



5/5/2018

To whom so ever it may concern

Subject :- Title verification of field no. 72/1 area 0.81 H.R. Land revenue Rs. 1.45/- class 1 of Mauza Nagthana Tah. & dist. Wardha within the limit of sub- registrar Wardha owned by Deepak Gangadhar Mandokar r/o Hawaldarpura Wardha and Rahul Mahendraprasad Sharma Manas Mandir Wardha tah. & Dist. Wardha

Sir,

On the request of the Deepak Gangadhar Mandokar r/o Hawaldarpura Wardha and Rahul Mahendraprasad Sharma Manas Mandir Wardha tah. & Dist. Wardha

I have conducted the search of records from the office of Sub- Register Wardha for the year 1989 to 2018 i.e. 30 ys. In the name of Deepak Gangadhar Mandokar r/o Hawaldarpura Wardha and Rahul Mahendraprasad Sharma Manas Mandir Wardha tah. & Dist. Wardha of field no. 72/1 area 0.81 H.R. Land revenue Rs. 1.45/- class 1 of Mauza Nagthana Tah. & dist. Wardha within the limit of sub- registrar Wardha

The property is bounded as under as per sale deed: _

East- Survey No. 71 and 73

West- Survey no. 61,62,63

North- Survey no. 70/2

South - Survey no. 60

The following documents are taken in to con consideration whiie conducting the search .

Sr. No	Date	Name/ Nature of the Document	Name of parties executed	In case of copies, whether the original was scrutinized by the Advocate.
1	20/4/2018	Sale deed doc.No. 1436	Executed by Smt. Maltibai Marotrao Samarth, Hemraj Marotrsao Samarth, Dyneshwar Marotrao Samarth, Raju Marotrao Samarth, Sau. Rajni Chulamanrao Ghayghave, Sau.	Original



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			Vandana Vilasrao Virulkar In favour of Deepak Gangadhar Mandokar r/o Hawaldarpura Wardha and Rahul Mahendraprasad Sharma	
2	5/5/2018	Talathi map	Issued by Talathi	Xerox

For conducting the search report of the above property, I have deposited the necessary fees with the Inspector General of stamps on line of Rs. 750/- vide receipt No. GRN MH001082053201819E Dt. 02/05/2018. The original receipt is attached herewith this report.

2) Originally the field no. 72/1 area 0.81 H.R. of Mauza Nagthana Tah. & dist. Wardha within the limit of Sub- registrar Wardha was owned by n the name of Smt. Maltibai Marotrao Samarth , Hemraj Marotsao Samarth , Dyneshwar Marotrao Samarth, Raju Marotrao Samarth, Sau. Rajni Chulamanrao Ghavghave , Sau. Vandana Vilasrao Virulkar as per the record made available for verification during the period of 1989 to 2018 up to the sale deed of the borrower.

2) On 20/4/2018 vide doc. No. 1436 Smt. Maltibai Marotrao Samarth , Hemraj Marotsao Samarth , Dyneshwar Marotrao Samarth, Raju Marotrao Samarth, Sau. Rajni Chulamanrao Ghavghave , Sau. Vandana Vilasrao Virulkar sold the said field no. field no. 72/1 area 0.81 H.R. Land revenue Rs. 1.45/- class 1 of Mauza Nagthana Tah. & dist. Wardha within the limit of sub- registrar Wardha within the limit of Sub- registrar Wardha by regd. Sale deed for Rs. 49,00,000/- to Deepak Gangadhar Mandokar r/o Hawaldarpura Wardha and Rahul Mahendraprasad Sharma r/o Wardha tah. & Dist. Wardha. The original sale deed of Deepak Gangadhar Mandokar r/o Hawaldarpura Wardha and Rahul Mahendraprasad Sharma r/o Wardha tah. & Dist. Wardha which is marked as no. 1 in red colour for Identification. While scrutiny of the contents of the said deed , I have noticed that sale deed is of field no. 72/1 and boundary as



