

Search Report and Certificate of Title

To

Whomsoever it may concern

- 1) This is to certify that I have taken a search of the Sub-registrar officer Nandurbar, for the period of last 30 years i.e. from 1988 to 2017 in respect of amalgated plot No. 28+29+30 and 36 to 40 out of the non agriculture survey No. 174/1/1 situated at Nandurbar, Dist Nandurbar. The concern party has produced all the necessary document that is 7/12 extracts and concern mutation entries, copy of registered saledeed etc.
- 2) My client Shah Enterprises, Nandurbar are the owner and in possession of the above mention property.
- 3) It appears from the revenue records that in the year 1940 the whole property is having survey no. 174 was agriculture land and was owned by Dayabhai Mansaram Shah Resident of Nandurbar. After his death this land was came to the heirs of Dayabhai Mansaram Shah.
- 4) Dayabhai Mansaram Shah's heirs sold this land to Shobhnaben Mohanlalji, Mohanlal Dharamchand Jain, Hiteshkumar Mohanlal Jain, Sudhir Dhansukhlal Shah, Hemaben Dhansukhlal Shah, Smt. Bhanumati Dhansukhlal Shah, Smt. Sarojini Mohansing Raghuvanshi, Ravindra Mohansing Raghuvanshi, Ajit Mohansing Raghuvanshi by registered sale deed.
- 5) Agricultural land Survey No. 174 situated at Nandurbar converted in to non agricultural land by the order of Collector Dhule dated 19/04/1997 vide order No. 97/NASR/40/96.
- 6) Agricultural land Survey No. 174 situated at Nandurbar converted in to non agricultural land by the order of Collector Dhule dated 12/04/1999 vide order No. 1999NASR /NASR/kavi /218/99. And layout plan was sanctioned by town plan of Dhule by the letter no. NRDhu/Abhinyas/Nandurbar/S.No. 174/1/1 SU/123 Dated 20/01/2004 and Nandurbar Municipal Council has given comesment Certificate on 31/03/2004 vide letter No. PWD/6266
- 7) My Client has purchase the above Plots from Shobhnaben Mohanlalji, Mohanlal Dharamchand Jain, Hiteshkumar Mohanlal Jain, Sudhir Dhansukhlal Shah, Hemaben Dhansukhlal Shah, Smt. Bhanumati Dhansukhlal Shah Smt. Sarojini Mohansing Raghuvanshi, Ravindra Mohansing Raghuvanshi, Ajit Mohansing Raghuvanshi by registred sale deed.
- 8) The Boundaries above amalgated plots are as under
East 12 mtr service Road & 18 mtr Road
West 9 mtr Colony Road
North Plot No 31 & 36
South Plot No 7 & 41



- 9) All the aforesaid transaction has taken place and respective entries are found in the revenue record as well as in the office of the Sub registrar Nandurbar. After perusing all the above mention documents and relying on this I made my opinion as under
- 10) This is to certify that my clients Shah Enterprise, Nandurbar is the absolute owner and in possession of the non agricultural plot no. 28/29/30 and 36 to 40 area 3037.75 sq. meters. out of the survey no. 174/1/1 of Nandurbar. It is having clear and marketable title of the said property.

Place: - Nandurbar
Date:- 28/08/2017


Advocated
S.D. Jadhav

