## TO WHOMSOEVER IT MAY CONCERN

## SEARCH, INSPECTION AND TITLE VERIFICATION REPORT FOR SURVEY NO. 64, MOUZA -BHOKHARA, PATWARI HALKA NO. 12-A, OCCUPANT CLASS-1, ADMEASURING 0.79 H.R., TERM- NAGPUR (RURAL), DISTRICT NAGPUR.

1. **INTRODUCTION :-**

I was commissioned by Shri Sudeshchandra Gupta, for conducting search and inspection of the title record for the past thirty years of the below mentioned property, the details whereof is as under:-

All that piece and parcel of agricultural land more particularly land identified as bearing Khasra no. 64, Patwari Halka No. 12-A, Khata No. 9, Occupant Class - 1, Admeasuring 0.79 H.R., Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 0.79 H.R. was originally owned by Shri Punjabrao Kisan Kudawale and Smt. Sukribai W/o Shri Punjabrao Kudawale, both R/o Mouza - Bhokhara, at post -Godhani, Tehsil - Nagpur (Rural), District -Nagpur.

2. **PROPERTY RECORD TO BE INSPECTED:-**

The aforesaid property is situated in Mouza - Bhokara, at post - Godhani, Tehsil Nagpur (Rural), District Nagpur. Insofar as the record of aforesaid property in Mouza -Bhokara is concerned, the property record from the period 1984 to 2022 is maintained at the Office of the Sub Joint Registrar of Assurances, Class - II Nagpur Gramin - 10, Nagpur. In addition, property record from the period 2005 to 2022 is also maintained before the Office of the Sub-Registrar of Assurances, Nagpur - 7 (Rural), Nagpur. Thus, for the purposes of taking search and inspection of the property record for a period of 30 years, the property record at the Offices of the Sub Joint Registrar of Assurances, Class - II Nagpur Gramin - 10, Nagpur is required to be inspected and is accordingly inspected. The property records inspected at the Offices of the concerned Sub-Registrars of Assurances include Index Register, Index No. II of the aforementioned property documents registered and the daybook in which the entries of all documents registered at the concerned Office of the Sub-Registrar of Assurances is taken. Additionally, the certified copies of the relevant revenue record qua the above mentioned property is also verified for the purposes of examining the details of various mutation entries effected and cross-checking the same with the entries of various title documents which is observed while taking inspection of property records. The instant search and inspection

report is issued on the basis of record and documents inspected. The complete record is not available at the concerned Offices and the record which is available from the year 1984 to 2002 is old and is in mutilated condition. But record from 2002 to till date is entered and mutated in the computers of the office of Sub-Registrar and is easily available for search report.

3. PARTICULARS OF SEARCH:-

Stated herein below are the particulars / details of the application for search and inspection of the property record made by the undersigned at the Offices of the Sub Joint Registrar of Assurances, Class - II Nagpur Gramin -10, Nagpur. On 03.07.2012, I applied before the Sub Joint Registrar of Assurances, Class - II Nagpur Gramin - 10, Nagpur, for obtaining search and inspection of the property record for a period of 10 years (from 2003 to 2012) pertaining to aforesaid Survey No. 64, Mouza - Bhokara, Tehsil Nagpur (Rural), District Nagpur which is referred above respectively vide Application No. 1932/2012. The search and inspection fees of Rs. 250/ - (Rupees two hundred & fifty only) was paid vide Receipt No. 89302/ 2012 dated 03/07/2012. Similarly, I applied before the Sub Joint Registrar of Assurances, Class - II Nagpur-1, vide Application No. 7233/12 for obtaining search and inspection of the property record for a period of 32 years (from 1991 to 2022).

4. OBSERVATIONS:-

My observation qua search and inspection of the aforesaid property is stated as under. The particulars / details of my observations qua of the above mentioned property (ies) is stated in the order in which the same appear in paragraph (1) supra. The details / observations stated in this search and inspection report is based upon the records inspected.

