

MH006316747202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Aug 2022	Receipt	Receipt no.: 1112517779
Name of the Applicant : Akash Madhukarrao Raut		
Details of property of which document has to be searched : Dist :Nagpur Village :Hingana Ta.sa.kra.49 S.No/CTS No/G.No. : 199		
Period of search : From :2002 To :2022		
Received Fee : 525		
The above mentioned Search fee has been credited to government vide GRN no :MH006316747202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		


(Akash Raut)
Advocate

TITLE INVESTIGATION REPORT (TIR)

Having been engaged by 1) **SHRI SHARAD SHESHRAOJI DLAVI**, 2) **SHRI SHYAMRAO DEORAOJI KALE**, 3) **SHRI DHANRAJ GANPATRAO BABDE**, R/o. House No.44/A, Near Ganesh Mandir, Jaitala, Nagpur, for preparing the Title Verification and Search Report to verify the ownership of property described in Schedule belonging to 1) Shri Sharad Sheshraoji Dlavi, 2) Shri Shyamrao Deoraoji kale, 3) Shri Dhanraj Ganpatrao Babde, I advocate Shri Akash Madhukar Raut, do hereby submit my report as under:

That 1) Shri Sharad Sheshraoji Dlavi, 2) Shyamrao Deoraoji kale, 3) Shri Dhanraj Ganpatrao Babde, are absolute owner Khasra/Survey No.199, 200, 201, 203, total admeasuring about 3.30 H.R., (33000 Sq. Mtr.) situated at **Mouza – Hingna**, P.H. No.49, Tahsil – Hingna, District – Nagpur, and the same is bounded as under:

Boundary of Khasra No.199

ON THE EAST - KHASRA NO.200 (OLD 219, 220)
ON THE WEST - KHASRA NO. 203 (OLD 217)
ON THE NORTH - GOVT. PLACE
ON THE SOUTH - KHASRA NO.196

Boundary of Khasra No.200

ON THE EAST - KHASRA NO.201
ON THE WEST - KHASRA NO.199
ON THE NORTH - GOVT. PLACE
ON THE SOUTH - KHASRA NO.196

Boundary of Khasra No.201

ON THE EAST - KHASRA NO.198, 202
 ON THE WEST - KHASRA NO.200
 ON THE NORTH - PANDHAN
 ON THE SOUTH - KHASRA NO.196

Boundary of Khasra No.203

ON THE EAST - KHASRA NO.199 (OLD 218)
 ON THE WEST - KHASRA NO.197 (OLD 216)
 ON THE NORTH - GOVT. PLACE
 ON THE SOUTH - KHASRA NO.196

Sheet showing flow of the title of the owner and his/its predecessors in interest up to the Latest Title Deed for last 20 years.

1. That, 1) Shri Sharad Sheshraoji Dlavi, 2) Shyamrao Deoraoji kale, 3) Shri Dhanraj Ganpatrao Babde, are absolute owner of Khasra/Survey No.199, 200, 201, 203, total admeasuring about 3.30 H.R., (33000 Sq. Mtr.) situated at **Mouza – Hingna**, P.H. No.49, Tahsil – Hingna, District – Nagpur and their names are mutated in 7/12 extract (property card).
2. That, during the search I found that the originally the said 1) Shri Sharad Sheshraoji Dlavi, 2) Shyamrao Deoraoji kale, 3) Shri Dhanraj Ganpatrao Babde, has purchased the entire Khasra No.199, admeasuring 0.27 H.R. out of total land 0.81 H.R. from 1) Smt. Satyabhama Wamanrao Modak and 2) Akash Ramkrushna Nagrare, Both R/o. Nagpur, vide Sale Deed dated 28-12-2020, registered at Serial No.7931/2020, before Sub-Registrar, Hingna, and 1) Shri Sharad Sheshraoji Dlavi, 2) Shyamrao Deoraoji kale, 3) Shri Dhanraj Ganpatrao Babde, has purchased the entire Khasra No.199, admeasuring 0.54 H.R. out of total land 0.81 H.R. from 1) Akash Ramkrushna Nagrare, 2) Smt. Panchafula Fakirchand Moon, Both R/o. Nagpur, vide Sale Deed dated 18-11-2020, registered at Serial No.6325/2020, before Sub-Registrar, Hingna. Hence now aforesaid owners became the Owner of entire Khasra No.199, total admeasuring 0.81 H.R.

