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To whom so ever it may concern

Subject :- further Title verification of constructed on plot No. 5 and 6 arising out of field no. old 90/1, 2 new 15 total area 303.75 sq. each plot mt. i.e. 3268.35 sq. ft. each plot total of both plots 607.5 sq. mt. (6536.7 sq. ft) of Mauza Sindi (Meghe) Mauza no. 143 P.C. No. 19 within the limit of Municipal council Wardha Tah. & dist. Wardha is owned and possessed by 1) Reji Verghese and 2) Saju Verghese both r/ Wardha

Sir,

I have issued by search report of this property 29/12/2015 in detailed for the period of 1986 to 2015 (30 Years) by depositing the necessary amount. I have verified the following documents at the time of search dt. 29/12/2015 .

1) Power of Attorney dt. 8/8/2003 vide document No. 41122 Xerox ---------- ----------No.1
2) Power of attorney dt. 18/9/2003vide doc. No. 2783 –Xerox ----------No.2
3) N.A. order dt. 13/3/2009 –Xerox ----------No.3
4) Layout map -------- Xerox ----------No.4
5)Sale deed dt.22/8/2012 doc. No. 6858 Xerox ----------No.5
6) 7/12 extract dt. 29/9/2015---Xerox ----------No.6
7)7/12 extract dt. 29/9/2015—Xerox ----------No. 7
8) Revenue tax receipt dt. 29/9/2015----------Xerox ----------No.8
9) Agreement by the borrower with Anand Bapat dt. 30/9/2015 ----------No.9

Now on the request of the borrower , 1) Reji Verghese and 2) Saju Verghese both r/ Wardha , I am giving the further search report of this property for further period . For effecting this search the borrower has supplied the further documents in respect of the said property . On the basis of it , I have conducted the further search report.

1) Sale deed of RSV Realities dt. 29/12/2015 doc. No. 6188-----Original ----------No. A
2) 7/12 extract dt. 21/1/2016 of plot no.5 ----------Xerox ----------No.B
3) 7/12 extract dt. 21/1/2016 of plot no.6 ----------Xerox ----------No.C
4) No objection certificate from M.C. Wardha dt. 22/4/2016----------No.D
5) Letter by SDO dt. 30/3/2016----------No. E
6) Letter by M.C. Wardha dt. 30/6/2016----------No.F
7) Letter by SDO dt. 16/7/2016---------- No.G
8) Amalgamated map by Town Planning dt. 10/3/2017----------Sanction copy----------No.H
9) Amalgamated permission dt. 10/3/2017----------Original ----------No.I
10) Mutation entry dt. 14/3/2017 –Certified----------No.J
12) 7/12 extract dt. 27/3/2017---Certified ----------No.K
13) Construction permission dt. 31/3/2017----------Original ---No.L
14) Sanction construction map dt. 31/3/2017----------Original ---No.M
15) Revenue Tax receipt dt. 27/3/2017 ---Original----------No. N

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16) Revised order of the SDO dt. 18/1/2017----------Certified ----No.O

17) Mutation entry dt. 22/1/2017---Certified ----------No.P

18) Municipal Tax receipt dt. 6/4/2017----------Original ------No.Q

19) Power of Attorney dt. 2/6/2017 doc. No. 1622 ----------Original ----------No.R

20) Deed of Declaration dt. 10/4/2017 doc. No. 1075 ----------Original --------No.S

On 29/12/2015 Anand Kishore Bapat executed the sale deed of the plot No. 5 and 6 of field sr., No. 15 revised survey number 15/2 of Mauza Sindi (Meghe) admeasuring 303.75 sq. mt. each total of both plots 607.5 sq. mt. (6536.7 sq. ft) with M/s R.S.V Realities through partners 1) Reji Verghese and 2) Saju Verghese both r/ Wardha for Rs. 49,51,000/- . The said original sale deed is verified and returned it to owner. The original of the sale deed is marked as **No. A** in red colour for Identification.

After the sale deed both the plots came to be mutated in the name of M/s R.S.V Realities through partners 1) Reji Verghese and 2) Saju Verghese . The Xerox copy of mutated 7/12 extract dt. 21/1/2016 of plot no. 5 and 6 is marked as **No. B and C** in red colour for Identification. The No objection certificate issued by the Municipal council Wardha in the name of 1) Reji Verghese and 2) Saju Verghese for MSEB connection dt. 22/4/2016 is marked as **No. D** in red colour for Identification.

The SDO Wardha had issued letter to Municipal council Wardha dt. 30/3/2016 for submission of Report for amalgamation of plot no. 5 and 6 of field no. 15 revised survey number 15/2 is marked as **No. E** in red colour for Identification

The Municipal council Wardha had submitted a Report dt. 30/6/2016 for amalgamation of plot no. 5 and 6 of field no. 15 revised survey number 15/2 is marked as **No. F** in red colour for Identification.

The SDO Wardha had issued letter to Saju Verghese dt. 16/7/2016 about the report of the Municipal council Wardha is marked as **No. G** in red colour for Identification

The Sanction copy of amalgamated map sanction by town planning is marked as **No. H** in red colour for Identification.

