

Deepk. B. Chhagankar.
Advocate,

R/o Old Bar Room, District Court, Wardha, Tq. & Dist. Wardha.

TO WHOM SO EVER IT MAY CONCERN.

Sub :- Title verification cum search report in respect of property i.e. amalgamated/intact Plot no.15, 16/1 out of field Survey no.21/2k (old) and new svy.no.44 duly diverted, and situate at mouza Chinchala Mouza no.40, T.S./ P.H.no.25, within limits of Nagar Parishad, Wardha, Tq. & Dist. Wardha belonging to the Transferee firm M/s. V Four Infra, through its partners 1) Shri Ravi Ramdayal Gupta, 2) Shri Kishor Vishwanath Bhoot, 3) Shri Om Balkrushna Thakre and 4) Shri Sachin Madhusudan Singhaniya all are r/o Wardha, Tq. & Dist. Wardha.

Respected Sir,

Having been engaged by transferee M/s. V Four Infra, through its partners 1) Shri Ravi Ramdayal Gupta, 2) Shri Kishor Vishwanath Bhoot, 3) Shri Om Balkrushna Thakre and 4) Shri Sachin Madhusudan Singhaniya all are r/o Wardha, Tq. & Dist. Wardha for preparing the Title verification and Search Report of the property belonging to the transferee, and they have also provided documents of title thereto for my scrutiny and hence on the basis of those documents, I, Deepak B. Chhagankar, Advocate R/o. Ramnagar, Ward No 34, Wardha Tq and Dist. Wardha, do hereby submit my report as follows :-

1. That the transferees M/s. V Four Infra, through its partners 1) Shri Ravi Ramdayal Gupta, 2) Shri Kishor Vishwanath Bhoot, 3) Shri Om Balkrushna Thakre and 4) Shri Sachin Madhusudan Singhaniya all are r/o Wardha are joint owners, possessors and title holders of amalgamated/intact Plot no.15,16/1 demarcated out of field survey no.21/2k duly diverted situated at mouza Chinchala, Mouza no.40, T.S./P.H.25 within limits of Nagar parishad, Wardha Tq. & Dist. Wardha having admeasures total area 401.37 sq. mtrs.

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

2. That the transferee named above has acquired the title over aforesaid property i.e. previously plot no.15 & 16/1 by virtue of two registered Sale Deeds dated-13-03-2014 vide document no.2467/14, and dated 7-08-2014' at doc.no. 4158 respectively alongwith revenue records viz. latest certified copy of 7/12 extract dated-20-09-17(on line), certified copy of Ferfar panji dated 27-0-2012, 1-09-2014, 4-06-2013 & 4-6-2014 regarding above regd. sale deeds in favor of transferees and their respective vendor, certified copy of on line 7/12 extract dt.1-8-2014 and 4-6-2013 respectively in the name of vendor of transferee, and Photo copy of N.A.Order dated-18-03-1970 with sanctioned T.P.O.Map, Photo copy' of Order passed on 4-03-2015 passed by Addl. Collector Wardha for amalgamation of two plot no.15 and 16/1 into intact and one plot no.15,16/1 as per revised sanctioned TPO Map attached thereto.

3. That the title history for last 13 years from this date shows the following chain of transactions. Originally the field survey no.2/2K (old) and new Svy.no.44 total area 11.00 acres of mouza Chinchala was owned and possessed by Dr. Shridhar Narayanrao Kolhe r/o Wardha. Therefore the above owner had applied before Collector Wardha for grant of conversion of said entire field into non agricultural use. Accordingly Collector Wardha in its rev. case no.12/2/NAP-34 /1968-69 after due enquiry from concerned Government and Semi Government Departments passed an Order on dated 18-03-1970

