



Bhairav B. Pandey
ADVOCATE

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Title Verification Certificate

To,

Whom So Ever It May Concern

Subject:- Title verification certificate & search report in respect of property owned & possessed by **Sau. Shweta Prakash Ambhore**, R/o. Buldana, Tq. & Dist. Buldana bearing Plot No. 2 admeasuring 243 sq. mtrs from Gut No. 65 of village Sunderkhed, Tq. & Dist. Buldana Tq. & Dist. Buldana.

R/Sir,

As per the instruction given to me by **Sau. Shweta Prakash Ambhore**, R/o. Buldana, Tq. & Dist. Buldana to submit search report and title verification regarding the property, bearing Plot No. 2 admeasuring 243 sq. mtrs from Gut No. 65 of village Sunderkhed, Tq. & Distt. Buldana owned and possessed by her. I submit my report as follows.

That, I had inspected the Index-II register maintained at Sub-Registrar office Buldana, for the period of last 13 years i.e. 2005-2017 and during my course of inspection, I have gone through the following transactions.

That from the documents placed before me it appears that previously the property from Gut No. 65 of was owned and possessed by **Radhakisan Devkisan Chandak, Maruti Dhondiba Tekade & Prabhavati Bhaskarrao Shingne**. Thereafter it is seen that **Radhakisan Devkisan Chandak Maruti Dhondiba Tekade & Prabhavati Bhaskarrao Shingne** have applied before the Tahasildar, Buldana for converting the above

referred land from Gut No. 65 of village Sunderkhed for non-agriculture purposes. The Tahsildar Buldana by its order dt. 09/06/1988 passed in Rev. Case No. NAP/34/Sunderkhed (Sukalkhed)/25/1987-88 has converted the above referred land for non-agriculture purposes by demarcating various plots including plot No. 2.

On going through the copy of khod-tod (corrected) 7/12 extract of plot no. 2 admeasuring 243 sq. mtrs. from Gut No. 65 of village Sunderkhed, it is seen that name of **Radhakisan Devkisan Chandak Maruti Dhondiba Tekade & Prabhavati Bhaskarrao Shingne** was recorded as owner and possessor of plot no. 2 along with all the other 66 plots demarcated as per NA order dt. 09/06/1988.

Thereafter it is seen that **Radhakisan Devkisan Chandak & Sau. Savitridevi Madanlal Kedia** have executed a registered sale deed with respect to their undivided shares in plot no. 2, 11, 16, 27, 33, 50, 52, 57, 58, 59, 60, 64, 65 & 66 from Gut No. 65 of village Sukalkhed in favour of **Shri. Gajanan Anil Padhghan & Maruti Dhondiba Tekade** for a valuable consideration of Rs. 1,00,000/- market price 4,25,000/- on 14/07/2000 and which is registered at Sr. No. 3048/2000 at S.R.O., Buldana.

So on the basis of above referred registered sale deed dt. 14/07/2000 **Shri. Gajanan Anil Padhghan & Maruti Dhondiba Tekade** acquired title and possession regarding plot No. 2 admeasuring 243 sq. mtrs. along with other plot no. 11, 16, 27, 33, 50, 52, 57, 58, 59, 60, 64, 65 & 66 from Gut No. 65 of village Sunderkhed and on that basis mutation entry No. 4136 has been recorded and certified in their names on 28/11/2000 and their names are recorded in the 7/12 extract column as owner and possessor of plot No. 2 and which can be gathered by perusing the certified copy of mutation entry No. 4316.

Thereafter it is seen that **Shri. Gajanan Anil Padhghan along with Prabhavati Bhaskarrao Shingne** have executed a registered power of attorney with respect to the **plot No. 2 admeasuring 243 sq. mtrs. along with plot no. 11, 16, 27, 33, 50, 52, 57, 58, 59, 60, 64, 65 & 66 from Gut**

No. 65 of village Sunderkhed in favour of **Maruti Dhondiba Tekade** on 05/01/2016 and which is registered at Sr. No. 77/2016 at S.R.O., Buldana. As per said power of attorney **Shri. Gajanan Anil Padhghan & Prabhavati Bhaskarrao Shingne** have given exclusive powers to **Maritu Dhondiba Tekade** for executing any transaction regarding the above referred property on their behalf.

Here I would like to make it clear that in the above referred sale deed dt. 14/07/2000 Sau. Prabhavati Bhaskarrao Shingne was not the party and the sale deed was executed only by Radhesham Chandak and Savitabai Kedia regarding undivided share in **plot No. 2 admeasuring 243 sq. mtrs. along with plot no. 11, 16, 27, 33, 50, 52, 57, 58, 59, 60, 64, 65 & 66 from Gut No. 65 of village Sunderkhed** and therefore by way of above referred registered power of attorney now Prabhavati Bhaskarrao Shingne has given authority to Maruti Dhondiba Tekade to enter into transaction regarding the above referred plots also on her behalf.

