

V. S. Chore.

Advocate,

R/o Mhada colony, near new I.T.I. building Wardha,
Tq. and Dist. Wardha.

TO WHOM SO EVER IT MAY CONCERN.

Sub :- Title verification cum search report in respect of property i.e. Plot no.18 (new) with Flat scheme duly constructed thereon under named and styled as -"Saiprasad~~gar~~" and above plots are demarcated out of field svy. 4/2A duly diverted and situate at mouza Palakwadi alias Wardha, Mouza no.85 and Tq.& Distt.Wardha belonging to transferee Saikrupa Developers through its Partners1)Sou.Wandana Lomesh Warhade 2)Shri Prakash Vitthalrao Jumade, 3)Sou.Prabha Namdeorao Ingole, 4)Shri Arun Damodharrao Khode and 5)Shri Rambhau Barkaji Bhagwat all are r/o Wardha, Tq.& Dist. Wardha.

Respected Sir,

Having been engaged by transferee Sai Krupa Developers through its prtners Sou.Wandana Lomesh Warhade and four others all r/o Wardha for preparing the Title verification cum Search Report of the property i.e. Flat schenme under named and styled as "Saiprasad~~gar~~" duly constructed on aforesaid plot nos.18/1 & 18/2 and provided documents of title thereto for my scrutiny and hence on the basis of those documents, I, V. S. Chore, Advocate R/o. Mhada colony Wardha Tq and Dist. Wardha, do hereby submit my report as follows :-

1. That the transferees Saikrupa Developers through its Partners 1)Sou.Vandana Lomesh Warhade 2)Shri Prakash Vitthalrao Jumade, 3)Sou.Prabha Namdeorao Ingole,4)Shri Arun Damodharrao Rhode and 5)Shri Rambhau Barkaji Bhagwat all are r/o Wardha, Tq.& Dist. Wardha, are joint owners, possessors and title holders of plot no.18(new) and old nos.18/1 & 18/2 with flat scheme and building known as "Saiprasad ~~Appt~~^{Appt} duly constructed and demarcated out of field svy no.4/2A duly diverted situated at mouza Palakwadi alias Wardha, Mouza no.85 T.S./P.H.no.21 within limits of Nagar Parishad, Wardha Tq. and Dist. Wardha having admeasures total intact plot area 670.53 sq. mtrs., now having undivided share of plot area in each apartments i.e. total 18 Apartments on 1st, 2nd, 3rd, and 4th floor of said building having parking area on ground floor and as such having total permissible built up area 743.313 sq.mtrs. for commercial and residential purposes are the subject matter of this search report.

(The said property is more specifically described in the Schedule hereinafter.)

2. That the transferee named above has acquired the title over aforesaid property by virtue of registered sale deed dated- 11-03-2016 vide document no.767, Partnership Deed dated-11-03-2016, Permission for construction of flat scheme of

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Nagar Parshad, Wardha dated 29-4-2017 with sanctioned building plan dated 29-4-2017 alongwith revenue records viz. on line certified copy of 7/12 extract dated-20-06-2017, photo copy of NOC issued by Wardha Nagri bank dt.9-03-2016 in the name of vendor of transferee, and photo copy of N.A.Order dated-30-11-1982 with sanctioned TPO Map of layout.

3. That the title history for last 15 years from this date shows the following chain of transactions. Originally the field survey no.4/2 total area 10.9 acres of mouza Palakwadi alias Wardha was owned and possessed by Shri Manikrao Mahadeorao Sabane and 2)Smt.Shalinibai B. Karode and both are r/o Wardha. Thus in the capacity of joint owners of said field no.4/2 they had jointly applied before competent authority i.e. Sub Divisional Officer Wardha for conversion of land into non-agricultural use vide their application dated 31-11-1969. Accordingly S.D.O. Wardha after due enquiry in its revenue case no.4/2-A/1969-70 vide Order passed on 30-11-1982 thereby granted sanction for residential purposes. Then said layout owners have laid down various plots in aforesaid field property by obtaining necessary permission from competent Town Planning authority and as such the layout demarcated in said field new svy.no.4/2-A (new) is duly sanctioned layout as per norms and regulations laid down by

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Government for construction purposes. That plot no.18/1 & 18/2 having total area 273.23 sq.mtrs. & 397.30 sq.mtrs respectively and total intact area of both the plots is 670.53 sq.mtrs. also shown in the sanctioned layout map with schedule of plots attached to N.A.Order.

