ADV. SHYAM C. SHAHU

HIGH COURT
Cubical No.23, Bar Room No.2
Ground Floor, High Court,
NAGPUR-440001

DISTRICT COURT
Room No. 6 A,
Table No. 30, Sixth Floor,
Nyay Mandir, Nagpur-440001

Office Address
Plot No. 15, Sant Gyaneshwar Colony,
Mankapur Road, NAGPUR-440030 .
Mob. 9225226487
Email:- shyamshahu358@gmail.com

Date : 01/09/2020

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by Mr. Mohd. Ismail S/o. Usman Khan, Navjivan Colony, Nagpur, for preparing this title verification and search report for the property which he duly owned and possessed and the same is also mentioned herewith, I do hereby submit my report as under: -

1. It seems from the records that ALL THAT piece and parcel of land bearing Khasara No. 113/1/K/2, admeasuring 3.2913 H.R., being a portion of entire land bearing Khasra No. 113/1/K, P.H. No. 43, of Mouza - Shankarpur, Gram Panchayat Velahari, and Nagpur Metropolitans Regional Development Authority, Nagpur.

2. That originally the aforesaid property was belonging to Shri. Madhusudan Krushnarao Nichkawade and Shri. Laxmikant Krushnarao Nichakawade and the same Mohd. Ismail Usman Khan and another partner namely Late Smt. Sushila Chandrakant Waghamare has purchased Khasra No. 113/1/K in the name of their Firm namely "Satyam Gruh Nirman Builders and Land Developers" jointly and the same was originally admeasuring about 4.91 H.R., on 12/09/2008 which is duly registered in Sub-Registrar Nagpur-10 (Gramin) vide registration No. 4961/2008, thus in view of this sale deed the aforesaid Firm becomes the absolute owner of the aforesaid property through both the Partners Mohd. Ismail Usman Khan and another partner namely Late Smt. Sushila Chandrakant Waghamare.

3. That then the aforesaid Mohd. Ismail Khan and his another partner decided to dissolved the aforesaid Firm amicably and mutually and decided to distribute the aforesaid assets amongst the Partners and therefore also executed one deed of dissolution of aforesaid Partnership Firm on 17/07/2017 and also submit the same before Registrar of Firm and the Registrar of Firm also passed the order of dissolution of Firm. Thereafter the aforesaid firm was duly got dissolved.

4. That then both the persons namely Mohd. Ismail Usman Khan and another partner namely Late Smt. Sushila Chandrakant Waghamare for distribution of the aforesaid property executed one deed of Partition Deed

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in the month of February 2018 and applied before the Hon'ble Tahsildar Nagpur, (Gramin) and on the basis of application the Naib Tahsildar Nagpur, (Gramin) also passed the order of Partition on 31/03/2018 and allotted an area of 3.2913 H.R. out of 4.91 in the name of the aforesaid Mohd. Ismail Khan and 1.6187 H.R. in the name of Smt. Sushila Waghmare. That the Naib Tahsildar Nagpur, (Gramin) also directed to the Superintendent of Taluka Land Record for doing measurement of the aforesaid property for doing "Pot Hissa Karyawahi" so that 7/12 extract of the aforesaid property will become separate.

5. That then as per the direction given by the Naib Tahsildar Nagpur Gramin the Mohd. Ismail Khan given application in the office of TLR for measurement and partition and then the Khasara No. 113/1/K got partition and duly "K" prat of the aforesaid property were prepared and on that basis 7/12 extract will got separated and the portion of the Mohd. Ismail Usman Khan shown as 113/1/K/2, and then the Sushila Waghmare died on 27/05/2018 and after the death of Smt. Sushila Waghmare his younger son Shri. Dewesh Waghmare challenged the aforesaid order of partition passed by Naib Tahsildar Nagpur (Gramin) before the SDO and the SDO passed the order and set aside the order passed by the Naib Tahsildar Nagpur (Gramin) and therefore being aggrieved by the order of SDO the aforesaid Mohd. Ismail Khan then filed the Second appeal before the Collector Nagpur and the Collector Nagpur again remanded backed the matter for fresh partition of the aforesaid land and therefore again the aforesaid Mohd. Ismail Khan filed the Revision Petition before the ADDL. Commissioner, Nagpur and then the aforesaid Mohd. Ismail Khan and Dewesh Waghmare decided to settle the matter amicably and mutually and therefore also executed one " Transfer deed of Property Persuant to Dissolution of Firm" and On 06/12/2019 therefore the aforesaid Mohd. Ismail Khan withdraw his revision Petition and the Naib Tahsildar Nagpur (Gramin) retained the order priorly passed by Naib Tahsildar Nagpur (Gramin) and allotted an area of 3.2913 H.R in the name of aforesaid Mohd. Ismail Khan and in view of the aforesaid transactions the aforesaid Mohd. Ismail Khan becomes the absolute and legal owner of the area of 3.2913 H.R of Mouza – Shankarpur, bearing Khasara No. 113/1/K/2.

6. That then aforesaid Mohd. Ismail Khan then decided to develop the aforesaid property by carving out Lay-out therein and carve plots therein and also decided to convert the aforesaid property from agriculture to Non-Agriculture and therefore the aforesaid Mohd. Ismail Khan applied for

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sanction of residential layout before the appropriate authority (NMRDA) and the NMRDA tentatively for Demarcation Purpose sanction the aforesaid Lay-out.

7. That then the aforesaid Mohd. Ismail Khan paid the amount of Rs. 81,02,343/- total on 06/08/2020 towards the Development Charges to the Nagpur Metropolitans Regional Development Authority, Nagpur and the same is duly pending for final approval and regularization of aforesaid Lay-out.

8. That while searching the records, it was found that some record was in mutilated and torn form, intermittently some record was missing. Moreover, the indexing of record as required under Registration Act, 1908 is incomplete. Therefore, the inspection of such record was not possible. Hence on the basis of record available, I certify that the property referred to in the schedule is owned by Mohd. Ismail S/o. Usman Khan and the same is free from encumbrances, charges, liens and mortgages or any other claim affecting the clear title as on date.

9. It seems from the records which is available to me, that as and when directed by Development Charges to the Nagpur Metropolitans Regional Development Authority, Nagpur the aforesaid person Mohd. Ismail Khan is duly complied with the same.

10. It seems from all the records of rights that the name of the aforesaid Mohd. Ismail S/o. Usman Khan also mutated in the 7/12 extract.

11. In result, I have to state that, I have made necessary searches at the concerned Sub-Registrar's office up to date and as the result of such searches, I am satisfied that, the property in question is free from all types of encumbrances and the title of owner Mohd. Ismail S/o. Usman Khan is clear and marketable.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land bearing Plot No. 113/1/K/2, admeasuring 3.2913 H.R., being a portion of entire land bearing Khasra No. 113/1/K/2, P.H. No. 43, of Mouza - Shankarpur, situated within the limits of Nagpur Metropolitans Regional Development Authority, Nagpur and Gram Panchayat Velahari, Nagpur the said property is bounded as under: -

EAST	:	Shiv Pandhan.
WEST	:	Khasara No. 116 & 117.
NORTH	:	Khasara No. 113/1/K/1.
SOUTH	:	Khasara No. 118.

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Hence, this Title Verification and Search Report is issued on this 2th day of September, 2020.

(Shyam C. Shahu)
ADVOCATE

Encl: 1} Original Search Receipts dated 01/09/2020.

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