

RAM A. JOSHI**ADVOCATE**

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TITLE VERIFICATION & SEARCH REPORT

On the basis of relevant documents of title submitted by **Shri Manoj Vasant Golawar** and searches made by me for verifying the title of 14 Years of the below mentioned property, I am submitting my report as under:

That ALL THAT Non Agricultural land at Kh No. 100 about 2.90 H.R, (i.e 29,000 Sq.Mtr), Class 1, Jama Rs. 4.75, P.H No. 46, Mouza – Wanadongri, Tah – Hingna, Dist – Nagpur, originally belonged to **Smt. Renukabai Doma More** being her ancestral property.

That the aforesaid property was purchased by **Shri Manoj Vasant Golawar** and **Smt. Nisha Manoj Golawar** jointly vide Sale Deed dated 14/03/2001 at Sr.no. 702(CH), Sub-Registrar office Hingna, Dist. Nagpur and noted at addl. Book no. 1 at volume no. 208 on pages 162 to 169 at Sr.no. 681(ch) on even date and thus by virtue of the above Sale Deed the said **Shri Manoj Vasant Golawar** and **Smt. Nisha Manoj Golawar** have become the absolute and lawful owner of the aforesaid Property. And accordingly these owners mutated their names in the government and semi government records.

And that later on the aforesaid total land got converted into Non Agricultural vide order of Dist. Collector vide order no 286/NAP-34/2003-2004 dated 13/04/2004. In case no. 1077 of 2004.

That the aforesaid owners thereafter obtained Loan by mortgaging the instant property with IDFC bank by way of mortgage deed registered before the Sub registrar Hingna.

That subsequently the aforesaid owners carved a layout on the said total property admeasuring 2.90 H.R at Kh. No. 100, Mouza Wanadongri, Tahsil Hingna, Dist Nagpur and got the same sanctioned from Wanadongri Nagar Parishad vide its order no. 449 dated 26/11/20020



That out of the aforesaid total land admeasuring about 2.90 HR., 0.53 HR. has got reserved for Government share (MHADA) and remaining 2.37 HR. got sanctioned as a residential layout and the said residential layout got renumbered as Kh.no. 100/1 in the form of 86 plots of various sizes.

On 28/01/2021 I have verified the records of the office of the all the Sub-registrars concerned and submitted the application with requisite fee to Sub – registrar No. Hingna amounting to Rs. 350/- for 14 yrs I have taken search of last 14 years i.e from the year 2006 to 2021, the original receipt of search at Sub-registrar's office Hingna bearing GRN No. MH010777167202021E dated 28/01/2021 is enclosed herewith.

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 **Shri Manoj Vasant Golawar** and **Smt. Nisha Manoj Golawar** jointly, The documents produced before me and 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 **Shri Manoj Vasant Golawar** and **Smt. Nisha Manoj Golawar** can deal with the aforesaid property in their own way and they need not obtain Consent/NOC from anybody. (However obtaining of NOC from IDFC First bank is mandatory).

As per my search there is no further charge on the said property after this till date as per the online searches, however physical records could not be verified at the Sub registrar office Hingna.

On the basis of the search taken by me, I certify that the property referred in the scheduled (except that of IDFC First Bank) 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 his selling it 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. However a proper NoC from IDFC First Bank should mandatorily be obtained.

NAGPUR

DATE: 28/01/2021


Adv. Ram Joshi



SCHEDULE OF PROPERTY

ALL THAT Non Agricultural land at Kh No. 100/1 about 2.37 H.R, (i.e 23,700 Sq.Mtr), Class 1, Jama Rs. 4.75, P.H No. 46, Mouza – Wanadongri, Tah – Hingna, Dist – Nagpur, and the said land is bounded as under:

On the East	...	Kh. No. 152, 153
On The West	...	15 Meter road
On The North	...	Govt. Land
On The South	...	Kh. No. 101, 102

NAGPUR

DATE: 28/01/2021


Ram Joshi

Advocate

