

Gajendra. A. Jachak,

Advocate

r/o Mohini nagar, Wardha, Tq. & Distr. Wardha Ph.no. 244737 Mob. 9970237135

To,
The Manager,
HDFC Ltd., HDFC House,
Ravi Shankar Shukla Marg,
VIP Road, Civil Lines,
Nagpur.

Sub :- The Title Verification cum search Report.

Respected Sir,

Having been engaged by **Shri Harish S/o. Sudhakar Rao Shende** r/o. Paloti, Tq. Dist. Wardha present owner for preparing title verification and search report of the property to be mortgaged by them for securing financial assistance from HDFC Nagpur, I **Shri. G. A. Jachak**, Advocate, r/o Wardha do hereby submit my report as follows:-

1. That the owner **Shri Harish S/o. Sudhakar Rao Shende** is absolute owner, possessor and title holder of plot 19, area 278.81 sq. mtr. i.e. 3000.00 sq. ft. and plot no. 20, area 278.81 sq. mtr. i.e. 3000.00 sq. ft. having total area of both plots 557.62 sq. mtr. (As per amalgamation order) out of diverted field survey no. 56 situated at mouza Palakwadi Mouza no. 255 P.H. no. 19, within limits of M.C. Wardha, Tq. Dist. Wardha.

(The property is fully described in Schedule hereto)

2. That the owner **Shri Harish Sudhakar Rao Shende** acquires the title of the property i.e. plot 19, 278.81 sq. mtr. i.e. 3000.00 sq. ft. and plot no. 20, area 278.81 sq. mtr. i.e. 3000.00 sq. ft. by virtue of registered sale-deed executed by Smt. Laxmidevi Mulchand Baid vide document no. 6085/2014 and 6086/2014 before the Sub- Registrar-2, Wardha

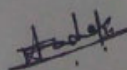
3. That, the title history for last 30 yrs. from this date shows the following chain of transactions. One Chimniram Baid was the residence of Wardha. Chimniram Baid was having three sons namely 1) Premraj, 2) Ajitmal and 3) Pusaram out of the above three sons Premraj has died on 26/11/1956 issueless. Before that the three sons had purchased field survey no. 56, total area 12.20 Acre jointly. After the death of Chimniram registered partitioned was took place on 18/04/1973 in respect of moveable and immoveable property of Chimniram Baid. As per that partitioned out of 12.20 acre area Ajitmal Chimniram Baid got 3.50 acre and Sundarabai Ajitmal Baid got 3.50 acre, Mulchand Baid got 2.70 acre and Labhchand i.e. Son of Mulchand Baid got 2.50 area. Before partitioned all the above joint owners i.e. Labhchand Baid and others was applied for conversion of said land into non-agricultural residential purposes before Collector, Wardha and hence as per order passed in Rev. case no. 6/2/1970-71, vide order dated

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31/03/1973, thereby granted sanction for residential purposes. Thereafter various plots were laid down therein including Plot no.19 & 20 by getting necessary permission from concerning Town Planning authority vide its letter no. TPVC/DALWRD/73/1973, dated 24/08/1973 and hence the said layout is well sanctioned layout. After diversion of said total land there was no specification on record in respect of number of plots in between the above owners. Therefore, above joint owners by way of mutual oral partitioned specified the plots allotted to the each parties and effected oral partitioned deed on 31/12/1974 in that respect. As per mutual portioned one of the party Smt. Sundarabai Ajitmal Baid got plot no. 19 & 20 alongwith others plots in her share. Thereafter Smt. Sundarabai Ajitmal Baid in his life time executed a will-deed in favour of her daughter namely Jashodabai Bansilal Sancheti and her daughter in law namely Laxmidevi Mulchand Baid. Thereafter Smt. Sundarabai Ajitmal Baid has died on 05/07/1990 and as per will deed the plot no. 19 & 20 and other plots has been recorded in revenue record as per will deed of Sunadabai and Talathi of mouza Palakwadi issued a 7/12 extract in her name in respect of plot no. 19, 20 and other plots.

Thereafter Smt. Laxmidevi Mulchand Baid sold out the plot no. 19, area 278.81 sq. mtr. i.e. 3000/- sq. ft. and Plot no. 20, area 278.81 sq. mtr. i.e. 3000/- sq. ft to present owner / borrower Shri Harish Sudhakar Rao Shende, Prop. Subhadra Construction, Wardha by way of registered sale-deed on dated 17/12/2014 for valuable consideration of Rs.44,00,000/- before Sub-Registrar-2, Wardha vide document no. 6085/2014. Same day she sold out the plot no. 20, area 278.81 sq. mtr. i.e. 3000/- sq. ft to present owner / borrower Shri Harish Sudhakar Rao Shende, Prop. Subhadra Construction, Wardha by way of registered sale-deed on dated 17/12/2014 for valuable consideration of Rs.44,00,000/- before Sub-Registrar-2, Wardha vide document no. 6086/2014. As per both sale-deeds the name of Shri Harish Sudhakar Rao Shende, Prop. Subhadra Construction, Wardha has been mutated in revenue record and Talathi of mouza issued a 7/12 extract in his name of above plot no. 19 & 20. Since from then he is absolute owner title holder and possessor.

