

JEEVAN B. AKARTE

Advocate

Court: Table No-10, Old
Treasury Bar Room 5, Nyay
Mandir, Nagpur.

Res/ Off : T-3, "Rita Plaza"
Plot No.24, Amba Nagar
Besa Road, Nagpur - 24

Mob. : 9850340624.

TITLE VERIFICATION & SEARCH REPORT

As per instructions and authority given by my client **Sau. Anita Ravindra Kewatkar**, R/o. Vainganga Colony, Ajani, Nagpur for preparing the Title Verification and Search Report of agriculture land situated at Mouza: Bothali, P.H.No.74, Survey No. 95/2 admeasuring area 1.20 H.R., Khate No. 909, land revenue 4.50, occupancy Class-I, Tah - Nagpur (Gramin), Dist - Nagpur. I do hereby submit my report as under:

Present owner on record *Sau. Anita Ravindra Kewatkar*,

That, the agricultural land bearing Survey No. 98 is oreiginally owned by Shri Fulchand Jangalu Maraskolhe who was belong to schedule stribe/Adiwasi, therefore the owner of said land applied to compent authority for permission of sale said prohibited land to the intrested purchaser. That, the State Government of Maharastra passed the order vide its No Adiwasi 4908/Letter No 173/L-9 and granted permission to sale the same. The honble Collector, Nagpur vide its order D-16/B-12/Adi/Kavi/-142/2008 dated 15.09.2008 permittted to sale the area 1.20 H.R out of 2.01H.R to Non- Adiwasi the present owner namely *Sau. Anita Ravindra Kewatkar*. As such the honble Tahsildar granted the permission to sale the same on 25.06.2012 vide its order no Prastut/2/Kah/Nag.Gramin/kavi/176/2012.

That, in persuance of abovesaid permission, agreement and consideration the said land owner namely Shri Fulchand Jangalu Maraskolhe sold the 1.20 H.R land out of 2.01 H.R to the present owner namely *Sau. Anita Ravindra Kewatkar* by virtue of sale deed dated 24.07.2012 which is duly registered at serial no 03280/2012 before sub register office Nagpur Gramin. Now, the present owner is absolute and lawful owner of said property and she mutuuated his name on land record by virtue of mutation entry No-649, dated 30.08.2012. The property is more specifically described in the schedule annexed herewith.

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That, the said owner namely *Sau. Anita Ravindra Kewatkar* applied decided to develop the said land in to residencial use; hence she applied to the Development authority Nagpur Metropolitan Region Delopment Authority Nagpur for sacntion the layuot and conversion the use of said land. The Development authority Nagpur Metropolitan Region Delopment Authority Nagpur sanction the Layout map of said land vide its letter No ka.Aabhi/Nampravipra/2479 dated 19.07.2019 and in this way said land layout has been sanction by compentant authority.

That, thereafter, the present namely *Sau. Anita Ravindra Kewatkar* applied to hon'ble Collector, Nagpur for conversion of said land into non-agricultural and Hon'ble Collector passed an order dated 03.01.2020, vide revenue case No.117/NAP-34/Mouza- Bothali/2019-2020. In this way said land converted into non-agricultural land for residential use. In this way the said layout is duly sanctioned by competent authority and permitted to residencial use as per above specifically mentioned orders.

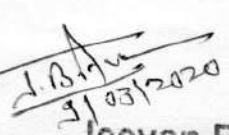
That, the aforesaid owner is absolute and lawful owner of said land and as per the land record which available to me for verification and search from the Talathi Office Bothali.

That, I have taken a search last 13 years of the register office in respect of said field by paying necessary fee and I found that after examination of online search and relevant document of land record of Bothali.

On the basis of search made by me and documents available from the Talathi Office to me and my personal verification of registration of documents.

I have found that, the said property is self acquired property of the present owner and she is absolute and lawful owner of said property. Further, it is submitted that, the said property is occupancy Class-1 and duly sanctioned by compentant authorities. Hence it is trasferable right to transfer the same by the owner of said land.

I therefore, certified that, title of the present owner upon the said property specified in the schedule would be free from encumbrances, charges, liens and mortgagor or any other claim affecting the clear title.


31/03/2020
Jeevan B. Akarte

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That, all the relevant documents of the title available to me from Talathi Office, I have verified and tallied these documents from the records of Registrar of Documents.

I am satisfied and have confirmed that, the said property is heritable and the transferor has right to transfer.

In result I have to state that I have made necessary searches at the concerned Sub-Registrar Office up to date and as the result of such searches and verification of the record of concerned authorities I found that the property is question is free and transferable and marketable title. Further, I state that the ownership of the present owners has not been disputed, the ownership of present owner clear and marketable title.

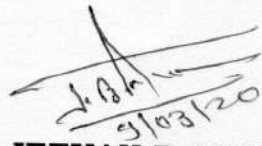
PROPERTY SCHEDULE

All that piece and parcel of land bearing **Survey No. 95/2** admeasuring area **1.20 H.R.** Khat No. 909, land revenue 4.50, occupancy Class-I, of **Muoza - Bothali**, P.H.No 74, Tah - Nagpur (Gramin), Dist - Nagpur and said land is bounded is as under.

East	:	Pandhan Road
West	:	khasra No.93
North	:	Remaining part khasra No.95 and 94
South	:	khasra No.96,97,98

Nagpur.

Dated: 09/03/2020


JEEVAN B AKARTE
Advocate
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Plot No. 24, Amba Nagar,
Manewada Besa Road, Nagpur