

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 immovable 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)	1	0.78 R	Rs.4.25	class-I (Bhuswami)

Boundaries of field no.1 is as under :-
East :- Pandhan field svy. no.209
North:- Field svy.no.2 & Nala

West :- field svy.no.133,
South:- field svy no.133 & gaathan.

(Measurement and boundaries as per regd. sale deed dt. 13-01-17 at sr.no.127)

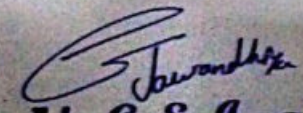
Part no.1. Details/Description of the Documents/scrutinized/verified :-

Sr.no.	Date of Document.	Name of the Document & Type.	Whether Original/Certified True copy to betaken 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)	13-01-2017	Regd. sale deed	Photo copies

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

Rambhau Marotrao Titarmare & 5 others (original owners of agricultural field svy.no.1 &136)
|
Rambhau and Bhimrao both sons of Marotrao Titarmare
| (acquired title by virtue of regd. relinquishment
22-6-95 executed by rest of above 4 owners)
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 depts. and record of Office of Sub Registrar, Wardha)


Adv. G. S. Jawandhiya
R/o. Jawandhiya Niwas,
Jawandhiya Lay-out, Gand-i Nagar,
WARDHA - 442001

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.930/2017 on dated 04-05-2017, 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.133 total area- 1.52 HR, situate at mouza Inzapur being self acquired field property was jointly owned and possessed by Shri Milind Manohar Selukar and Shri Ramaji Ramnarayan Sahu both are r/o Wardha as per revenue record in their joint names. Thereafter aforesaid owners namely Shri Milind Selukar and Shri Ramaji Sahu have executed and registered sale deed dated 3-6-2010 vide doc.no.4748 for Rs.4,80,000/- thereby sold said entire field no.133 in favour of Sou.Sonam Swapnil Sahu and Shri Sagar Shankarrao Gaurkar. The ferfar to said transaction of regd. sale deed also recorded in the names of above owners/vendees jointly vide mutation entry no.1470 dated 1-07-2011 in respect of said field no.133 area 1.52 HR by concerned Talathi on perusal of above regd. sale deed which is legal one.

Thereafter said Sou.Sonam Swapnil Sahu and Shri Sagar Shankarrao Gaurkar have jointly sold said entire field no.133 an area 1.52 HR by regd. sale deed dated 4-05-2017 vide doc.no.930/2017 for Rs.84,45,000/- 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.133 area 1.52 HR in revenue records of right vide mutation entry no.2306 dated 29-7-2017 by concerned Talathi on perusal of above regd. sale deed which is legal one.

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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R/o. Jawandhiya Niwas,
Jawandhiya Lay-out Gond i Negar,
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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 nb. 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


Adv. G. S. Gawandhiya
 R/o. Jawandhiya Niwas,
 Jawandhiya Lay-out, Gandhi Nagar,
 WARDHA - 442001



CHALLAN
MTR Form Number-6

GRN MH004063869201718E		BARCODE 		Date 31/07/2017-18:19:00		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID (If Any)		SEARCH FEE	
Office Name WRD_WARDHA SUB REGISTRAR				PAN No.(If Applicable)			
Location WARDHA				Full Name		ADV G S JAWANDHIYA	
Year 2017-2018 One Time				Flat/Block No.		WARDHA	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			375.00		Road/Street WARDHA		
					Area/Locality WARDHA		
					Town/City/District		
					PIN 4 4 2 0 0 1		
				Remarks (If Any)			
				MZ INZAPUR F S NO. 1 AREA 0.78 H.R. CLASS-I SEARCH FROM 2003			
				TO 2017 FOR 15 YEARS			
			Amount In		Three Hundred Seventy Five Rupees Only		
Total			375.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572017073186732 IK00GNCKZ5	
Cheque/DD No.				Bank Date	RBI Date	31/07/2017-18:19:29 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "खदम ऑफ रेजिस्ट्रार" माध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्त्यासाठी लागू नाही.

G. S. Jawandhiya
Adv. G. S. Jawandhiya
R/o. Jawandhiya Niwas,
Jawandhiya Lay-out, Gandhi Nagar,
WARDHA - 442001

Print Date 31-07-2017 06:19:30

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.

Adv. G. S. Jawandhiya
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