That as per say of transferee then 1)Shri Sanjay Dadarao Mendhe and 2)Sou.Anita Sanjay Mendhe both are r/o Wardha have jointly purchased said both the entire plot nos.18/1 & 18/2 by separate two registered sale deeds dated 11.03.1998 at sr.no.164 and dated 27-06-2002 at sr.no.3177 for valuable consideration from original owners of plots as mentioned above. The ferfar pertaining to above two sale transactions has been mutated in the joint names of above vendees in revenue records of right viz. 7/12 extract vide mutation entry no.2336 dated 6-3-2011 and entry no.958 dated 30-10-1999 respectively by concerned Talathi on perusal of above two regd. sale deeds which are legal and valid one. The transferee has produced two photo copies of 7/12 extract dated 14-1-2016 in the name of above vendees before me. That on perusal of endorsement in both the 7/12 extracts it revealed that vendor of transferee had previously availed mortgage loan of Rs.2,20,00,000/- from from Wardha Nagri Bank on 4-1-2013 by mortgaging both the plots. But the transferee has produced photo copy of letter/cum NOC dated 9-3-2016 issued by Chief Executive Officer of Wardha Nagri Adhikosh Bank Maryadit,

Wardha, thereby releasing the above mentioned both the plot nos.18/1 and 18/2 from their charge with two original registered sale deeds of vendor of transferee and other relevant documents.

That the transferee has also produced photo copy of Partnership Deed executed on dated 10-3-2016 and notarized on dated 11-3-2016 reduced into writing on stamp paper worth Rs.500/- regarding formation of Partnership firm under named and styled as "Saikrupa Developers", through its partners 1)Sou.Vandana Lomesh Warhade 2)Shri Prakash Vitthalrao Jumade, 3)Sou.Prabha Namdeorao Ingole,4)Shri Arun Damodharrao Khode and 5)Shri Rambhau Barkaji Bhagwat all are r/o Wardha, and as such condition of said partnership deed are binding upon each partners till its existence. Thereafter only the transferee "Saikrupa Developeprs" thorough its partners 1)Sou.Vandana Lomesh Warhade 2)Shri Prakash Vitthalrao Jumade, 3)Sou.Prabha Namdeorao Ingole,4)Shri Arun Damodharrao Khode and 5)Shri Rambhau Barkaji Bhagwat all are r/o Wardha, have jointly purchased said entire two plot no.18/1 & 18/2 by registered sale deed dated-11-03-2016 vide document no.767 for valuable consideration of Rs.67,10,000/- executed by said vendors 1)Shri Sanjay Dadarao Mendhe and 2)Sou. Anita Sanja Mendhe both are r/o Wardha. Again ferfar pertaining to said both the plots no.18/1 & 182 has been mutated in their joint names in revenue records of right viz. 7/12 extract vide

ferfar entry no.3013 by concerned talathi on perusal of above regd. sale deed of transferee which is legal and valid. That subsequently old plot nos.18/1 & 18/2 has been changed into intact new Plot no.18 byu revenue authority as per current online 7/12 extract dt.20-6-2017 in the name of transferee. Further the aforesaid layout owners had applied vide their application dated 10-11-2016 before Nagar Parishad Wardha for construction of flat scheme on aforesaid plot no.18(new) and old nos.18/1 & 18/2 and also paid requisite taxes and charges to the Nagar Parishad authority. Accordingly Nagar Parishad, Wardha through its Chief Officer had necessary permission vide permit no.896/Bandh/Nar/NPW/17 by letter dated-29-04-2017 for construction of Flat/Building Scheme on said plot known and styled as "Saiprasad ~~Appt.~~ intended to be constructed on aforesaid plot no.18 (new) having total intact area 670.53 sq.mtrs. and also duly sanctioned the building plan of said flat scheme on dt.29-4-2017. Said permission for said residential flat scheme was granted to the said owners/ transferee subject to terms and conditions mentioned in sanction letter issued on dated 29-04-2017. The permission dated 29-04-17 with building plan of flat scheme issued by N.P. authority also produced before me. That on perusal of aforesaid sanctioned building plan dated 29-4-2017 it is disclosed that there are total 16 flats duly constructed having permissible built up area of all flats is 743.313 sq.mtrs. of four storied building, and the ground floor

reserved for common parking and as such now the subject of this report is all flats constructed on said building with having undivided shares each in total plot area 670.53 sq.mtrs. In view of construction of flat scheme building on aforesaid entire plot no.18 the title though acquired by transferee by virtue of said registered sale deed dated 11-3-2016 at doc.no.767, but now the transferee at present acquires title over said each flats by virtue of Nagar Parishad and revenue records i.e. 7/12 extract which needs to be mutated/recorded after sale deeds of each flat upto extent of undivided share of each flat holders, however the current 7/12 extract is presently shown in the name of transferee alone only since no undivided share has been endorsed in ownership coloumn of online 7/12 extract dated 20-6-2017. That said 7/12 extract further shows that after mutation the revenue authority kept the two numbers of plot no.18/1 & 18/2 as intact plot no.18 having total area 670.53 sq.nmtrs. in the name of transferee alone in current revenue records as mentioned heriena bove. Hence I say that the transferee has acquired clear and marketable title over said flat scheme on entire plot no.18 and the property is thus free from all types of encumbrances.