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thereby granted permission for residential use. Then said layout owners had laid down various plots in aforesaid field property by obtaining necessary permission from competent Town Planning authority also and as such the layout demarcated in above said field new svy.no.21/2k(old) and new no.44 is duly sanctioned layout as per norms and regulations laid down by Government for construction of residential purposes. That plot no.15 having total area 267.55 sq.mtrs. & plot no.16/a(16/1) total area 133.82 sq.mtrs.also shown in the sanctioned layout map with schedule of plots attached to N.A.Order alongwith dimensions and boundaries of each plot shown to be demarcated in said diverted field property having total 92 plots. Thereafter Shridhar Narayanrao Kolhe had sold said entire plot no.15 by registered sale deed for valuable consideration to Shri Balkrushna Ganpatrao Lohakare. Thereafter only Shri Balkrushna Ganpatrao Lohakare being absolute owner of said plot no.15 on the basis of sale deed and revenue record in his name has sold said entire plot no.15 by registered sale deed dated 25-3-2013 for Rs.25 lacs to 1)Shri Om Balkrushna Thakre and 2)Shri Dipak Gangadharrao Mandokar both are r/o Wardha. The ferfar pertaining to said sale transaction also effected in the name of above vendees jointly in revenue records of right viz. 7/12 extract vide mutation entry no.1366 dated 4-6-13 by concerned Talathi on perusal of above regd. sale deed which is legal one in the eyes of law. I have perused certified copy of ferfar panji dt.4-6-13 in this regards regarding execution and registration of above said sale deed dated 25-3-2013 and found it tallied properly. Since then above vendees are joint owners of said entire plot no.15.

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Thereafter said 1)Shri Om Balkrushna Thakre and 2)Shri Dipak Gangadharrao Mandokar both are r/o Wardha have jointly sold entire plot no.15 by regd. sale deed dated 13-05-2014 vide document no.2467 for Rs.27,00,000/- to transferee M/s. V Four Infra, through its partners Shri Om Balkrushna Thakre and others all are r/o Wardha. The ferfar to that effect also effected in the name of above transferee in 7/12 extract vide mutation entry no.1423 dt.4-6-2014 on above regd. sale deed by concerned Talathi which is legalone. I have perused certified copy of ferfar panji dated 4-6-2014 regarding execution and registration of above said sale deed dated 13-5-2014 at sr. no.2467 for valuable consideration of Rs.27,00,000/-and found it tallied properly.

Above layout owner Shridhar Narayanrao Kolhe had sold said entire plot no.16/1 by registered sale deed for valuable consideration to Shri Narendra Vitthalrao Taksande. Thereafter only Shri Narendra Vitthalrao Taksande being absolute owner of said plot no.16/1 on the basis of sale deed and revenue record in his name has sold said entire plot no.16/1 by registered sale deed dated 24-5-2011 vide doc.no.4341 for Rs.8 lacs to Sou.Ashabai Ramchandra Khode r/o Wardha. The ferfar pertaining to said sale transaction also effected in the name of above vendee alone in revenue records of right viz. 7/12 extract vide mutation entry no.1243 dated 27-1-12 by concerned Talathi on perusal of above regd. sale deed which is legal one in the eyes of law. I have perused certified copy of ferfar panji dt.27-1-12 in this regards regarding execution and registration of above said sale deed dated 24-5-2011 and found it tallied properly. Since then above vendee is absolute owner of said entire plot no.16/1.

Thereafter said Sou.Ashabai Ramchandra Khode had jointly sold entire plot no.16/1 by regd. sale deed dated 7-08-2014 vide document no.4159 for Rs.11,00,000/- to transferee M/s. V Four Infra, through its partners Shri Om Balkrushna Thakre and others all r/o Wardha. The ferfar to that effect also effected in the name of above transferee in 7/12 extract vide mutation entry no.1435 dt.1-09-2014 on above regd. sale deed by concerned Talathi which is legal one. I have perused certified copy of ferfar panji dated 1-9-2014 regarding execution and registration of above said sale deed dated 7-8-2014 at sr. no.4159 for valuable consideration of Rs.11,00,000/-and found it tallied properly.

