

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 immoveable 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)	129	0.20 R	Rs.1.00	class-I (Bhuswami)
2)	130	0.44 R	Rs.2.80	class-I (Bhuswami)
3)	131	0.44 R	Rs.2.75	class-I (Bhuswami)
4)	132	0.14 R	Rs.0.50	Class-I (Bhuswami)
Total.		1.22 HR		

Boundaries of field no.129 is as under :-
East :- field svy. no. 133
North:- Field svy.nos.130 & 131 &

West :- field svy.no.126,
South:- Pandhan.

(Measurement and boundaries as per regd. sale deed dt. 30-01-17 at sr.no.289)

Boundaries of field no.130 is as under :-
East :- field svy. no. 133
North:- Field svy.no.132 &

West :- field svy.no.131,
South:- Field svy.no.129.

(Measurement and boundaries as per regd. sale deed dt. 12-01-17 at sr.no.108)

Boundaries of field no.131 is as under :-
East :- field svy. no. 130
North:- Field svy.no.132 &

West :- field svy.no.12B & 128,
South:- field svy.no.129.

(Measurement and boundaries as per regd. sale deed dt. 28-10-16 at sr.no.3409) and

Boundaries of field no.132 is as under :-
East :- field svy. no. 133
North:- Nala &

West :- field svy.no.127B,
South:- Field svy.no.130 & 131.

(Measurement and boundaries as per regd. sale deed dt. 30-01-17 at sr.no.288)


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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 be taken for creation of mortgage.
1)	30-07-2017	7/12 extracts (four)	Photo copies
2)	30-07-2017	Gao namuna 8-A(two)	Photo copy
3)	30-07-2017	Ferfar panjis(Four)	Photo copies
4)	21-10-2016	TPO Map of proposed layout out of aforesaid four fields,	Photo copies
5)	30-01-2017	Regd. sale deed	Photo copies
6)	12-01-2017	Regd. sale deed	Photo copies
7)	28-10-2016	Regd. sale deed	Photo copies
8)	30-01-2017	Regd. sale deed	Photo copies
9)	24-03-2017	Regd. sale deed	Photo copies

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

Maroti Ghulaji Watgule & others (original owners of agricultural field svy nos 29, 130, 131 and & 132)
 |
 Shri Uttam Park and Land Developers, through its Partners Shri Manish Dinkarrao Bhojar and four others. (purchaser of above all fields by 5 separate regd. sale deeds)
 |
 (and being transferee/Layout owners of proposed layout demarcated in aforesaid four agricultural field properties)

(The above chain of title established in revenue deptt. and record of Office of Sub Registrar, Wardha)

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 five separate registered sale deeds registered vide document no.289/2017 on dated 30-01-2017, at doc no.108/2017 dated 12-1-2017, at doc.no.3408/2016 dated 28-10-2016, vide doc.no.493/2017 dated 24-3-2017 and vide document no.288/2017 dated 30-1-2017 registered- before Sub Registrar, Wardha and said documents styled as "Sale deeds" duly executed and registered vide said document entries and the other revenue records which shows that, originally the field survey no.130 total area- 0.44 R, situate at mouza Inzapur being ancestral field was owned and possessed by Shri Prabhakar Maroti Watgule as per old revenue record in his name. Thereafter said Prabhakar Watgule has sold said entire field no 130 by regd. sale deed dated 12-01-2017

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 WARDHA - 442001

vide doc.no.108/2017 for Rs.37,47,200/- 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 revenue records of right vide mutation entry no.2257 dated 22-2-2017 by concerned Talathi on perusal of above regd. sale deed which is legal one.

That another field survey no.131 total area- 0.44 R, situate at mouza Inzapur being ancestral field was owned and possessed by Shri Vinod Laxmanrao Watgule as per old revenue record in his name. Thereafter said Vinod Watgule has sold said entire field no.131 by regd. sale deed dated 28-10-2016 vide doc.no.3409/2016 for Rs.32,00,000/- to the transferee Shri Uttam Park and Land Developers, through its Partners Shri Manish Dinkarrao Bhoyar and three others. The ferfar to said transaction of sale also recorded in the name of above partnership firm in revenue records of right vide mutation entry no. 2237 dated 4-02-2017 by concerned talathi on perusal of above sale deed which is legal one. Meantime since one of the partner of transferee firm namely Shri Sudhakar Pandurangji Satone remained to be joined as vendee and partner in above sale deed of field no.131 and as such the other above partners named above of transferee firm/vendee in above regd. sale deed dated 28-10-2016 and as such the transferee firm through its above four partners have jointly executed and registered another sale deed dated 24-3-2017 vide document no.493 for consideration of Rs.7,83,000/- thereby sold undivided 1/5th share area out of said field area 0.44 R of field no.131 in favour of said one partner Shri Sudhakar Satone who is also one of the registered partner of transferee firm. The ferfar to said transaction of sale also recorded in the name of above partnership firm in revenue records of right vide mutation entry no. 2292 dated 19-06-2017 by concerned talathi on perusal of above sale deed which is legal one. Consequently all partners of transferee firm acquired equal right, share and title in the above field property bearing field no.131 of transferee firm.

