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. Machhindra Ramchandra Kadam 2) Mr. Rohit Machhindra Kadam 3) Sau Geeta Machhindra Kadam** and searches made by me for verifying the title of 25 Years. I am submitting my report as under:

That aforesaid Shri. **Machhindra Ramchandra Kadam And Shri. Rohit Machhindra Kadam** are the absolute owners of all piece and parcel of the land bearing Khasra No. 38/1 Area- 2.42 HR Mouza- Gotad Panjri , P.H. No. 38-A, Tah. & District –Nagpur land purchased by vide Registered SALE DEED No-2488/2014 Dated- 25/04/2014 Registered in the office of the sub-registrar, Nagpur- 7(Gramin) from 1. **Shri. SANDEEP SHESHRAO SAMBARE AND 2. SHRI. AMOL SHAMRAO SAMBARE.**

That aforesaid **Shri. Machhindra Ramchandra Kadam And Shri. Rohit Machhindra Kadam** are the absolute owners of all piece and parcel of the land bearing Khasra No. 38/2 Area- 1.47 HR Mouza- Gotad Panjri , P.H. No. 38-A, Tah. & District – Nagpur land purchased by vide Registered SALE DEED No- 5683/2013 Dated- 16/11/2013 Registered in the office of the sub-registrar, Nagpur- 7(Gramin) from 1. **Shri. AMOL SHAMRAO SAMBARE 2. SHRI. AVIRAT SHAMRAO SAMBARE 3. SAU NIRMALA VISHNUJI ARASPURE 4. SMT. KAUSABAI KISAN GAVHANKAR.**

That aforesaid Shri. **MACHHINDRA RAMCHANDRA KADAM** AND Shri. **ROHIT MACHHINDRA** KADAM are the absolute owners of all piece and parcel of the land bearing Khasra No. 38/3 Area- 1.47 HR Mouza- Gotad Panjri , P.H. No. 38-A, Tah. & District – Nagpur land purchased by vide Registered SALE DEED No-5684/2013 Dated- 16/11/2013 Registered in the office of the sub-registrar, Nagpur- 7(Gramin) from **1. Shri. SANDEEP SHAMRAO SAMBARE 2. SMT. KAUSABAI KISAN GAVHANKAR.**

That aforesaid **Shri. MACHHINDRA RAMCHANDRA KADAM** And **Sau. GEETA MACHHINDRA KADAM** are the absolute owners of all piece and parcel of the land bearing Khasra No. 39 Area- 3.61 HR Mouza- Gotad

Panjri , P.H. No. 38-A, Tah. & District – Nagpur land purchased by vide Registered SALE DEED No- **6803/2013** Dated- 12/06/2013 Registered in the office of the sub-registrar, Nagpur- 7(Gramin) from **Shri. BABURAO DHONDBA SAMBARE 2. SHRI. DASIRAM DHONDBA SAMBARE 3. SMT. SAYABAI DHONDBA SAMBARE 4. SAU. SHALINIBAI DHANRAJ ZALKE.**

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 **1) Mr. Machhindra Ramchandra Kadam 2) Mr. Rohit Machhindra Kadam 3) Sau Geeta 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 **1) Mr. Machhindra Ramchandra Kadam 2) Mr. Rohit Machhindra Kadam 3) Sau Geeta 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: 24/06/2020

Adv. Jitendra Bagul

SCHEDULE OF PROPERTY

ALL THAT Piece and Parcel of Agricultural Land Bearing P.H. NO. **38- A** Kh. No. **38/1,2,3 AND Kh.No. 39** Admeasuring about **8.97** HR Jama class I, Mauza- **Gotad Panjri**, Tah- Nagpur(Gramin), Dist- Nagpur and the said Land is bounded as under:

On the East _	**KH NO. 40**
On thr West -	**Shankarpur Shiv**
On the North-	**Beltarodi Shiv**
On the South-	**KH. NO. 37.**

NAGPUR

DATE: 24/06/2020

JITENDRA BAGUL

ADVOCATE