The transferees have produced before me original sale deeds dated-11-03-2016, and during my online searches I have found the same is duly registered by paying requisite stamp duty alongwith certified copy of online 7/12 extracts dated-

20-6-17, Permission for building construction with sanctioned building plan dated 29-04-2017, Photo copy of Deed of Partnership dated 11-3-2016, Photo copy of N.A.Order dated 30-11-1982 alongwith sanctioned TPO layout map, by which the title in respect of intact area of plot no.18/1 & 18/2 with flat scheme duly constructed on it is validly transferred in the name of transferee till date. Therefore the transferees are joint owner, possessors and title holders of said entire plot nos.18/1 & 18/2 with flat scheme duly constructed on it under named and styled as "Saiprasad ~~4/mt~~ of Wrdha. The title of transferees is heritable and transferable. The transferee has no produced House tax receipt of aforesaid property with other taxes to the Municipal Council, Wardha while obtaining permission for construction etc. alongwith revenue tax receipt and as such through such receipts are not documents of title but for verification same be collected directly from transferee alongwith certified copy of Ferfar panji in the name of transferee for verification. Thus the links in chain of title has been properly established. All the transactions have been duly verified from record of Sub Registrar and Revenue Department.

4. I have taken online searches in net working system for the office of Sub Registrar Wardha for the period from 2003 to 2017 i.e. for total 15 years by paying search fee of

Rs 375/- vide E-challan Search Receipt GRN No.MH005083565 201718E dt.06/09/2017. The original search receipt is enclosed herewith. That during online search referred above and Index II, computer data entry I have not found any adverse transfer entry in respect of said two plot nos.18/1 & 18/2 except the one registered sale deed dated- 11-03-2016, vide document no.767 showing the joint names and ownership of transferees named above and hence the said property is free from encumbrances and having good and marketable security as mentioned above.

5. On the basis of Searches made by me and documents viz. original registered Sale deed dt.11-03-2016, photo copy of online 7/12 extract dated 20-06-17, copy of manual 7/12 extract dated 14-1-16 in the name of vendor of transferee, copy of ferfar patrak dt.30-1-13, copy of Deed of partnership dated 11-3-2016, Photo copy of NOC letter dated 9-3-2016 issued by Wardha Nagri Bank in the name of vendor of transferee, Copy of N.A.Order dated 16-4-79, with sanctioned layout map, placed before me are Xerox copies duly tallied by me appears to be genuine documents hence I certify that the property referred in schedule is owns and held by transferees "Saikrupa Developers" through its partners 1)Sou.Vandana Lomesh Warhade 2)Shri Prakash Vitthalrao Jumade, 3)Sou.Prabha Namdeorao Ingole,4)Shri Arun Damodharrao Khode and 5)Shri Rambhau Barkaji Bhagwat all are r/o Wardha. The said plot

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no.18(new)old nos.18/1 & 18/2 with flat schemes duly
constructed thereon is free from all types of encumbrances,
charges, liens, gift, mortgage or any other claims affecting
the clear title as on the date.

SCHEDULE OF PROPERTY

The plot no.18(new) and old nos.18/1 & 18/2 with flat
scheme and building known as "Saiprasad" duly constructed
and demarcated out of field svy no.4/2A duly diverted
situated at mouza Palakwadi alias Wardha, Mouza no.85
T.S./P.H.no.21 within limits of Nagar Parishad, Wardha Tq. and
Dist. Wardha having admeasures total intact plot area 670.53
sq. mtrs., now having undivided share of plot area in each
apartments i.e. total 16 Apartments on 1st, 2nd, 3rd, and 4th
floor of said building having parking area on ground floor and
as such having total permissible built up area 743.313
sq.mtrs. for commercial and residential purposes are the
subject matter of this search report.

It is bounded as follows:-

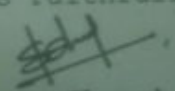
On the east- Plot no.17,
On the west- Plot no.19
On the north- Plot no.14 &
On the south- 120 ft. Highway Road.

Hence this Search Report.

Yours Faithfully

Wardha.

Dt. 06/09/2017.


(V. S. Chore)
Advocate, Wardha

Encl. Original e challan Search Receipt.