Thereafter, the said owner Shri Harish Sudhakar Rao Shende decided to develop the said plot no. 19 & 20 and he applied before, Collector, Wardha on dated 31/01/2015 for getting permission for amalgamation of plot no. 19 & 20 and as per application the Collector, Wardha passed the amalgamation order vide case no. 02/Ekatikaran/NAP-34/2014-15 on dated 12/05/2015 and thereby amalgamated the above plots area into total area of 557.62 sq. mtr. The town planning authority also approved the amalgamation map on dated 07/03/2015 vide their letter no. Mouza Palakwadi/S.K 56/TPW/290, Town Planner, Wardha. As per amalgamation order mutation has been effected in revenue record and Talathi of mouza Palakawadi issued 7/12 extract of plot no 19 & 20 jointly in the name of present owner Shri Sudhakar Rao Shende vide mutation entry no. 2841, dated 18/05/2015.

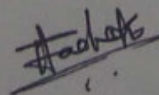


Thereafter, the said owner Shri Harish Sudhakar Rao Shende applied for construction permission and for approval of map to the M.C. Wardha on dated 21/09/2017 and as per his application after completing necessary formalities the M.C. Wardha granted permission for construction on dtd. 25/01/2018 vide its letter no. 2009/Cons/TP/MCW/18 and also approved the map. Hence it appears that necessary permission has been obtained for construction after completing all legal formalities. He paid all the revenue and M.C. taxes and cess upto date in respect of said plot. At present borrower Shri Harish Sudhakar Rao Shende is absolute owner, title holder and possessor of said plot property. The title of the borrowers is clear, marketable and transferable. The property is found to be free from all types of encumbrances. At present the construction of various flats are in progress on amalgamated area of plot no. 19 & 20.

It is noted here that in the resettlement scheme of 17/11/2016 of mouza Palakwadi some survey numbers were excluded from the re-measurement / resettlement. Therefore District Superintendent of Land record in that respect presented a proposal before the S.D.O. Wardha for including the excluded field survey numbers and to give new survey numbers to the respective fields and as per proposal of District Superintendent of Land record the Sub-Divisional Officer Wardha passed the order on dated 29/11/2016 vide order no. SDO/mouza Palakwadi/KV146/2016 office of S.D.O. Wardha and permitted to include the above field survey no. 56 in the resettlement scheme and given new number as field survey no. 36.

Thus the links in the chain of title have been properly established. All the transactions have been duly verified from the record of Sub-Registrar, Wardha by paying search fee of Rs.750/- each vide search receipt no. MH010167972201718E, dt. 02/02/2018 for the period from 2005 to 2017 i.e. total 13 years. The original search receipt/s is/are enclosed herewith. The above property is not found to be transferred to anybody else except the original owner/borrower. There is no any charge has been created. The property is transferable and marketable and the property is free from all type of encumbrances.

Hence this Search report.



SCHEDULE OF THE PROPERTY

All piece and parcel of Land/plots bearing plot no.19 &20 and out of field svy.no. 56 (old) and New no. 36 duly diverted and situated at mouza Palakwadi, Mouza no.255, Talathi Saza no.19, which comes within limits of M.C. Wardha. Wardha, in Tq. & Dist. Wardha and in ; admeasuring as follows;

Plot No. 19 ;

At length East-West both side - 60.00 sq. ft.

At width North-South both side - 50.00 sq. ft

Having total area 278.81 i.e. 3000.00 sq.ft.

Plot No. 20 ;

At length East-West both side - 60.00 sq. ft.

At width North-South both side - 50.00 sq. ft

Having total area 278.81 i.e. 3000.00 sq.ft.

After amalgamation total area of both plot 557.62 sq.mt.

And plot no. 19 &20 (After amalgamation) Bounded as :- (As per T.P.sanction map)

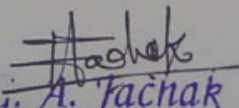
On towards east- Plot No. 3 & 4

On towards west- 30 ft. width Road

On towards north-Plot No.21

On towards south-Plot no. 18

Place : Wardha
Date : 03/02/2018.


Signature of the Advocate
Mohini Nagar,
Nagpur Road, Wardha



CHALLAN
MTR Form Number-6

SRN	MH010167972201718E	BARCODE			Date	02/02/2018-18:28:09		Form ID			
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Search Fee				TAX ID (If Any)	SEARCH FEE					
	Search Fee				PAN No.(If Applicable)						
Office Name	WRD_WARDHA SUB REGISTRAR				Full Name	ADV G A JACHAK					
Location	WARDHA										
Year	2017-2018 One Time				Flat/Block No.	WARDHA					
Account Head Details		Amount In Rs.		Premises/Building							
0030072201 SEARCH FEE		750.00		Road/Street	WARDHA						
				Area/Locality	WARDHA						
				Town/City/District							
				PIN		4	4	2	0	0	1
				Remarks (If Any)							
				MZ PALAKWADI FSNO.56 PLOT NO. 19 AND 20 TOTAL AREA 557.62							
				SQ MTR FROM 2006 TO 2018 FOR 13 YRS							
				Amount In	Seven Hundred Fifty Rupees Only						
Total		750.00		Words							
Payment Details				FOR USE IN RECEIVING BANK							
STATE BANK OF INDIA				Bank CIN	Ref. No.	00040572018020252195		IK00LTZPR5			
Cheque-DD Details				Bank Date	RBI Date	02/02/2018-18:28:29		Not Verified with RBI			
Cheque/DD No.				Bank-Branch		STATE BANK OF INDIA					
Name of Bank				Scroll No. , Date		Not Verified with Scroll					
Name of Branch											

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
खदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करायच्या दस्तांसाठी लागू नाही.