Rajnish P. Andure,
Advocate,
Near Dattawadi, Nandura
9960868454

THE TITLE VERIFICATION AND SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

Having been engaged by **Shri Ramesh Ganpat Shelkar** R/o Nandura Tq. Nandura Dist- Buldhana & **Shri Pramod Shriram Adhav** R/o Satwali Tq. Jalgaon Jamod Dist- Buldhana for preparing search report for the property purchased by **Shri Ramesh Ganpat Shelkar & Shri Pramod Shriram Adhav**. I **Rajnish P. Andure**, Advocate, R/o Nandura do hereby submits my report as under: -

1.. That Field Survey No. 8 & Survey No. 9/4 admeasuring 15935 sq.mtr.cm. out of it layout plot bearing No. 50 admeasuring east-west towards south side 14-50 mtr.cm. & east-west towards north side 11-50 mtr.cm. and south-north towards both side 15-00 mtr.cm. total admeasuring 195.00 sq.mtr.cm. Situated at Mauza Ahamadpur Tq. Nandura Dist- Buldhana is jointly owned and possessed by **Shri Ramesh Ganpat Shelkar &Shri Pramod Shriram Adhav.** (Herein after called as a Transferors)

(The property is more specifically described in the schedule annexed herewith.)

2.. That said Field Survey No. 8 admeasuring 0-60 Are. & Survey No. 9/4 admeasuring 1 H. 03 Are. was previously owned and possessed by Shivratan Ramdev Chitlange. He had applied before Chief Officer, Municipal Council Nandura for conversion of the said land for residential purpose in the year 1999. Thereafter said Shivratan Ramdev Chitlange had executed a Regd. sale deed of the said Survey No. 8 admeasuring 0.60 Are. in favour of Vasant Madanlal Khandelwal & Suresh Devkaran Shah R/o Akola. And thereafter after due inquiry Chief Officer, M.C. Nandura had

passed an order for conversion of the said land for residential purpose in the name of previous owner and applicant Shivratan Ramdev Chitlange on dt. 20-02-2000 in Case No. N.A.P. 1099/ Non-agricultural No. 1/19-2000. After the conversion order said field has been divided in to various plots and out of it layout plot bearing No. 50 admeasuring 195.00 sq. mtr.cm. is part and parcel of the said field.

Thereafter said Vasant Madanlal Khandelwal & Suresh Devkaran Shah R/o Akola through their General Power of Attorney, Daudayal Jankidas Mundhada R/o Nandura had executed a Regd. sale deed of said plot No. 50 admeasuring 195.00 sq. mtr.cm. in favour of Ghanshyamdas Jankidas Mundhada R/o Nandura, by executing bearing document No. 107/2001, on dt. 22-01-2001, for valuable consideration of Rs. 86,025/-. As per sale deed mutation entry bearing No. 3186 has been carried out in the revenue record on dt. 06-02-2001, which has been certified by R.I. on 28-02-2001. By virtue of sale deed Ghanshyamdas Jankidas Mundhada R/o Nandura claims to be the owner and possessor of the said plot.

Thereafter said Ghanshyamdas Jankidas Mundhada R/o Nandura had executed a Regd. sale deed of said plot No. 50 admeasuring 195.00 sq. mtr.cm. in favour of **Shri Ramesh Ganpat Shelkar & Shri Pramod Shriram Adhav**, by executing bearing document No. 518/16, on dt. 01-03-2016, for valuable consideration of Rs. 11,22,000/-. As per sale deed mutation entry bearing No. 7735 has been carried out in the revenue record on dt. 21-07-2016, which has been certified by R.I. on 10-08-2016. By virtue of sale deed **Shri Ramesh Ganpat Shelkar & Shri Pramod Shriram Adhav** claims to be the joint owners and possessors of the said plot. As per sale deed name of **Shri Ramesh Ganpat Shelkar & Shri Pramod Shriram Adhav** are the also recorded in the Municipal record bearing House No. 192 situated at Prabhag No. 3, at Nandura Bk. Tq. Nandura Dist- Buldhana.

In my search I also found that, one Civil Suit bearing No. 16/2019, [Kalpana Fiske ...v/s..... Vasant & othrs] is pending in the Court of Civil Judge Sr. Dn. Malkapur. But in my search no any legal document or entry found that, it shows tha, Shivratan Ramdev Chitlange is the legal owner and possessor of the said field S. N. 8 & S. No. 9/4 situated at Mauza Ahamadpur Tq. Nandura Dist- Buldhana.

3.. That the title history of last 13 years from this date shows the following chain of transaction regarding the property and links in the chain and title have been properly established. All the transaction has been duly verified from the relevant records of register of documents.

4.. I have taken the search of records of Registrar's office from Inspection Book No. (I) and Index No (II) and other relevant records from last 13 years by paying the necessary search fee of Rs. **325/-** paid vide receipt No. **1996** on dtd. **22-09-2020**. The original search fee receipt is enclosed herewith.

5.. On the basis of searches made by me and the documents place before me, I have certify that the property referred in the schedule is jointly owned and possessed by **Shri Ramesh Ganpat Shelkar** & **Shri Pramod Shriram Adhav** and free from all encumbrances, charges, liens and mortgage or any other claim affecting the clear title as on the date.

6.. I am satisfied that the property is heritable and transferable and transferor has right to transfer. All necessary parties have been joined in the documents and the documents have desired effect. Facts and event material to title have been satisfactorily proved.

7.. In result, I have to state that I have made necessary searches from the concerned Sub-Registrar s office up to date. I have satisfied that the property is in question is free from all types of encumbrances and the title of **Shri Ramesh Ganpat Shelkar** & **Shri Pramod Shriram Adhav** would be clear and marketable.

SCHEDU LE OF PROPERTY

That Field Survey No. 8 & Survey No. 9/4 admeasuring 15935 sq.mtr.cm. out of it layout plot bearing No. 50 admeasuring east-west towards south side 14-50 mtr.cm. & east-west towards north side 11-50 mtr.cm. and south-north towards both side 15-00 mtr.cm. total admeasuring 195.00 sq.mtr.cm. Situated at Mauza Ahamadpur Tq. Nandura Dist- Buldhana

BOUNDED BY

On East	:-	Plot No. 49
On West	:-	Government Road
On South	:-	Road in layout
On North	:-	Plot No. 51

Within the limits of Nandura Municipal Council Nandura Dist- Buldhana.

Place –Nandura

Date- 13-10-2020

Rajnish P. Andure,
Advocate