

J. K. UPADHYAY,
Advocate.

MAHATMA GANDHI ROAD,
WARDHA 442001 [M. S.]
Ph- 9673179698 [m]

Reference-

Date 29/11/2017.

To,

Whom it may concern

THE TITLE VERIFICATION-CUM-SEARCH REPORT

Having been engaged by 1. Smt. Akbar Ali S/o Bahrudin Hussain & 2. Mansoor Ali S/o Bahrudin Hussain both R/o Wardha, Tah & Dist- Wardha for preparing the Title Verification and Search Report for the property 1. Jayant K. Upadhyay, Advocate R/o Wardha, do hereby submit my report as under -

1. That, the transfers 1. Smt. Akbar Ali S/o Bahrudin Hussain & 2. Mansoor Ali S/o Bahrudin Hussain both R/o Wardha, Tah & Dist- Wardha are the absolute joint owners, possessors and title holders of the layout of the Plot No. 80 & 81, Survey No. 35, Mouza- Chinchala, 40/58, Tah & Dist- Wardha.
Bounded to as under-

The Plot No. 80 [area 300 Sq. M.]

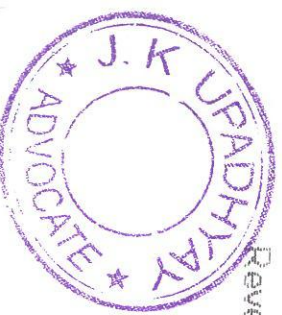
The Plot No. 81 [area 300 Sq. M.]

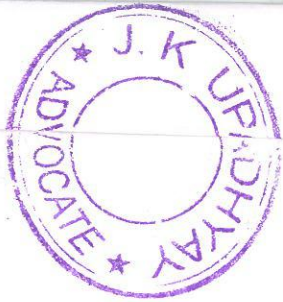
East- Plot No. 81,
West- Layout Road,
North- Layout Road,
South- Plot No. 79,

East- Plot No. 82,
West- Plot No. 80,
North- Layout Road,
South- Plot No. 78,

Title history:

That, the Survey No. 1/1-2-3 [old] and 35 [new] Area 03-63 at Mouza - Chinchala, M. No. 40/25, Tah & Dist- Wardha was originally owned by M/s Tiwari Land Development Coop. Wardha and it diverted the same through its partner Smt. Sharadkumar S/o Kuntilaji Tiwari, R/o Gopuri, Wardha, vide Revenue Case No. N.A.P. 34/1/1991-92 of mouza- Chinchala by order





[...2...]

Dt. 11/11/1992 of the Collector, Wardha and sanctioned a layout and out of the same sold the Plot No. 80 admeasuring 300 Sq. Mt. jointly to 1. Shri. Haribhau S/o Mahadeo Chavare & 2. Sandip S/o Haribhau Chavare both R/o Wardha by the registered Sale-Deed No. chh-127 [115] Dt. 12/04/1994 for a valuable consideration of Rs. 96,900/- and they sold the same Shri. Manish S/o Sharadkumar Tiwari R/o Ghatnagar, Wardha by the registered Sale-Deed No. WRD-6706/2008 Dt. 09/09/2008, for a valuable consideration of Rs. 4,52,000/- and he sold it jointly to 1. Shri. Akhtar Ali S/o Badrudin Hussain, 2. Mansoor Ali S/o Badrudin Hussain and 3. Smt. Shivani W/o Rahul Nayudu, all R/o Wardha, Tah & Dist- Wardha by the registered Sale-Deed No. WRD-8236/2013 Dt. 19th November 2013 for a valuable consideration of Rs. 24,00,000/- and the aforesaid joint purchasers also purchased the Plot No. 81 admeasuring 300 Sq. Mt. out of the same layout, as mentioned above directly from M/s Tiwari Land Development Coop. Wardha through its partner Shri. Sharadkumar S/o Kuntijaji Tiwari, R/o Gopuri, Wardha, by the registered Sale-Deed No. WRD-8237/2013 Dt. 19th November 2013, for a valuable consideration of Rs. 19,00,000/- Thereafter, the aforesaid joint owners amalgamated both the Plot No. 80 and 81 total area 600 Sq. Mt. vide Revenue Case No. 01/amalgamation/M.A.P. 342014-15 mouza- Chinchala by order Dt. 05/05/2015 the Collector, Wardha.

However, Smt. Shivani W/o Rahul Nayudu, R/o Wardha, Tah & Dist- Wardha relinquished her share in the afore mentioned Plot No. 80 and 81 in favour of 1. Shri. Akhtar Ali S/o Badrudin Hussain, 2. Mansoor Ali S/o Badrudin Hussain both R/o Wardha, Tah & Dist- Wardha by the registered Relinquishment Deed No. WRD-1266/2016 Dt. 22nd April 2016 and it has been mutated accordingly in their joint names in the revenue record of Chinchala Tah & Dist- Wardha.

All the links in the chain of title has been properly established. All the transactions have been duly verified from the relevant record of the registrar of the documents

3. I have taken the search of the record of registrar's office from the index book no. 1 and other relevant record for the last 13 years i.e. 2005 to 2017.

[Cont...3]





[...3...]

4. That, the relevant documents of title, placed before me are copies and appears to be genuine and I have verified and tallied those documents from the record available on websites and from the record of the appropriate authority.

5. I am satisfied and confirm that the property mentioned here is heritable and transferable and the transferor has a right to transfer. All necessary parties have been joined the documents and the documents have desired effect. Facts and events materials to title have been satisfactorily proved. In result I have to state that the title of the proposed borrower would not be clear and marketable unless the objections as mentioned above have not been cleared. Hence this search report.



Yours faithfully,



(J. K. Upadhyay)

Advocate, Wardha