3. That, apart from this 1) Shri Sharad Sheshraoji Dlavi, 2) Shyamrao Deoraoji kale, 3) Shri Dhanraj Ganpatrao Babde, has purchased the entire Khasra No.200, admeasuring 0.87 H.R. from 1) Smt. Prabha Ramdas Ganvir and 2) Shridhar Govinda Nagrare, Both R/o. Nagpur, vide Sale Deed dated 18-09-2020, registered at Serial No.4066/2020, before Sub-Registrar, Hingna,

4. That, Further 1) Shri Sharad Sheshraoji Dlavi, 2) Shyamrao Deoraoji kale, 3) Shri Dhanraj Ganpatrao Babde, has purchased the entire Khasra No.201, admeasuring 0.81 H.R. from 1) Ramesh Govinda Nagrare, 2) Bhimrao Govinda Nagrare, Both R/o. Nagpur, vide Sale Deed dated 01-09-2020, registered at Serial No.3737/2020, before Sub-Registrar, Hingna,

5. That, again 1) Shri Sharad Sheshraoji Dlavi, 2) Shyamrao Deoraoji kale, 3) Shri Dhanraj Ganpatrao Babde, has purchased the entire Khasra No.203, admeasuring 0.81 H.R. from 1) Charandas Sahdeo Nagrare, 2) Smt. Kamal Urkuda Kasture, 3) Premdas Sahdeo Nagrare, Both R/o. Nagpur, vide Sale Deed dated 13-11-2020, registered at Serial No.6278/2020, before Sub-Registrar, Hingna,

6. That, in this way 1) Shri Sharad Sheshraoji Dlavi, 2) Shyamrao Deoraoji kale, 3) Shri Dhanraj Ganpatrao Babde, became the owner of Khasra No.199, 200, 201, 203 and according they submitted the said Khasra No.199, 200, 201, 203 for conversion from Agricultural Land to non-Agricultural for Residential use and accordingly the said land is converted to Non-Agriculture Residential use, by the Hon'ble Tahsildar & Taluka Magistrate, Hingna, Dist-Nagpur, has issued the Order vide its Order Kavi. No.1482/2022, Ra.Ma.Kr.38/N.A.P.-34/2021-2022, dated 05-08-2022. The Nagar Panchayat Authority/Competent Authority, has finally approved the Layout Plan on 13-07-2022 and issued the letter No.1200/2022.

7. On the basis of the documents placed before me, I certify that the property referred in the Schedule is owned/held by 1) Shri Sharad Sheshraoji Dlavi, 2) Shri Shyamrao Deoraoji kale, 3) Shri Dhanraj Ganpatrao Babde, and free from any encumbrances, charges, liens and mortgages or any other claim affecting the clear title, as on the date. I have taken the search of the records of the registrar's office from their inspection books and other relevant records by paying necessary search fee of Rs.525/- on 11-08-2022, vide receipt No.1112517779 for the year 2002 to 2022 (20 years). The original search fee receipts are enclosed herewith.

8. THAT, all the relevant documents of title i.e. Sale Deeds, Property Card, placed before me, are Xerox copies and I have verified and tallied these documents from the records of Registrar of Documents and/or from the records of appropriate authorities.

9. THAT, I am satisfied & confirm that the property is heritable and transferable and the transferor has right to transfer, leased out the said property. Further the title of the property is clear and marketable.

10. THAT, I have perused the all the Xerox documents related to schedule property. The said document adequately safeguards the interest of the person who wants to occupy/purchase the said property/plot, there is nothing, which is prejudicial or undesirable in the said document.

11. In result, I have to state that I have made necessary searches at the concerned Sub Registrar's Office and gone through the documents supplied by the party and as the result of such searches and verification of the document, I am satisfied that the property in question is free from all types of encumbrances.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of property bearing Khasra/Survey No.199, 200, 201, 203, total admeasuring about 3.30 H.R., (33000 Sq. Mtr.), P.H. No.49, situated at **Mouza - Hingna**, Tahsil - Hingna, District - Nagpur, and the same is bounded as under:

Boundary of Khasra No.199

ON THE EAST - KHASRA NO.200 (OLD 219, 220)
ON THE WEST - KHASRA NO.203 (OLD 217)
ON THE NORTH - GOVT. PLACE
ON THE SOUTH - KHASRA NO.196

Boundary of Khasra No.200

ON THE EAST - KHASRA NO.201
ON THE WEST - KHASRA NO.199
ON THE NORTH - GOVT. PLACE
ON THE SOUTH - KHASRA NO.196

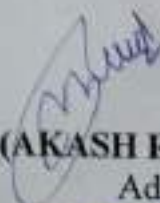
Boundary of Khasra No.201

ON THE EAST - KHASRA NO.198, 202
ON THE WEST - KHASRA NO.200
ON THE NORTH - PANDHAN
ON THE SOUTH - KHASRA NO.196

Boundary of Khasra No.203

ON THE EAST - KHASRA NO.199 (OLD 218)
ON THE WEST - KHASRA NO.197 (OLD 216)
ON THE NORTH - GOVT. PLACE
ON THE SOUTH - KHASRA NO.196

Nagpur
Dated : 18-08-2022


(AKASH RAUT)
Advocate.
