.

On the basis of searches made by me and the documents placed before me I certify that the property referred in the schedule is owned by Shri. Devendra S/o Prakash Deshmukh and free from any encumbrances, charges, liens and mortgages or any other claim affecting the clear title, as on the date.

In result I have to state that I have made necessary searches at the concern offices for last 13 years of the records only those made available in respect of the property described in the schedule, which is owned and possessed by Shri. Devendra S/o Prakash Deshmukh and observed no encumbrances.

However in the view of torn and incomplete index records and unavailable records it is necessary to secure the sown affidavit from owners stating that there is not any registered or unregistered charge on the property as on the date of this report.

- D) I have further to state that there is no impediment if borrower / applicant mortgages the property to any financial institution for raising the loan and such property will be good and marketable security, subject to obtaining affidavit as mentioned above.
- E) In result I have state that I am satisfied that Shri. Devendra S/o Prakash Deshmukh is the absolute owner of the property referred in the schedule and their title over the property is clear and marketable.

Schedule of Property

All that piece and parcel of land bearing Kh. No. 60/1 P.H. NO. 37, admeasuring area 2.44 HR at Mouza - Hudkeshwar(KH), Rental of Rs. 7.25 held in Bhogwatadar Class-1 Rights Tahasil - Dist - Nagpur(Rural), Within the limits of the Hudkeshwar(KH), and the said Land is bounded as under -



Towards East - KH. NO.59/B
Towards West - KH. NO.Road
Towards North - KH. NO. 60/2
Towards South - KH. NO.8,9/1 & 9/2

Nagpur

Date : 07-07-2020



(Neel Yashwant Lade)





CHALLAN
MTR Form Number-6



GRN MH002006117202021E		BARCODE 		Date 06/07/2020-14:24:44		Form ID	
Department Inspector General Of Registration				Payor Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		Adv Neel Y Lade	
Location NAGPUR							
Year 2020-2021 From 06/07/2008 To 06/07/2020				Flat/Block No.			
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			325.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					Mauza Hudkeshwar Kurd Khasara No. 60/1		
Total			325.00		Amount In		Three Hundred Twenty Five Rupees Only
					Words		
Payment Details UNION BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02901792020070640408		38115451	
Cheque/DD No.				Bank Date		RBI Date	
				06/07/2020-14:26:36		Not Verified with RBI	
Name of Bank				Bank-Branch		UNION BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9595652172
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चालन 'सदम ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता त्याच्या दस्तांसाठी लागू नाही.