

G. S. Jawandhiya
Advocate,

C/o. Old Bar Room, District Court, Wardha T.D. Wardha,

Mobile No.9423383235

Dated :31-07-2017

TO WHOM IT MAY BE CONCERN.

SEARCH CUM TITLE VERIFICATION REPORT

Having been engaged by transferees/owners Shri Uttam Park and Land Developers, through its Partners 1)Shri Manish Dinkarrao Bhoyar, 2)Shri Mohan Pundlikrao Manmode 3)Shri Sanjay Pundlikrao Manmode 4)Shri Ganesh Parshuram Atkar, 5)Shri Sudhakar Pandurangji Satone all r/o Wardha, for preparation of title verification cum search report in respect of the immoveable field property(proposed to be converted into Layout/non agricultural use) belonging them and on the basis of documents provided before me, I, G. S. Jawandhiya, Advocate, do hereby submit my search report cum title verification report as follows :-

Description of the property owns and possess by transferees.

The agricultural field property situate at mouza Inzapur, mouza no.17 p.h./ T.S. no.35 Tq. & Dist.Wardha,within R.D. Wardha and R.S.D. Wardha :-

Sr.no.	Field svy.no.	Area	L. R.	Right
1)	133	1.52 HR	Rs.10.85	class-I (Bhuswami)

Boundaries of field no.133 is as under :-
East :- Field svy. no.1 & then Gaothan
North:- Nala

West :- field svy.no.129,130 & 131,
South:- Pandhan & gaothan.

(Measurement and boundaries as per regd. sale deed dt. 04-05-17 at sr.no.930)

Part no.1. Details/Description of the Documents/scrutinized/verified :-

Sr.no.	Date of Document.	Name of the Document & Type.	Whether Original/Certified True copy to be taken for creation of mortgage.
1)	30-07-2017	7/12 extract	Photo copy
2)	30-07-2017	Gao namuna 8-A	Photo copy
3)	30-07-2017	Ferfar panjis(two)	Photo copy
4)	21-10-2016	TPO Map of proposed layout out of aforesaid field,	Photo copies
5)	04-05-2017	Regd. sale deed	Photo copies

Part 2:- Title Flow chart (Title Tree) : (Chain of title);

Milind Manohar Selukar & 1 other (original owner of agricultural field svy.no.133)
|
Sonam Swapnil Sahu and one another
| (acquired title by virtue of regd. sale deed 3-06-10 executed by Milind + 1))
Shri Uttam Park and Land Developers, through its Partners Shri Manish Dinkarrao Bhoyar and four others. (purchaser of above field by regd. sale deed)
| (and being transferee/Layout owners of proposed layout demarcated in aforesaid agricultural field property)

(The above chain of title established in revenue deptt. and record of Office of Sub Registrar, Wardha)


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Part 3 : Brief History of the field Properties ;

(Special importance to area of the Property and Legal heirs):-

Thus title history for last 15 years from this date on the basis of documents provided to me is established the links of chain in title as under :-

That during my above searches referred from office of Sub Registrar **Wardha** and documents placed before me, I have found registered sale deed registered vide document no.127/2017 on dated 13-01-2017, registered- before Sub Registrar, Wardha and said document styled as "Sale deed" duly executed and registered vide said document entries and the other revenue records which shows that, originally the field survey no.1 total area- 0.78 R, and field svy.no.136 area 0.54 R situate at mouza **Inzapur** being ancestral field was jointly owned and possessed by Shri Maroti Titarmare as per old revenue record in his name alone and after his death his legal heirs viz. 1)Shri Rambhau, 2)Shri Bhimrao both sons of Marotrao Titarmare and 3)Sou.Mandabai Mukundrao Nimbarte 4)Sou.Sunita Bhauraoji Bondre 5)Sou.Laxmibia Narayanrao Thakkare 6)Sou.Indirabai Yeshwantrao Nimbarte being legal heirs and successors have been brought on revenue records of aforesaid field no.1 and 136. Thereafter aforesaid owners namely 1)Sou.Mandabai Mukundrao Nimbarte 2)Sou.Sunita Bhauraoji Bondre 3)Sou.Laxmibia Narayanrao Thakkare 4)Sou.Indirabai Yeshwantrao Nimbarte have executed and registered relinquishment deed dated 22-6-1995 thereby relinquished their right, interest, and ownership in favour of Shri Rambhau and Shri Bhimrao both sons of Marotrao Titarmare without any consideration. The ferfar to said transaction of relinquishment deed also recorded in the name of above owners jointly vide mutation entry no.1448 dated 14-1-2017 in respect of both the fields no.1 area 0.78 R and 136 of area 0.54 R by concerned Talathi on perusal of above regd. relinquishment deed which is legal one.

Thereafter said Shri Rambhau and Shri Bhimrao both sons of Marotrao Titarmare have jointly sold said one entire field no.1 an area 0.78 R by regd. sale deed dated 13-01-2017 vide doc.no.127/2017 for Rs.45,00,000/- to the transferee Shri Uttam Park and Land Developers, through its Partners Shri Manish Dinkarrao Bhoyar and four others. The ferfar to said transaction of sale also recorded in the name of above partnership firm in respect of said field no.1 area 0.78 R in revenue records of right vide mutation entry no.2258 dated 22-2-2017 by concerned Talathi on perusal of above regd. sale deed which is legal one and as such subject matter of this report is only field no.1..

That the transferee firm has also produced before me aforesaid registered sale deed for my verification and during my above on line searches and record of index-II register I have tallied the same and found that said sale deed is properly executed and registered before competent authority i.e. Sub Registrar by paying requisite stamp duty and as such the title and interest of vendors of transferee firm is duly and properly transferred in favour of transferee firm till date and such said sale deed is legal and genuine one. That transferee firm has also produced before me all Photo copies of 7/12 extract dated 30-7-2017, with Land holding form in 8-A, and online Ferfar panjis(two). I have not found any adverse remarks or transfer entry in all aforesaid agricultural field. Hence title of transferee firm is clear, marketable and free from encumbrances.


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Now as per say of transferee firm they have jointly applied before Sub Divisional Officer, Wardha for conversion of all areas of aforesaid agricultural field svy.no.1 having intact area 0.78 R into its non agricultural purposes. Hence the transferees have produced before me the sanctioned TPO proposed Layout Map issued by TPO Wardha vide permission dated 21-10-2016 granted by them vide letter no. 2028 and I have perused the said proposed layout map which indicates that there are total 38 plots demarcated out of said intact area 0.78 R of field no.1 and as such the proposed agricultural status of aforesaid agricultural field not has been changed into status of diverted each plots for non agricultural use and hence at present the said field can not be used and treated as agricultural field till granting of Non agricultural use by Sub Divisional Officer in its revenue case pending before me.

That the above owner/transferee firm has produced before me all relevant records and Photo copies of aforesaid regd. sale deed alongwith all revenue records listed herein above for my perusal, issued by concerned Talathi .

Thus the aforesaid field svy.no. 1 is free from encumbrances and has clear and marketable title subject to paper publication regarding objection if any over the said field properties from public at large. My search cum title verification report is totally based on documents submitted before me. So far as other encumbrances are concerned it is necessary to obtain the affidavit of transferee firm stating that the fields in question are free from all types of encumbrances i.e. Will deed, unregd. Agreement of sale or equitable mortgage etc. till date. My present search is based upon documents submitted before me.

Part 4. : Search (Receipt & Date) and Investigation/E.C. and any Adverse comments on title. :-

I have taken on line search of the property referred above in networking system for the office of Sub Registrar Wardha for the period from 2003 to 2017 i.e. for 15 years by paying fee of Rs.375/- vide E-Challan receipt no.MH004063689201718E, dated- 31-07-2017. The original E-challan receipt is enclosed herewith.

Part 5. :- List of Documents (Please specify Original/ Certified copy) for verification of title :-

Sr.no	Date of the document	Name and type of document	Whether original/ certified true copy to be taken for creation of mortgage.
1)	30-07-2017	7/12 extract	Certified
2)	30-07-2017	Gao namuna 8-A	certified
3)	30-07-2017	Ferfar panjis(two)	certified
4)	21-10-2016	TPO Map of proposed layout out of aforesaid field.	Original
5)	13-01-2017	Regd. sale deed	Photo copies
6)	Affidavit of transferee/owner stating that property from encumbrance.		Original
7)	Paper publication for objection if any from public at large.		Original


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Part 6 :-

CERTIFICATE CUM LEGAL OPINION

I certify that on the basis of above documents seen and verified, alongwith attached enclosure **Shri Uttam Park and Land Developers**, through its Partners 1)Shri Manish Dinkarrao Bhoyar, 2)Shri Mohan Pundlikrao Manmode 3)Shri Sanjay Pundlikrao Manmode 4)Shri Ganesh Parshuram Atkar, 5)Shri Sudhakar Pandurangji Satone all r/o Wardha,Tq. & Dist. Wardha is having clear, marketable and unencumbered title and title acquired by transferee by virtue of above said registered sale deed alongwith current revenue records and also on the basis of documents of title listed above till this date.

Note: Original E-challan Receipt is enclosed.

Wardha.

Dt. 31-07-2017.

Yours Faithfully



(G. S. Jawandhiya)
Advocate, Wardha.

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