In this paragraph the details of search and inspection qua record pertaining to Survey No. 64 is stated. This particular land identified as bearing Survey no. 64, Patwari Halka No. 12-A, Khata No. 9, Occupant Class - 1, Admeasuring 0.79 H.R., Mouza - Bhokhara, Tehsil - Nagpur (Rural), District - Nagpur admeasuring 0.79 H.R. was originally owned and recorded in revenue record by Shri Punjabrao Kisan Kudawale and Smt. Sukribai W/o Shri Punjabrao Kudawale, both R/o Mouza - Bhokhara, at post - Godhani, Tehsil - Nagpur (Rural), District -Nagpur. But, Shri Punjabrao Kisan Kudawale, died in the year 18.08.91 and in the year Smt. Sukribai w/ o Shri Punjabrao Kudawale, died in the year 02.01.85. Accordingly, legal heirs of Shri Punjabrao Kisan Kudawale and Smt. Sukribai w/o Shri Punjabrao Kudawale, mutated their names in the Extract of 7/12 maintained at

Patwari revenue record on 19.01.2000 vide notification (ferfar) no. 528, namely, 1. Shri Bharat S/o Late Shri Panjabrao Kudawale, 2. Shri Prahlad S/o Late Shri Panjabrao Kudawale, 3. Shri Dudhu S/o Late Shri Panjabrao Kudawale, 4. Shri Ganesh S/o Late Shri Panjabrao Kudawale, 5. Shri Biharilal S/o Late Shri Panjabrao Kudawale, 6. Sau. Bhagirathabai w/o Shri Ramchandra Pachwe, 7. Sau. Chandrakala w/o Shri Sheshrao Bisre, 8. Sau. Babynanda w/o Shri Nemaji Chaurase, who jointly owned between themselves this particular piece and parcel of property being agricultural lands identified as Survey No. 64 admeasuring 0.79 H.R., which is divided into eight parts of Mouza - Bokhara, Patwari Halka No. 12-A, Occupancy Rights - 1, Tehsil - Nagpur (Rural), District- Nagpur. The said persons decided to partition amongst themselves the aforesaid properties. The said partition was done on 02.06.2001.

Further, 1. Shri Bharat S/o Late Shri Panjabrao Kudawale, 2. Shri Prahlad S/o Late Shri Panjabrao Kudawale, 3. Shri Dudhu S/o Late Shri Panjabrao Kudawale, 4. Shri Ganesh S/o Late Shri Panjabrao Kudawale, 5. Shri Biharilal S/o Late Shri Panjabrao Kudawale, 6. Sau. Bhagirathabai w/o Shri Ramchandra Pachwe, 7. Sau. Chandrakala w/o Shri Sheshrao Bisre, 8. Sau. Babynanda w/o Shri Nemaji Chaurase, with two consentors, Shri Rameshwar s/o Shri Bharat Kudawale, and Shri Sachin s/o Shri Prahlad Kudawale executed a registered Sale Deed before the Office of the Sub Joint Registrar of Assurances, Nagpur - 10 (Rural), on dated 19.11.2011 at serial no. 05159/2011, receipt no. 5378 of this particular piece and parcel of property being agricultural lands identified as Survey No. 64 admeasuring 0.79 H.R., which was divided into eight parts of Mouza - Bokhara, Patwari Halka No. 12-A, Occupancy Rights - 1, Tehsil - Nagpur (Rural), District - Nagpur and transfers, conveys, assigns and alienate absolute share unconditionally, irrevocably and without any reservations whatsoever in favour of Shri Sudeshchandra Gupta.

I have not come across any other document or deed registered qua the aforesaid Survey No. 64 after the aforesaid dates on which the same was purchased by Shri Sudeshchandra Gupta, Nagpur from their respective predecessors-in-title. The relevant revenue record, to wit, Register of Mutations, Village Form 7/12 and 8-A qua the aforesaid Survey No. 64 have been duly mutated in the name of Shri Sudeshchandra Gupta, Nagpur.

However, at the time of execution of sale deed on dated 19.11.2011 in favour of Shri Sudeshchandra Gupta, on the same day dated 19.11.2011 a public notice was published

by Advocate Darasingh J. Sindhu on behalf of his client Shri Sandeep s/o Indrajeet Suri in the two daily newspapers namely "The Hitavada" and "Navbharat", wherein, Shri Sandeep s/o Indrajeet Suri, has revealed third party interest in the said above mentioned property. Accordingly, Shri Sudeshchandra Gupta through their Advocate Shri Ambarish Joshi sent legal notice to all above mentioned legal heirs, namely, 1. Shri Bharat S/o Late Shri Panjabrao Kudawale, 2. Shri Prahlad S/o Late Shri Panjabrao Kudawale, 3. Shri Dudhu S/o Late Shri Panjabrao Kudawale, 4. Shri Ganesh S/o Late Shri Panjabrao Kudawale, 5. Shri Biharilal S/o Late Shri Panjabrao Kudawale, 6. Sau. Bhagirathabai w/o Shri Ramchandra Pachwe, 7. Sau. Chandrakala w/o Shri Sheshrao Bisre, 8. Sau. Babynanda w/o Shri Nemaji Chaurase, with two consentors, Shri Rameshwar s/o Shri Bharat Kudawale, and Shri Sachin s/o Shri Prahlad Kudawale on dated 21.11.2011. But, all the above mentioned legal heirs denied any third party interest in favour of Shri Sandeep s/o Indrajeet Suri in respect of the said property bearing Survey No. 64 admeasuring 0.79 H.R., which is divided into eight parts of Mouza - Bokhara, Patwari Halka No. 12-A, Occupancy Rights -1, Tehsil - Nagpur (Rural), District - Nagpur.