However another field svy.no.132 area 0.14 R situate at mouza Inzapur, being ancestral field property, was jointly owned and possessed by 1)Smt. Sarja Maroti Watgule and 10 others, as per old revenue record and the above all owners have jointly sold the said entire field no.132 area 0.14 R by regd. sale deed dated 30-01-2017 vide doc.no.288/2017 for Rs.12,00,000/- 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 revenue records of right vide mutation entry no.2264 dated 18-03-2017 by concerned talathi on perusal of above sale deed which is legal one.

That another field svy.no.129 area 0.20 R situate at mouza Inzapur, being ancestral field property was jointly owned and possessed by 1)Laxman s/o Maroti Watgule and 9 others, as per old revenue record and the above all owners have jointly sold the said entire field no.129 area 0.20 R by regd. sale deed dated 30-01-2017 vide doc.no.289/2017


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for Rs.17,00,000/- to the transferee Shri Uttam Park and Land Developers, through its Partners Shri Manish Dinkarrao Bhojar and four others. The ferfar to said transaction of sale also recorded in the name of above partnership firm in revenue records of right vide mutation entry no.2265 dated 19-03-2017 by concerned talathi on perusal of above sale deed which is legal one. That the transferee firm has also produced before me all foresaid five separate registered sale deeds for my verification and during my above on line searches and record of index-II register I have tallied the same and found that all sale deeds are properly executed and registered before competent authority i.e. Sub Registrar by paying requisite stamp duty and as such the title and interest of vendor of transferee firm is duly and properly transferred in favour of transferee firm till date and such all sale deeds are legal and genuine one. That transferee firm has also produced before me all Photo copies of 7/12 extracts dated 30-7-2017 each, with Land holding form in 8-A, and online Ferfar panjis and as such the endorsement column in 7/12 extract of field svy.no.129 shows that there is previous mortgage loan of IDBI Bank Inzapur branch for Rs.40,000/- and as such except this charge I have not found any adverse remarks or transfer entry in all aforesaid four agricultural fields. Hence title of transferee firm is clear, marketable and free from encumbrances except said charge of IDBI Bank over field no.129 only.

Now as per say of transferee firm they have jointly applied before Sub Divisional Officer, Wardha for conversion of all areas of aforesaid four agricultural field svy.no.129, 130,131 & 132 having intact area 1.22 HR 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 no. 2029 and I have perused the said proposed layout map which indicates that there are total 54 plots demarcated out of said intact area 1.22 HR of field nos.129,130,131 & 132 and as such the proposed agricultural status of aforesaid agricultural fields not has been changed into status of diverted each plots for non agricultural use and hence at present the said fields can not be used and treated as agricultural fields 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 all five aforesaid separate regd. sale deeds alongwith all revenue records listed herein above for my perusal, issued by concerned Talathi .

Thus the aforesaid field svy.nos. 129,130,131 & 132 are 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.


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CHALLAN
MTR Form Number-6

GRN	MH004064219201718E	BARCODE			Date	31/07/2017-18:26:04		Form ID	
Department					Inspector General Of Registration				
Type of Payment					Search Fee				
Office Name					WRD_WARDHA SUB REGISTRAR				
Location					WARDHA				
Year					2017-2018 One Time				
Account Head Details					Amount In Rs.				
0030072201 SEARCH FEE					375.00				
TAX ID (If Any)					SEARCH FEE				
PAN No.(If Applicable)									
Full Name					ADV G S JAWANDHIYA				
Flat/Block No.					WARDHA				
Premises/Building					WARDHA				
Road/Street					WARDHA				
Area/Locality					WARDHA				
Town/City/District					WARDHA				
PIN					4 4 2 0 0 1				
Remarks (If Any)					INZAPUR F S NO. 129 130 131 AND 132 TOTAL AREA 1.22 H.R.				
					CLASS-I SEARCH FROM 2003 TO 2017 -15 YRS				
Amount In					Three Hundred Seventy Five Rupees Only				
Words									
Total					375.00				
Payment Details					STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK									
Cheque-DD Details					Bank CIN Ref. No. 00040572017073187229 IK00GNCMS9				
Cheque/DD No.					Bank Date RBI Date 31/07/2017-18:26:59 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 चलन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

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 Print Date 31-07-2017 05:27:01

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.MH00406421920171SE, 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 extracts (four)	Certified
2)	30-07-2017	Gao namuna S-A(two)	certified
3)	30-07-2017	Ferfar panjis(Four)	certified
4)	21-10-2016	TPO Map of proposed layout out of aforesaid four fields.	Original
5)	30-01-2017	Regd. sale deed	Photo copies
6)	12-01-2017	Regd. sale deed	Photo copies
7)	28-10-2016	Regd. sale deed	Photo copies
8)	30-01-2017	Regd. sale deed	Photo copies
9)	24-03-2017	Regd. sale deed	Photo copies
10)	Affidavit of transferee/owner stating that property from encumbrance.		Original
11)	Paper publication for objection if any from public at large.		Original
12)	N.O.C. from IDBI Bank.		Original

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 five separate registered sale deeds alongwith current revenue records and also on the basis of documents of title listed above till this date except charge of IDBI Bank.

Note: Original E-challan Receipt is enclosed.

Wardha.

Dt. 31-07-2017.

Yours Faithfully



(G. S. Jawandhiya)
Advocate, Wardha.

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