So in that capacity **Maruti Dhondiba Tekade** acting as power of attorney holder for **Shri. Gajanan Anil Padhghan & Prabhavati Bhaskarrao Shingne** have executed a registered sale deed with respect to plot no. 2 admeasuring 243 sq. mtrs. from Gut No. 65 of village Sukalkhed (Sunderkhed) in favour of **Sau. Shweta Prakash Ambhore** for a valuable consideration of Rs. 10,90,000/- on 04/07/2016 and which is registered at Sr. No. 4472/2016 at S.R.O., Buldana.

So on the basis of above referred registered sale deed dt. 04/07/2016 **Sau. Shweta Prakash Ambhore** acquired title and possession regarding **plot No. 2 admeasuring 243 sq. mtrs. from Gut No. 65 of village Sunderkhed** and on that basis mutation entry No. **13488** has been recorded and certified in her name on 23/08/2016 and her name is also recorded in the 7/12 extract column as owner and possessor of plot No. 2 and which can be gathered by perusing the certified copy of mutation entry No. 13488 and 7/12 extract of plot no. 2 issued by Talathi, Malvihir dt. 23/08/2016.

I have inspected the Index II register maintained at SRO Buldana manually for the period from 2005 to 2010 but record from 2010 onwards till 2017 is maintained on computers and so I have inspected the record from 2010 onwards till 2017 through computers and so accordingly I have inspected the available record by all modes.

So relying upon all the above referred documents and on the basis of inspection done by me at SRO Buldana I confirm that the title over the said property is clear, readily marketable and I am satisfied that the property is heritable and transferable and transferor has every right to transfer her share in favour of our bank. The facts in evidence material to the title have been satisfactorily proved.

On the basis of searches made by me and the documents placed before me, I further certify that **Sau. Shweta Prakash Ambhore** is owner and possessor of the property. The property is readily marketable and is having clear and marketable title.

Hence This Report.

DESCRIPTION OF PROPERTY

(As per registered sale deed dt. 04/07/2016 bearing Sr. No. 4472/2016)

Village	Taluka	Gut No.	Plot No.	Total Admeasuring	Share
Sunderkhed	Buldana	65	2	243 sq. mtrs.	Full

Four boundaries of Plot No. 2 bounded as under :-

- To the East :- Plot No. 3,
- To the West :- Plot No. 1,
- To the North :- 6 mtrs. layout road,
- To the South :- 9 mtrs. layout road.

List of Documents Verified

1. N.A. order No. Rev.Case.No. /34/Sunderkhed(Sukalkhed)/ 25/1987-88 dt. 09/06/88
2. Khod-tod (Corrected) 7/12 extract of Plot No. 2 dt. 18/07/17
3. Mutation entry No. 1210 dt. 24/02/94
4. Mutation entry No. 4316 dt. 28/11/00
5. Registered Sale Deed No.4472/2016 dt. 04/07/16
6. Mutation entry No. 13488 dt. 23/08/16
7. 7/12 extract of Plot No. 2 from Gut No. 65 dt. 23/08/16
8. Gaon Namuna-8 issued by Secretary Gut Grampanchayat Sawla dt. 23/0/16
9. Commencement certificate regarding construction permission dt. 29/07/16

NOTE :- RECEIPT ISSUED BY S.R.O. BULDANA BEARING 5495 DT. 18/07/2017 OF 13 YEARS (2005-2017) IS ATTACHED HERE WITH FOR YOUR PERUSAL.

BULDANA
18/07/2017

ADV. BHAIRAV B. PANDEY

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BULDANA
18/07/2017



Bhairav Pandey
ADV. BHAIRAV B. PANDEY



इतर
पावती

Original/Duplicate

Tuesday, 18 July 2017 2:06 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5495 दिनांक: 18/07/2017

गावाचे नाव: सुंदरखेड

दस्तऐवजाचा अनुक्रमांक: बलन-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **अॅड भैरव पांडे रा.बुलडाणा**

वर्णन गट नं.65 प्लॉट नं.02 चा शोध सन 2005 ते 2017 एकूण 13 वर्ष

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

सह. दु. Sub Registrar Buldhana

बुलडाणा.

1); देयकाचा प्रकार: eChallan रकम: रु.325/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003608051201718E दिनांक: 18/07/2017

बँकेचे नाव व पत्ता: