

To,

Whomsoever it may concern.

Subject :- Non-encumbrance Certificate, Title Verification-Cum Search Report in respect of **F.S.No.23/1, Area 0-97, Land Revenue 4-36, Bhog-I**, Situated at Mouja **Selukate**, Mouja **No.149**, P.H.C.No.34, Tahsil and Distt. Wardha belonging to **Shri Sudhakar Pandurangji Satone**, Occu-Cultivator, R/o.Borgaon (Meghe), Tahsil and District Wardha.

Respected Sir,

Having been engaged by the Claimant **Shri Sudhakar Pandurangji Satone**, Occu-Cultivator, R/o.Borgaon (Meghe), Tahsil and District Wardha to prepare the Non-encumbrance certificate cum Search report and for giving the Title Verification report of this property mentioned, I **K.M.Waghmare**, Advocate Wardha submit my report as follows :-

1.Description of Property :- The **F.S.No.23/1, Area 0-97, Land Revenue 4-36, Bhog-I**, Situated at Mouja **Selukate**, Mouja **No.149**, P.H.C.No.34 T.D.Wardha comes under the area of G.P.Borgaon (Meghe) and within the area of Gram Panchayat, Selu (Kate) of which the purchaser who is an absolute owner, possessor and title holder of the said field. The applicant has purchased the said field from his vendor **Sau.Chhaya Mohanrao Patil**, R/o. Selukate, T.D.Wardha by registered sale deed for a consideration of Rs.41,00,000/-from the office of Sub Registrar, Wardha vide Doc.No.00073 on dated **03-01-2012, Receipt No.72** in respect of **F.S.No.23/1**.

The boundaries of the said field is as under :-

Towards East- Wardha-Waigaon road,
Towards West- Pandhan,
Towards North- Field Survey No.23/1 sanctioned
layout,
Towards South- Field of Shri Kalwani

2. The Claimant has submitted the following documents for my perusal and verification :-

1. Copy of Sale deed in respect of above mentioned field dt.03-01-2012,
2. 7/12 Extract in favour of Sudhakar Pandurangji Satone, Suresh Radhamal Panjwani, Sharad Wamanrao Katkar, Chandu Gokuldas Hirani and Pramod Ramfer Mishra all R/o Wardha,
3. 7/12 Extract in favour of Previous owner Sau. Chhaya Mohan Patil vide Ferfar Entry No.1528, Dt.13-09-2010,
4. Asamiwar Khatawani in the name of Sau.Chhaya Mohan Patil,
5. Election card of Sau. Chhaya Mohan Patil,
6. Election Card of Rajesh Mohan Patil,
7. Sanctioned Layout map,
8. Copy of N.A. Order, With Scheduled-A
9. Tax Receipt of field in question,
10. Pancard of Sudhakar Satone
11. Goshwara Part-1 along with photos and thumb impressions in the name of Sudhakar Pandurangji Satone and Sau.Chhaya Mohan Patil,
12. Goshwara No.2 in the name of Rajesh Mohan Patil R/o Selukate and Pramod Rafer Mishra R/o Sawangi (Meghe) T.D.Wardha

That the transferor **Sau. Chhaya Mohanrao Patil** had acquired the title over aforesaid property of



purchasing the said field from above named vendors Sudhakar Pandurangji Satone R/o Borgaon (Meghe), Wardha T.D.Wardha by registered sale deed from the Office of Sub Registrar, Wardha on **dated 03-01-2012** vide document No.00073/12.

That the vendors by above named F.S.No.23/1, situated at Mouja Selukate, Mouja No.149, P.H.C.34 T.D.Wardha comes under the area of G.P.Selukate (Meghe) and within the area of Zillha Parishad Wardha of which the purchaser is an absolute owner, possessor and title holder of the said field in question.R/o Borgaon (Meghe) Wardha, T.D.Wardha of the claimant has purchased the said field from Vendor by registered sale deed from the Office of Sub Registrar, Wardha and it is duly mutated in 7/12 extracts.

