

TITLE VERIFICATION CERTIFICATE
AND NON-ENCUMBERANCE CERTIFICATE

Having been engaged for preparing the Title Verification Certificate for the all that piece of land bearing Bhumapan Karmank (Khet Survey No.151/1/2, admeasuring 1.62 Hectare Mouza Bhilgaon Tahsil Kamptee and District Nagpur jointly owned by (1) **Mrs. Sangeeta Gopalchand Gupta** (1.08 Hectares) and (2) **Shri Yash Gopalchand Gupta** (0.54 Hectares), we do hereby submit my report as under :-

1. That Smt. Sangeeta w/o Gopalchand Gupta purchased the land bearing Khasra No.151/1 admeasuring 0.81 Hectares from Madho Ganbaji Bhanare vide Sale deed dated 03.04.2000 which has been registered in Addl. Book No.1, Volume No.2665, Pages 130 to 136 at Serial No.2264 with Joint Sub-Registrar, Nagpur-1 on 03-04-2000 and similarly Smt. Sangeeta w/o Gopalchand Gupta purchased the land bearing Khasra No.151/2 admeasuring 0.81 Hectares from (1) Raju Ganbaji Bhanare and (2) Kamlabai Krishnaji Bhanare vide Sale deed dated 03.04.2000 which has been registered in Addl. Book No.1, Volume No.2665, Pages 137 to 144 at Serial No.2265 with Joint Sub-Registrar, Nagpur-1 on 03-04-2000. Accordingly, Smt. Sangeeta Gopalchand Gupta became the owner of Khasra Nos.151/1 and 151/2 total admeasuring 1.62 Hectares.

2. That Smt. Sangeeta w/o Gopalchand Gupta gifted the property admeasuring 0.54 Hectares out of the Khasra Nos.151/1 and 151/2 by virtue of Gift Deed dated 22-05-2006 in favour of his real son namely Yash s/o Gopalchand Gupta, which has been registered in Book No.1 at Serial No.2105 with the Jt. Sub Registrar Kamptee on 23-05-2006. Similarly, Smt Sangeeta Gopalchand Gupta gifted the property admeasuring 0.54 Hectares to her mother, namely, Smt. ParvatiDevi Rajaramji Gupta acting through her attorney Mr.Yash Gopalchand Gupta vide Gift Deed dated 22-05-2006 in favour of his real son namely Yash s/o Gopalchand Gupta, which has been registered in Book No.1 at Serial No.2106 with the Jt. Sub Registrar Kamptee on 23-05-2006. Accordingly, Mr. Yash Gupta became the owner of 0.54 Hectares, Mrs. Parvatidevi became the owner of 0.54 Hectares and Mrs. Sangeeta Gupta retained her ownership upon 0.54 Hectares out the Khasra Nos.151/1 and 151/2.



3. That Mrs. Parvatidevi Gupta executed a Will dated 20.03.2013 whereby she bequeathed her share admeasuring 0.54 Hectares to Mrs. Sangeeta Gopalchand Gupta, thereafter Mrs. Parvati Gupta left for heavenly abode and as such said land admeasuring 0.54 Hectares out of Khasra Nos.151/1 and 151/2 came to be owned by Mrs. Sangeeta Gopalchand Gupta. Accordingly, Mrs. Sangeeta Gupta became the owner of 1.08 Hectares and Mr. Yash Gupta became the owner of 0.54 Hectare of land bearing Khasra No.151/1/2, Mouza Bhilgaon, Tahsil Kamthi and District Nagpur.

4. Thus the links in the chain of title in favour of Shri Yash s/o Gopalchand Gupta and Mrs. Sangeeta Gopalchand Gupta have been properly established. All the transactions have been duly verified from the relevant records.

5. We have caused the search of relevant records, for last more than twelve years, by paying necessary search fees. On the basis of search caused by us and the documents placed before us, the property referred in the schedules is found to be held and owned by Shri Yash s/o Gopalchand Gupta and Mrs. Sangeeta Gopalchand Gupta.

6. That we have perused the relevant documents whereby the title upon the property in question has come to the present owners. As the result of such searches the property in question is found to be free from encumbrances and the title of the present aforesaid holders is found to be clear and marketable. However, the search does not include any documents which are registered in Book No.2,3 and 4 such as Power of Attorney, Will. The search also does not include any equitable mortgage prior to 01.04.2013 or subsequent to 01.04.2013 for which notice of intimation has not been filed.

SCHEDULE OF PROPERTY

All that piece of land bearing Bhumapan Karmank (Khet Survey No.151/1/2) total admeasuring 1.62 Hectares situated in Mouza Bhilgaon Tahsil Kamptee and District Nagpur within the limit of Nagpur District which is bounded as under :

On the North : Bhilgaon Road
On the South : Field Survey No.148
On the East : Field No. 143 & 150
On the West : Field Survey No.152

For M/s. Qubbawala & Co.



(MOHAMMED QUBBAWALA ADVOCATE)