Thereafter the transferee M/s. V Four Infra, through its partners 1)Shri Ravi Ramdayal Gupta, 2)Shri Kishor Vishwanath Bhoot, 3)Shri Om Balkrushna Thakre and 4)Shri Sachin Madhusudan Singhaniya all are r/o Wardha have jointly applied vide their application dated 19-9-2014 before Collector Wardha for amalgamation/consolidation of both plot no.15 and 16/1 into one and intact plot. Accoridngly the Addl. Collector Wardha in its reve. Case no.06/Residential/ Consolidation/NAP-34/2014-2015 of mouza Chinchala after due inquiry into the matter has passed an order on dated 4-3-2015 thereby amalgamated both plot nos.15 & 16/1 into intact plot no. 15, 16/1. Again the ferfar to that effect also effected in the name of above transferees jointly in 7/12 extract vide mutation entry no.1444 on above order of Addl. Collector, Wardha by concerned Talathi and as such above transferees are joint owners of said entire plot no.15,16/1 of intact area 401.37 sq.mts. The transferee has produced before me the

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online certified copy of 7/12 extract dated 20-9-2017 and Photo copy of Order dt.4-3-2015 of Addl.Collector, Wardha in this regards and same are true and genuine documents.

The two original registered sale deed dated 13-5-2014 and dated 7-08-2014 of transferee, are produced before me and during my on line searches I have found the same are properly executed and registered by paying requisite stamp duty before Sub Registrar, Wardha in between the same parties and as per recital of said sale deed of transferee, they also put in vacant possession of plot as per area in sale deed by the above named vendor. On perusal of above all 7/12 extracts in remarks column I have not found any charge of adverse remarks and thus the above property is free from all types of encumbrances till date. The title of transferee is heritable and transferable. 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 on line searches in networking system of the office of Sub Registrar **Wardha** for the period from 2005 to 2017 i.e. for total 13 years only because the last previous sale deed produced in original before me is of the year 2011 and the previous sale deeds is of year 2014 and as such I have taken searches for last 13 years i.e. 2005 to 2017 as per say of borrower on the basis of documents of title in original produced before me though N.A.Order is of the year 1970, and links in chain of title though w.e.f. 1970 onwards mentioned


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above, and as such by paying search fee of Rs.325/- vide E-challan Receipt GRN no.MH00573520320171E dt.26/09/2017. The original E-challan receipt is enclosed herewith. That during on line searches referred above and also from Index II and computer data entry I have not found any adverse transfer entry in respect of said plot no.15, 16/1 except the registered sale deeds dated-13-05-2014, vide document no.2467 and dated 7-8-2014 at sr.no.4159 in the name of transferee showing the name and ownership of transferee 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.13-05-2014, dt.7-8-2014, alongwith certified copy of online 7/12 extract in the name of transferee, certified copies of ferfar panji for sale deeds of tranferee and also for link sale deeds, Copy of N.A.Order dated 18-03-1970, Photo copy of Order dt.4-3-2015 passed by Addl. Collector Wardha for amalgamation of two plots into intact plot, with sanctioned layout map and amalgamated Town planner Map of layout, placed before me are photo copies duly tallied by me appears to be genuine documents hence I certify that the property referred in schedule is absolutely own and held by transferees M/s. V Four Infra, through its partners 1)Shri Ravi Ramdayal Gupta, 2)Shri Kishor Vishwanath Bhoot, 3)Shri Om Balkrushna Thakre and 4)Shri Sachin Madhusudan Singhaniya all are r/o Wardha.. The said plot no.5, 16/1 is free from all types of encumbrances, charges, liens, gift, mortgage or any other claims affecting the clear title as on the date as discussed herein above.

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SCHEDULE OF PROPERTY

The Plot no.15, 16/1 demarcated out of field svy no. 21/2k (old) and 44(new) duly diverted situated at mouza Chinchala Mouza no.40, T.S./P.H.no.25 within limits of Nagar parishad Wardha Tq.& Dist. Wardha, and admeasures as under;-

having total area-401.37 sq.mtrs.

It is bounded as follows;-

On the east- Plot no.16/b (16/2)

On the west- plot no.14,

On the north- Plot nos.25 & 26 &

On the south- 30 ft. wide layout road.

(The above measurement and boundary are as per sanctioned amalgamated layout TPO Map dt.25-2-2015)

Hence this Search Report.

Yours Faithfully



(Deepak B, Chhagankar
Advocate, Wardha

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Wardha.

Dt. 27/09/2017.

Encl. Original E-challan Receipt.