That the title History for last 13 years from this date shows the following chain of transaction

3. **Title History.** Initially the Field Survey No.23/1 situated at Mouja Selukate T.D. Wardha is converted in to Nonagricultural area for laying the plots for residential purposes by the application filed on dt.23-08-2013 by Shri Sudhakar Pandurangji Satone R/o, Borgaon(Meghe), T.D.Wardha along with all other papers before the Hon'ble Upper District Collector, Wardha and thereby he passed an order on 07-September-2013 and make the said field in to N.A. in Revenue Case No.60/N.A.P.34/Selukate/ 2013-14.

Conclusion :- I have perused the above documents in Para-1 and I have also taken the search from the Index-II registers duly keeps in the office of Sub Registrar Wardha since the **year 2005 to 2017 for 13**

[Handwritten signature]



CHALLAN
MTR Form Number-6

GRN	MH004493579201718E	BARCODE	14/08/2017-13:20:37		Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Search Fee	TAX ID (If Any)			
	Other Items	PAN No.(If Applicable)			
Office Name	WRD_WARDHA SUB REGISTRAR	Full Name	Adv K M Waghmare		
Location	WARDHA	Flat/Block No.	Wardha		
Year	2017-2018 One Time	Premises/Building			
Account Head Details	Amount In Rs.	Road/Street	wardha		
0030072201 SEARCH FEE	325.00	Area/Locality	Wardha		
		Town/City/District			
		PIN	4	4	2 0 0 1
		Remarks (If Any)	Mouza Selukate F N no 23/1 Area .97 H R Class I Search for 2005 to 2017 i.e.13 years		
		Amount In	Three Hundred Twenty Five Rupees Only		
Total	325.00	Words			
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	00040572017081428519		CKD2867723
Cheque/DD No.	Bank Date	RBI Date	14/08/2017-13:21:07	Not Verified with RBI	
Name of Bank	Bank-Branch		STATE BANK OF INDIA		
Name of Branch	Scroll No. , Date		Not Verified with Scroll		

Mobile No. : 9730687391

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवल्याच्या दस्तासाठी लागू नाही.

Adv. K.M. Waghmare

3285

सूची क्र.2

दुय्यम निबंधक : वर्धा

14/08/2017

दस्त क्रमांक : 73/2012

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

नोदणी :

Regn:63m

गावाचे नाव : Selukate

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	रु.4100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	रु. 255000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :
(5) क्षेत्रफळ	0.97 Acre ± 0.0
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	नाव:-सौ.छाया मोहनराव पाटील - - ,
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	नाव:-श्री.सुधाकर पांडुरंगजी साटोणे (एच.यु.एफ.) - - ,
(9) दस्तऐवज करून दिल्याचा दिनांक	30/12/2011
(10)दस्त नोंदणी केल्याचा दिनांक	03/01/2012
(11)अनुक्रमांक,खंड व पृष्ठ	73/2012
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	164000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000



years of On dated 14-08-2017 vide it's Receipt No. MH004493579201718E/17 by paying search fee of Rs. 325/- for the Field S.No.23/1 The original Search fee receipt is enclosed herewith. I found that the said property is duly mentioned in the name of the Shri Sudhakar Pandurangji Satone, R/o. Borgaon(Meghe) in Revenue record as well as in the record of Sub Registrar, Wardha. He has not transferred the said property to anybody else, he has also not created any charge over the said property and the said property is exclusive in possession as an absolute owner, possessor and title holder of the said property.

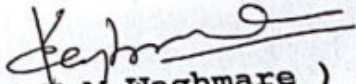
Hence the said property is clear, marketable which is free from all types of encumbrances.

Hence this Search report.

Wardha.

Dated : 18-08-2017.

Yours faithfully,


(R.M. Waghmare)
Advocate, Wardha.