

Ref:

ADV. RAKESH U. SALVE

B.E.,MBA, L.L.B.



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Bar council Reg No.MAH/364/2012.

:-To Whomsoever It May Concern:-

**TITLE VERIFICATION AND SEARCH REPORT AND NON
ENCUMBRANCES CERTIFICATE**

Having been engaged by my client M/s Keshvam Reality through partnership firm for preparing the Title Verification and Search Report for the property owned by jointly 1. **SMT. KAUSHLYA WD/O BAPURAO FULKAR**, 2. **SHRI. ISHWAR S/O BAPURAO FULKAR**, 3. **SHRI. VILAS S/O BAPURAO FULKAR**, 4. **SHRI. ASHOK S/O BAPURAO FULKAR**, 5. **SAU. SUNITA W/O EKNATH CHAMAT**, 6. **SAU. VIJAYATAI W/O NARENDRA ROKDE**, and I do hereby submit my report as under:

1. It is observed that from the records of the concerned authorities **SMT. KAUSHLYA WD/O BAPURAO FULKAR**, **SHRI. ISHWAR S/O BAPURAO FULKAR**, **SHRI. VILAS S/O BAPURAO FULKAR**, **SHRI. ASHOK S/O BAPURAO FULKAR**, **SAU. SUNITA W/O EKNATH CHAMAT**, **SAU. VIJAYATAI W/O NARENDRA ROKDE** are the joint owner of the property in question, the property is more specifically described in the schedule annexed herewith.

2. That the aforesaid owner **SMT. KAUSHLYA WD/O BAPURAO FULKAR**, **SHRI. ISHWAR S/O BAPURAO FULKAR**, **SHRI. VILAS S/O BAPURAO FULKAR**, **SHRI. ASHOK S/O BAPURAO FULKAR**, **SAU. SUNITA W/O EKNATH CHAMAT**, **SAU. VIJAYATAI W/O NARENDRA ROKDE** acquired the title upon the property in question by virtue of intestate succession and inheritances.

3. That the title history of the property in question for more than last thirty years shows the following chain of transactions:-

❖ That as per records of the concerned authorities ALL That Piece and Parcel of agricultural field admesuring area 1.21 H.R, Khasara No. 128, Mauja: Kotewada, P.H.No 72, Khate No.400, deposit Rs.6.75,Occupancy right Class-I, With in the limits of Tahsil Hingna,District-Nagpur, consist of the property in question was held and owned by **Shri Bapurao Bhagwanji Fulkar** by way of purchase with heritable and transferable right since 30 years and same purchased by him from Shri Chandrabhan Mahadeo Bawane by way of Sale deed Registered No. on dated 19/11/1983 before Sub Registrar,Nagpur ~~Rural~~, nagpur and by the order vide of Sub Divisional Officer, Nagpur in Rev.case No.256/LND-18/2016-17 on dated 12/05/2017 has changed the occupancy from class 2 to class 1 of the aforesaid agricultural land.

❖ That after the death on dated 09/05/2019 of **Shri Bapurao Bhagwanji Fulkar** his legal heir his widow **SMT. KAUSHLYA WD/O BAPURAO FULKAR**, and son **SHRI. ISHWAR S/O BAPURAO FULKAR**, **SHRI. VILAS S/O BAPURAO FULKAR**, **SHRI. ASHOK S/O BAPURAO FULKAR**, and married daughter **SAU. SUNITA W/O EKNATH CHAMAT**, **SAU. VIJAYATAI W/O NARENDRA ROKDE** were the only legal heir who jointly acquired,occupied the title over the described property by way of intestate succession & inheritances rights and enjoyed property peacefully on even date without any disturbance and nuisance.

❖ That the aforesaid legal heirs jointly mutated their name as the owner of the property over the the record of right i.e Talathi (Patwari) 7/12 vide ferfar,adhikar abhilekh abstract and entry of the same has shown on even date in the concerned revenue offices.

❖ That thereafter the aforesaid legal heirs SMT. KAUSHLYA WD/O BAPURAO FULKAR, SHRI. ISHWAR S/O BAPURAO FULKAR, SHRI. VILAS S/O BAPURAO FULKAR, SHRI. ASHOK S/O BAPURAO FULKAR, SAU. SUNITA W/O EKNATH CHAMAT, SAU. VIJAYATAI W/O NARENDRA ROKDE had become the absolute joint owner of the aforesaid entire agricultural land.

❖ That it is further submitted that the aforesaid legal heirs SMT. KAUSHLYA WD/O BAPURAO FULKAR, SHRI. ISHWAR S/O BAPURAO FULKAR, SHRI. VILAS S/O BAPURAO FULKAR, SHRI. ASHOK S/O BAPURAO FULKAR, SAU. SUNITA W/O EKNATH CHAMAT, SAU. VIJAYATAI W/O NARENDRA ROKDE has executed a development agreement of the said land in favour of M/s Keshvam Reality, a partnership firm for the purposes of developmet on such land vide agreement of development which has been registered before Sub registrar ,Hingna,at document No.8177,on dated 27/12/2021 by paying proper and valid stamp duty under adjudication case No.AD.J/4600902/191/2021 by the Honable Collector of stamps,Nagpur(Rural).

