Court :
Chamber No.29, High Court, Nagpur
Wardha Off./Resi. :
Dhanto, Bachelor Road, Wardha
Nagpur Office :
M.M. Agnihotri, Advocate
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Shantanu K. Bhoyar
Advocate

Title Verification-cum-Search Report

Date: 02-11-2016

To,

Whom So Ever It May Concern

Subject :- Title Verification-cum-search report of property of Smt. Indira Jamuwantrao Gotekar

Sir,

As per your request I have conducted the title verification of Plot No. 45 and 50 carved out of Field Survey No. 300 (Old No. 221/1Kh, 222/2Kh, 223/3kh) situated at Mouza – Warud, Mouza No. – 126, T. S. No. 24, Tah- Wardha and Distt – Wardha in the registration Sub-District Wardha and District Wardha.

1. I have perused the following documents:

1. Original copy of sale deed dt. 17.06.2013 of Reg. no. 5219/2013 & Sale deed dt. 05.02.2013 of Reg. No. 1083/2013
2. 7/12 extract of Plot No. 45 and 50
3. Sanction lay-Out Order passed by The Tahsildar, Wardha
4. Sanction map of Town Planner dt. 30.09.1981
5. Amalgamation order passed by SDO Wardha, dt. 05.03.2015

2. Description of property:

Plot No. 45 and 50 carved out of Field Survey No. 300 (Old No. 221/1Kh, 222/2Kh, 223/3kh) situated at Mouza – Warud, Mouza No. – 126, T. S. No. 24, Tah- Wardha and Distt – Wardha in the registration Sub-District Wardha and District Wardha.

The detail description is as under;

Dimension of Plot No. 45 and 50

Total Area of Plot No. 45 – 278.70 Sq.mt.
Total Area of Plot No. 50 – 278.70 Sq.mt.
Total Area – 557.40 Sq. mt.

The Plot No. 45 and 50 bounded as under

On or towards East	:	Plot No. 44 and 51
On or towards West	:	Plot No. 46 and 49
On or towards North	:	Road
On or towards South	:	Road

3. Chain of Transaction for last 12 years:

That, Field Survey No. 300 (Old No. 221/1Kh, 222/2Kh, 223/3kh) admeasuring 2.92 HR of Mouza – Warud was previously owned by Chenkaran Fattepuria and he has applied to Tahsildar for conversion of said field for non-agricultural residential purpose. The Tahsildar, Wardha by order dated 21.11.1985 vide Rev case no. NAP 34/09/1980-81 converted the said land to Non- Agricultural residential purpose and lay-out map was also sanctioned by Town Planner, Wardha on 30.09.1981. There were several plots were carved out in said lay-out.

The plot no. 45 was purchased by Bharat Lilachandji Bamb and he had sold said plot no. 45 to Indira Jamuwantroa Ghotekar on 17.06.2013 vide registration no. 5219/2013.

The plot no. 50 was purchased by Indira Jamuwantroa Gotekar on 05.02.2013 vide registration no. 1083/2013 from Merulalji Pannalalji Fattepuria. As such Indira Jamuwantroa Gotekar becomes the owner and possessor of plot no. 45 and 50 and her name was recorded in reveneue record and 7/12 of those plots was issued in her name.

Indira Jamuwantroa Ghotekar applied to SDO, Wardha for amalgamation of plot no. 45 and 50 and the permission for amalgamation of plot no. 45 and 50 was granted to her on 05.03.2015. Then the 7/12 extract of both plot was issued to her.

4. Search:

I have taken the search from the office of Sub-Registrar at Wardha in respect of the above said plot no. 45 and 50 from the year 2005 to 2016 on 01.11.2016.

That, perusal of documents and search reveals that, the said plot no. 45 and 50 are standing in the name of Indira Jamuwantroa Gotekar and she is in possession of the same. That, the title history of the said plot property for the last 12 years from this date shows that after acquiring the title over the said

property she has not transferred or created any encumbrance over it. After perusal of the documents and search taken by me, I am of the opinion that the said plot property is in the name and possession of Indira Jamuwantroa Gotekar and she is the absolute owner and title holder of the above said plots till today, and has not created any charge, liability by way of transfer, mortgage, lien etc. over it. The said plot property is free from all types of encumbrances.

I am satisfied and confirm that the property is heritable and transferable and the transferor has right to transfer it. All necessary parties have been joined in the documents and the documents have desired effect. Facts and events material to the title have been satisfactorily proved.

All the documents relating to the said property are adequately safeguards the interest of you and there is nothing prejudicial or undesirable in the said documents. The entire documents are duly stamped wherever the stamp duty is payable in accordance with the provision of the Bombay Stamp Act, and Indian Stamp Act, as amended up to date. Similarly, the relevant documents have been duly registered and attested wherever these documents require registration and attestation.

5. Conclusion

Thus, it is clear that the Plot No. 45 and 50 carved out of Field Survey No. 300 (Old No. 221/1Kh, 222/2Kh, 223/3kh) situated at Mouza – Warud, Mouza No. – 126, T. S. No. 24, Tah- Wardha and Distt – Wardha in the registration Sub-District Wardha and District Wardha is in the name of Indira Jamuwantrao Gotekar and she is the absolute owner, title holder of the said plot property and the said property is having good marketable value.

Hence this search report.

Yours faithfully,

NU K. BHOYAR

Shantanu K. Bhoyar
Advocate