



Ravindra R. Watane
Advocate

Shehgandha colony, Akoli road near railway station,,Amravati. Mob. 9823698745

Ref. No.

Date : 02.11.2017

TITLE VERIFICATION AND SEARCH REPORT

To,

WHOMSOEVER IT MAY CONCERN

Subject: - Search and title Verification report in the matter of Loan-Advance to 1) Pushpa Yashwantrao Gawande, 2) Shri Rahul Yashwantrao Gawande R/o. Sai Nagar, Amravati.

Respected Sir,

Having been engaged by the intending borrowers 1) Pushpa Yashwantrao Gawande, 2) Shri Rahul Yashwantrao Gawande R/o. Sai Nagar, Amravati for preparing the title Verification and Search report for the property to be mortgaged for securing the financial Assistance I R. R. Watane, Advocate, R/o. Amravati do hereby submit my report as under:-

1) That, the 1) Pushpa Yashwantrao Gawande, 2) Shri Rahul Yashwantrao Gawande, is the owner of the property located at Mouje-Akoli, Tq. & Dist. Amravati having field Survey no. 34/1 land admeasuring 2 H. 48 R within the territories limits of Municipal Corporation Amravati, Tq. & Dist. Amravati which is described in scheduled hereinafter.

2) Title History for last 13 Years:

Title history for 13 years from this date shows the following chains of transaction.

Upon verification index-II Reg. and revenue record for the period relevant to this search report I find that originally the field Survey no. 34/1, land admeasuring 2 H. 48 R, Mouje-Akoli, Tq. & Dist. Amravati was owned by 1) Mr. Sheikh Kalu Sheikh Gani, 2) Mr. Sheikh Hasan



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Sheikh Gani, 3) Mr. Sheikh Mohd. Sheikh Gani, R/o. Hamalpura, Amravati.

Thereafter, it is found that the above said owner i.e. 1) Mr. Sheikh Kalu Sheikh Gani, 2) Mr. Sheikh Hasan Sheikh Gani, 3) Mr. Sheikh Mohd. Sheikh Gani sold east west division northern side portion admeasuring 3 Acre 4 Guntha (as per sale deed 1 H. 25 R.) out of the above mentioned said land to Sau. Pushpa Yashawant Gawande, R/o. Sai Nagar, Amravati through the registered sale deed dated 28.12.1981 regd. at Sr. no. 4786. Similarly, remaining portion i.e. east west division southern side portion admeasuring 3 Acre 4 Guntha (as per sale deed 1 H. 25 R.) came to be purchased by Shri Yashwant Namdevrao Gawande from 1) Mr. Sheikh Kalu Sheikh Gani, 2) Mr. Sheikh Hasan Sheikh Gani, 3) Mr. Sheikh Mohd. Sheikh Gani, through the registered sale deed dated 28.12.1981 regd. at Sr. no. 4787.

Thereafter, it is submitted that the information given be the Sau. Pushpa Yashawant Gawande, that the Yashwant Namdevrao Gawande is expired and after his death the legal heirs namely Smt. Pushal Yashawant Gawande and Rahul Yashawant Gawande mutated their name in revenue record.

And now the present owner i.e. Smt. Pushal Yashawant Gawande and Rahul Yashawant Gawande are the actual owner of the land admeasuring 2 H. 48 R at Mouje Akoli and since then the above said property is in actual possession of the said owner and mutation entry in the revenue record is also in the name of the said owner.

I have taken the search at Sub Registrar office, Amravati on 02.11.2017 by paying the necessary fees of Rs. 325/- which came to be deposited in the State bank of India, Camp branch, Amravati by E-



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chalan bearing GRN no. MH006833978201718E and the said original E-chalan is enclosed with this search report for the period of 13 years i.e. since 2005 to 2017.

3) On the basis of searches made by me and documents place before me I certify that the property referred in the scheduled in last schedule is owned by Smt. Pushal Yashawant Gawande and Rahul Yashawant Gawande.

4) That the all relevant documents of title i.e. Sale deed and 7/12 extract placed before me are Xerox copies of original and appeared to be guanine. I have verified and tallied these documents from the record of Reg. of Documents at Amravati.

5) I am satisfied and confirmed that the property is heritable and transferable and the said owner had right to transfer the same. All necessary parties are jointed in the documents and documents have legal desired effect. Facts and events material to title have been satisfactory prove.

6) I have also confirmed from Govt. and public land acquisition authorities that the property described in schedule is not subject to acquisition or requisition from these authorities.

7) In result, I have to state that I have made necessary searches at the concern sub registrar office up to date and as the result of such searches, I am satisfied that the title of the owners is clear.



Ravindra R. Watane
Advocate

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DESCRIPTION OF PROPERTY:

Property located at Mouje-Akoli, Tq. & Dist. Amravati having field Survey no. 34/1 land admeasuring 2 H. 48 R within the territories limits of Municipal Corporation Amravati, Tq. & Dist. Amravati which is bounded as under:-

Towards East	:	Field of Shri Khandelwal
Towards West	:	Field of Shri Khandelwal
Towards North	:	Road
Towards South	:	Field of Shrawan

Ravindra R. Watane
Advocate
Snehgandha Colony, Amt.
(M) 9823698745

Yours faithfully


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Adv Ravindra R. Watane

Seal & Signature