3.6



CHALLAN
MTR Form Number-6

GRN	MH001082221201819E	BARCODE			Date	02/05/2018-13:18:46	Form ID	
Department			Inspector General Of Registration					
Search Fee			Payer Details					
Type of Payment			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			2018-2019 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 NAGTHANA FSNO. 72/1 AREA 0.81 H.R. SEARCH FROM 1989 TO					
			2018 FOR 30 YEARS					
			Amount In		Seven Hundred Fifty Rupees Only			
Total			750.00		Words			
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN		Ref. No.		00040572018050299263	
Cheque/DD No.			Bank Date		RBI Date		02/05/2018-13:19:09	
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. Mobile No. : 9890472661
 संदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

In my opinion, no. 72/1 area 0.81 H.R. of Mauza Nagthana Tah. & dist. Wardha within the limit of Sub-registrar Wardha with the affidavit stating that he had not availed from anybody, financial institutions not the said property is disposed or made contract by any type with anybody. The borrower got the ownership in the property.



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mentioned in the sale deed is of field No. 72. Hence it is necessary to correct it by way of correction deed.

The Xerox copy of the Talathi map dt. 5/5/2018 is made available for verification which is marked as No. 2 in red colour for identification. The boundary mentioned in the map and the sale deed No. 1 are fully matched with each other.

3) The mutated 7/12 extract in the name of present owner is not received as the said process of mutation is in process as the say of present owner.

4) I have verified that document from the records of sub-register Wardha. Out of this some record is not maintained properly hence it was not properly scrutinized. The record which is available on line are property scrutinized. During the period of on line search there was no any transection of this property with any body by the vendor of the present owner.

5) On the basis of the search made by me, I certify that the property described above is owned and possessed by Deepak Gangadhar Mandokar r/o Hawaldarpura Wardha and Rainul Mahendraprasad Sharma r/o Wardha tah. & Dist. Wardha. That the relevant document of title i.e. copy of registered sale deed dt. 20/4/2018 vide Doc. No. 1436 executed between the parties in original is placed before me appears to be genuine. I have verified that document from the records of sub-register and from appropriate authority.

6) I have perused the above mentioned document of sale deed in original. The said documents are absolutely legal and safe guard the interest of the borrower subject to correction as mentioned above.

Conclusion:-

In my opinion, no. 72/1 area 0.81 H.R. of Mauza Nagthana Tah. & dist. Wardha within the limit of Sub- registrar Wardha with the affidavit stating that he had not availed from anybody, financial institutions not the said property is disposed or made contract by any type with anybody. The borrower got the ownership in the property.





॥ श्री ॥

Harshawardhan Deshmukh⁴

Advocate

Mob. 9890472661

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In my opinion, the title of Deepak Gangadhar Mandokar r/o
Hawaldarpura Wardha and Rahul Mahendraprasad Sharma r/o Wardha tah. & Dist.
Wardha in field no. 72/1 area 0.81 H.R. of Mauza Nagthana Tah. & dist. Wardha within
the limit of Sub- registrar Wardha is clear, marketable and is free from all the
encumbrances, lien and charges.

Hence this report.

Wardha
Dated : 5/5/2018

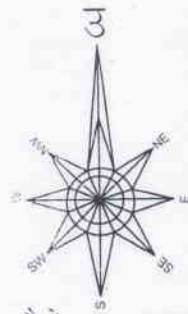
Encl.-receipt of Search



Yours faithfully


H.L. Deshmukh
Advocate Wardha

No. 2



मौजे-नागठाणा

तालुका वर्धा

जिल्हा-वर्धा

ग्रामाण - १५०००

मकत क्र. ११६६



[Handwritten signature]

5/5/08



Marath	Maratrao
Samarth	Hemraj
Marotrsao	Samarth
Dyneshwar	Marotrsao
Samarth, Raju	Marotrsao
Samarth, Sau.	Rajni
Chulamanrao	
Ghavghave	Sau.

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