The original of amalgamated order sanction by Municipal Council Wardha dt. 10/3/2017 is marked as **No. I** in red colour for Identification.

Now as per the documents mentioned above the Talathi had taken the mutation entry of it in their record dt. 14/3/2017 vide entry no. 19683. The Certified copy of it is marked as **No. J** in red colour for Identification. The amalgamated 7/12 extract dt. 27/3/2017. The certified copy of it is marked as **No. K** in red colour for Identification. The original construction permission by Municipal Council Wardha dt. 31/3/2017 and sanction construction map sanction by Town Planning is made available which is marked as **No. L and M** in red colour for Identification. The Revenue tax receipt dt. 27/3/2017 of plot No. 5 and 6 is marked as **No. N** in red colour for Identification.

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

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CHALLAN
MTR Form Number-6

GRN	MH003975818201718E	BARCODE		Date	29/07/2017-08:53:52	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee Search Fee			TAX ID (If Any)	SEARCH FEE		
				PAN No.(If Applicable)			
Office Name	WRD_WARDHA SUB REGISTRAR			Full Name	ADV H L DESHMUKH		
Location	WARDHA						
Year	2017-2018 One Time			Flat/Block No.	WARDHA		
Account Head Details		Amount In Rs.		Premises/Building			
0030072201	SEARCH FEE	300.00		Road/Street	WARDHA		
				Area/Locality	WARDHA		
				Town/City/District			
				PIN	4 4 2 0 0 1		
				Remarks (If Any)	MZ SINDI MEGHE FSNO.15/2 PLOT NO. 5 AND 6 AREA 1530.09 SQ MTR FROM 2015 TO 2017 FOR 3 YRS		
				Amount In Words	Three Hundred Rupees Only		
Total		300.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572017072958071	IK00GKQUV0
Cheque/DD No.				Bank Date	RBI Date	29/07/2017-08:54:23	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. : Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 29-07-2017 08:54:25

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The borrower has produced the revised order of the SDO vide order No. 04/MRC /-81/2016-17 dt. 18/1/2017 thereby passed an order of revised of survey number 15/2 instate of 15. The certified copy of order is made available which is marked as **No. O** in red colour for identification. The Talathi had taken the mutation entry of it vide entry no. 195998 dt. 22/1/2017 which is marked as **No. P** in red colour for identification

The Owner has produced the original Municipal Tax receipt dt. 6/4/2017 for verification which is marked as **no. Q** in red colour for identification.

On 10/4/2017 vide doc. No. 1075 RSV Realities had executed the deed of declaration of the flat scheme which is regd. With sub- registrar Wardha. The original of it is marked as **no. R** in red colour for identification.

On 2/6/2017 vide doc. No. 1622 Reji Verghese and Saju Anapara Joseph Verghese executed the regd. Power of Attorney in favour of Saju Anapara Joseph Verghese to do all necessary work. The original of it is marked as **no. S** in red colour for identification.

I have taken search in the office of Sub- register Wardha for the last from 2015 to 2017 i.e. 3 yr. and pay necessary search fees of Rs. 300/- on line vide receipt no. GRN MH003975818201718 dt. 29/7/2017 and I have found no transaction of the said property except the agreement of flat no. 101 on 11/4/2017 vide doc. No. 1096 on first floor , agreement of flat no. 201 dt. 3/5/2017 vide no. 917 and agreement of flat No . 202 on second floor on 2/6/2017 vide doc. No. 1621 .

And agreement of shop No. 1/7/2017 vide doc. No. 1969 of shop No. 1, agreement of shop No. 3/7/2017 vide doc. No. 1991 of shop No. 2 , agreement of shop No. 1/7/2017 vide doc. No. 1970 of shop No. 3,, agreement of shop No. 1/7/2017 vide doc. No. 1971 of shop No. 4 , agreement of shop No. 1/7/2017 vide doc. No. 1968 of shop No. 5 ,, agreement of shop No. 1/7/2017 vide doc. No. 1973 of shop No. 6, agreement of shop No. 1/7/2017 vide doc. No. 1972 of shop No. 7 .

6) I have conducted the search from the documents made available as well as the record which are in the office of Sub- registrar Wardha . I have perused the above mentioned documents. The said documents are absolutely legal and safe guard the interest of the borrower except the regd. Agreement made between the parties .

Conclusion:-

In my opinion, the title of property constructed on plot No. 5 and 6 arising out of field no. old 90/1, 2 new 15 total area 303.75 sq. each plot mt. i.e. 3268.35 sq. ft. total of both plots 607.5 sq. mt. (6536.7 sq. ft) of Mauza Sindi (Meghe) Mauza no. 143 P.C. No. 19 within the limit of Municipal council Wardha Tah. & dist. Wardha is Owned and possessed by Reji Verghese and Saju Anapara Joseph Verghese

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r/o wardha The and Dist. Wardha . But for the safer side an affidavit stating that he had not availed loan from any body , financial institutions not the said property is disposed or made contract by any type with anybody.

Hence this report.

Wardha
Dated : 29/7/2017

Encl.-receipt of Search

H. L. DESHMUKH ADVOCATE Sudampuri, Wardha

Yours faithfully

H.L. Deshmukh
Advocate Wardha

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