TITLE VERIFICATION AND SEARCH REPORT

OF

LAND BEARING KHASRA NO. 167/7, P. H. NO. 38, MOUZA – WELA (HARISHCHANDRA), SITUATED AT VILLAGE WELA(HARISHCHANDRA), TAHSIL AND DISTRICT NAGPUR

ADV.PRAVIN M. PARSE

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Panel Advocate:- Bank of Maharashtra, TJSB Ltd., Shriram Urban Co-Operative Bank Ltd., Jijau Comm. Co-Op Bank Ltd., Shikshak Sahakari Bank Ltd.

Date : 22.02.2021

TITLE VERIFICATION AND SEARCH REPORT

Title Verification and Search Report in respect of immovable property of **ALL THAT** piece and parcel of Agricultural Land bearing Khasra No. 167/7 admeasuring 1.17 H.R., held in Class I Rights, of Mouza- Wela (Harishchandra), Patwari Halka Number 38, situated at village Wela(Harishchandra), Tahsil and District Nagpur (and more particularly described in the Schedule of Property), I, PRAVIN M. PARSE, Advocate, Nagpur, do hereby submit my report as follows:-

THAT THE TITLE HISTORY FOR THE LAST 30 YEARS SHOWS THE FOLLOWING CHAIN OF TRANSACTION:–

- **WHEREAS,** initially All that piece and parcel of agricultural land bearing Khasra No. 167/7 admeasuring 1.17 H.R., held in Class I Rights, along with all crops, bushes, trees, plantations, attachments, installations, water course, pathways and all other easementary rights appurtenant and belonging there to, of Mouza- Wela(Harishchandra), Patwari Halka Number 38, situated at village Wela (Harishchandra), Tahsil and District Nagpur, belongs to SHRI. DINANATH GOVINDRAO KHADGI which was acquired by him by virtue of intestate succession.

- **WHEREAS,** thereafter SHRI. DINANATH GOVINDRAO KHADGI transferred the said property i.e. Agriculture Land Bearing Khasara No. 167/7 on 29.01.2005 to his minor grandson namely SHRI. AKSHAY MADAN KHADGI acting through his guardian SHRI. GAJANAN DINANTH

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KHADGI by way of Gift Deed and the said SHRI. GAJANAN DINANTH KHADGI accepted the said Gift Deed on behalf of AKSHAY MADAN KHADGI being a minor and the said Gift Deed is duly registered in the office of Sub Registrar, Nagpur – 10 (Gramin), at Registration Number 659/2005 on even date.

- **WHEREAS**, the name of minor AKSHAY MADAN KHADGI acting through his guardian SHRI. GAJANAN DINANTH KHADGI is duly mutated in the relevant revenue record.

- **WHEREAS**, thereafter the said Shri. Akshay Madan Khadgi prepared a residential layout plan on the said land bearing Kh No. 167/7, Mouza – Wela (Harishchandra), Tahasil – Nagpur Gramin.

- **WHEREAS**, since the said land was covered under Metro Authority the said proposed residential layout plan is recommended for sanction by Asst. Engineer, Nagpur Metropolitan Region Development Authority to the Town Planning Department, vide its Jawak Number 3970, Dated 09.03.2020.

- **WHEREAS**, thereafter the said SHRI. AKSHAY MADAN KHADGI after becoming a major, by the order of HONORABLE NAYAB TAHASILDAR vide his order number RMK/14/RTS64/2020-21 Dated 03.11.2020 the name of SHRI.GAJANAN DINANATH KHADGI as a Guardian has been duly removed from 7/12 Extract and the name of SHRI. AKSHAY MADAN KHADGI is duly mutated on 7/12 Extract as a Sole and Absolute owner of the said property i.e. Land bearing Kh. No. 167/7, admeasuring 1.17 Hectare, held in Class I Rights, Mouza- Wela (Harishchandra), Patwari Halka Number 38, situated at village Wela(Harishchandra), Tahsil and District Nagpur vide ferfar number 2565 dated 06.11.2020.

- **WHEREAS**, thereafter the said SHRI. AKSHAY MADAN KHADGI being not interested in retaining the said property i.e. Land bearing Kh No. 167/7 sold the same to Shri. Pankaj Madhavrao Pillewar and Shri. Vijay Rambhauji Dedmuthe. By way of Sale Deed dated 07.12.2020

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which is duly registered in the office of Sub Registrar, Nagpur – (Gramin), at Registration Number 11225/2020 on even date.

- THUS, from the date of execution and registration of the sale deed dated 07.12.2020 the said Shri. Pankaj Madhavrao Pillewar and Shri. Vijay Rambhauji Dedmuthe became the joint owner of the said property with heritable and transferrable rights therein.

- **THAT**, I certify that all the relevant documents are duly stamped and wherever the required stamp duty as payable under the Bombay Stamp acts 1958. Similarly wherever required the documents are duly registered as per the provisions of Indian Registration Act 1908.

- **THAT**, the said property is free all encumbrances, lien, charges, mortgages or any other claim affecting a clear and marketable title as on this date and the said joint owners are having clear and marketable title and there are no clouds over the title to the said property and same is marketable.

- **THAT,** IN VIEW of the above observations, perusal of the documents and the verification of records, and the record that was made available to me, necessary searches at the concerned Sub-Registrar Office up to date I am satisfied that the property is heritable and transferrable. All the necessary parties have been joined in the documents and the documents have desired effect. Facts and events material to title have been satisfactorily proved. That I did not come across about any entry as to any encumbrance, lien, mortgage, and or charges whatsoever during the course or my inspection of Index II register.

- **IN** result I have to state and certify that the property i.e. land bearing Khasra No. 167/7 admeasuring 1.17 Hectare presently belonging to legal, joint owners namely Shri. Pankaj Madhavrao Pillewar and Shri. Vijay Rambhauji Dedmuthe and in their actual physical possession and are having clear and marketable title and they have got every right to dealt with the said property in any manner i.e. the said property can

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be sold/transfer/let out/leased/mortgage/assign to any prospective purchaser or can be mortgage with any bank/financial institution and can be let out or leased to any person/company without any hindrance and/or obstruction of any type and any person/company/institution purchasing the said property.

- **THAT**, the party has submitted the following documents for conducting verification and search report.

1.	Copy of 7/12 Extract in the name of Shri. Akshay Madan Khadgi.
2.	Copy of 8A Extract in the name of Shri. Akshay Madan Khadgi.
3.	Copy of Khasra Plan
4.	Copy of zoning certificate from town planning department
5.	Copy of Sale Deed of land bearing Kh. No. 167/7 dated 07.12.2020
6.	Copy of proposed residential layout plan

HENCE THIS TITLE VERIFICATION AND SEARCH REPORT

"SCHEDULE OF PROPERTY"

(Description of property)

ALL THAT pieces and parcels of land bearing Khasra No. 167/7, admeasuring 1.17 H.R. held in Class I Rights, of Mouza- Wela (Harishchandra), Patwari Halka No. 38, situated at village Wela (Harishchandra), Tahsil and District Nagpur, and bounded as under:-	
ON THE EAST	Agriculture Land Bearing Kh. No. 167/8
ON THE WEST	Agriculture Land Bearing Kh. No. 167/3
ON THE NORTH	Agriculture Land Bearing Kh. No. 166
ON THE SOUTH	Agriculture Land Bearing Kh. No. 169 & 170

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PLACE: NAGPUR
DATE : 22.02.2021

(PRAVIN M. PARSE)
ADVOCATE