Thus the links in the chain of title have been properly established. All the transaction have been duly verified from the relevant records of Registrar offices, revenue department and concerned authorities, with in the jurisdiction of Tahsil Hingna and District Nagpur.

I have caused the search of records of Registrar Office from Inspection Book No. (I) Index No. (II) and other relevant records , for last 30 years , by paying necessary search fees. The original search fees receipt is enclosed herewith.

4. On the basis of search caused by me and the documents placed before me, I certify that the property in question are holding the same by the stated person. I, therefore, certify that the title of the aforesaid owner upon the property specified in the schedule is free from encumbrances, charges, lines and mortgages or any other claim affecting the clear title, and free from any anomaly and there are no prior charges on the same as on the date.
5. That all the relevant documents of title placed before me have been verified and tallied from the records of Registrar of Documents and from the records of appropriate authorities.
6. I have persued concern documents i.e 7/12 abstract, record of 8A,gaon Namuna 6 abstract etc. and the said document adequately sufficient to prove title,ownership and possession of the stated owner and there is nothing, which is prejudicial or undesirable in said documents.
7. I have also confirmed from Government and Public Land Acquisition Authorities that the property described in Schedule is not subject to any acquisition or requisition by these authorities.
8. I certify that all document are duly stamped whenever the stamp duty is payable on the documents in accordance with the provisions of Bombay Stamp Act, 1958/Indian Stamp Act, 1899, as amended up to date. Similarly, the relevant documents have been registered/attested, wherever documents require Registration/Attestation.
9. In result, I have to state that I have made necessary searches at the concerned Sub-Registrars offices up to date and as the result of such searches and verification of the records of concerned authorities, the property in question is found to be free from all types of encumbrances, the title of the property in question is found to be clear.



(3)

Document Scrutinized are as under:-

- Certified copy of 7 and 12 record for the year ,2021 issued by Talathi office.
- Certified copy of Gaon namuna 8A record for the year ,2021 issued by Talathi office.
- Certified copy of part map record for the year ,2021 issued by Talathi office.
- Certified copy of Gaon namuna No.6 Ferfar Sheet for the year 2021 mutation entry issued by Talathi office.
- Original copy of Zone dakhala issued by Town planning, Nagpur region development authority.
- Measurement sheet (k sheet) for the khasara issued by city survey office Hingna,Nagpur

Evidence of Possession:-As per document scrutinized that the said joint owner namely SMT. KAUSHLYA WD/O BAPURAO FULKAR, SHRI. ISHWAR S/O BAPURAO FULKAR, SHRI. VILAS S/O BAPURAO FULKAR, SHRI. ASHOK S/O BAPURAO FULKAR, SAU. SUNITA W/O EKNATH CHAMAT, SAU. VIJAYATAI W/O NARENDRA ROKDE are in possession of property as on date subject to development of such land handover and in favour of M/s Keshvam Reality as stated above.

SCHEDULE OF PROPERTY

ALL That Piece and Parcel of agricultural field admesuring area 1.21 H.R, KhasaraNo.128,Mauja:Kotewada, P.H.No 72, Khate No.400, deposit Rs.6.75, Occupancy right Class-I,With in the limits of Tahsil Hingna,District-Nagpur,and the said property is bounded as under:-

On the East : Khasara No. 129,
On the West : Khasara No. 127,
On the North : Khasara No. 131,
On the South : Pandhan Road,

Date:-07/01/2022

Place:-Nagpur



ADVOCATE RAKESH U. SALVE



CHALLAN
MTR Form Number-6



GRN	MH011323301202122E	BARCODE			Date	07/01/2022-10:54:19	Form ID	
Department				Inspector General Of Registration				
Search Fee				TAX ID / TAN (If Any)				
Type of Payment				Other Items				
PAN No.(If Applicable)								
Office Name				HGN_HINGNA SUB REGISTRAR		Full Name		
Location				NAGPUR		ADV RAKESH U SALVE		
Year				2021-2022 From 01/01/1982 To 01/01/2022		Flat/Block No.		
Account Head Details				Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE				750.00		Road/Street		
						NEAR NAGPUR GLASS COMPANY		
						Area/Locality		
						NAGPUR		
						Town/City/District		
						PIN		
						4 4 0 0 0 8		
						Remarks (If Any)		
						MJ KOTEWADA KHASARA NO.128 PH NO.72 AREA 1.21 HR		
						TAHSIL HINGNA DISTRICT NAGPUR		
						Amount In		
						Seven Hundred Fifty Rupees Only		
Total				750.00		Words		
Payment Details				BANK OF MAHARASHTRA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Bank CIN				Ref. No.		02300042022010764589 002717548		
Bank Date				RBI Date		07/01/2022-10:55:42 Not Verified with RBI		
Name of Bank				Bank-Branch				
				BANK OF MAHARASHTRA				
Name of Branch				Scroll No. , Date				
				Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9890138495

संदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