In addition, all the above mentioned legal heirs denied creating any third party interest in favour of Shri Sandeep s/o Indrajeet Suri in respect of the property bearing Survey No. 64 admeasuring 0.79 H.R., which is divided into eight parts of Mouza - Bokhara, Patwari Halka No. 12-A, Occupancy Rights - 1, Tehsil - Nagpur (Rural), District - Nagpur. Moreover, all the above mentioned legal heirs namely, 1. Shri Bharat S/o Late Shri Panjabrao Kudawale, vide affidavit dated 28.11.11 at serial no. 7193, 2. Shri Prahlad S/o Late Shri Panjabrao Kudawale, vide affidavit dated 28.11.11 at serial no. 7191, 3. Shri Dudhu S/o Late Shri Panjabrao Kudawale, vide affidavit dated 28.11.11 at serial no. 7189, 4. Shri Ganesh S/o Late Shri Panjabrao Kudawale, vide affidavit dated 30.11.11 at serial no. 1105, 5. Shri Biharilal S/o Late Shri Panjabrao Kudawale, vide affidavit dated 28.11.11 at serial no. 7190, 6. Sau. Bhagirathabai w/o Shri Ramchandra Pachwe, vide affidavit dated 28.11.11 at serial no. 7182, 7. Sau. Chandrakala w/o Shri Sheshrao Bisre, vide affidavit dated 28.11.11 at serial no. 7186, 8. Sau. Babynanda w/o Shri Nemaji Chaurase, vide affidavit dated 28.11.11 at serial no. 7185, with two consentors, Shri Rameshwar s/o Shri Bharat Kudawale, vide affidavit dated 28.11.11 at serial no. 7188, and Shri Sachin s/o Shri Prahlad Kudawale vide affidavit dated 28.11.11 at serial no. 7187, gave undertaking before Executive Magistrate, Nagpur Rural, Nagpur, that they

have not created any third party interest in favour of Shri Sandeep s/o Indrajeet Suri, the contents of affidavits are self explanatory.

Therefore, on the basis of the documents inspected by me, I am of the opinion that the links in the chain of title is complete and there does not exist any adverse right, claim or encumbrance over the aforesaid property. The property described above is presently owned by Shri Sudeshchandra Gupta, Nagpur whose title thereto is clear and marketable. As on date Shri Sudeshchandra Gupta is the sole and absolute owner inter alia of the aforesaid Khasra No. 64, Mouza -Bhokara, Patwari Halka No.12-A, Occupant Class - I, Tehsil Nagpur (Rural), District Nagpur.

On request made by Shri Sudesh Chandra Gupta the daily cause list for the last six months in the Courts of the Hon'ble Co-operative Court, Nagpur and the Hon'ble Co-operative Appellate Court, Nagpur were also checked to examine if there is any pending disputes involving in the aforesaid Khasra No. 64 Mouza - Bhokara, Patwari Halka No.12-A, Occupant Class - I, Tehsil Nagpur (Rural), District Nagpur. The facility of details of cases available on computerized record in litigant facilitation and assistance centers at the Hon'ble High Court of Judicature at Bombay, Nagpur Bench, at Nagpur and the Hon'ble District Court, at Nagpur was also used to search for the name of "aforesaid persons" to examine if there is any pending suit, dispute, petition, application, etc. involving the said Khasra No. 64 Mouza - Bhokara, Patwari Halka No.12-A, Occupant Class – I, Tehsil, Nagpur (Rural), District Nagpur. However, no such results were revealed.

5. I, therefore, state on the basis of the record and documents inspected by me and the aforesaid public notice given in local daily newspapers having wide circulation inviting adverse claims that, Shri Sudeshchandra Gupta, Nagpur named above which is the owner of the aforementioned property is the last recorded owner thereof and at present has perfect, clear and marketable title to the aforesaid property which it can competently transfer, convey and alienate in favour of any prospective purchaser(s).

Hence this search, inspection and title verification report.

Place : Nagpur
Date : 20.04.2022

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