Adv. Jayant Gunwantrao Sable
Notary (Central Govt. of India)
97666 97651
Office:- Dr. Bhausaheb Deshmukh Colony, Near Navoday Vidyalay, Navsari Square, V.M.V. Road Amravati 444 604.

Dt.- 11/12/2020

To,

Whom so ever It May Concern,.

SEARCH AND TITLE VERIFICATION REPORT

SUBJECT : Search and title verification report for the period of last 13 years i.e.2008-2020 in respect of land owned by Shree Govinda Properties through Shri. Subhash Nanakram Talda, bearing Survey No. **53/2, 56, 52/2, 56/1, 57/3, 55, 58, 57/2 57/4,** situated at Mouje – Rahatgaon, Pragane- Nandgaon Peth, Tq. And Dist. Amravati,

(Hereinafter referred to as 'said owner')

Dear Sir,

That the Proprietor of the said firm Shri. Subhash Nanakram Talda approached with the relevant documents of title and requested to give search and title verification report in respect of property below,

1. **DESCRIPTION OF SAID PROPERTY**

i) All that piece and parcel of land bearing **survey No. 53/2,** Admeasuring about **1 H 63 R, Mauje – Rahatgaon, Pragane – Nandgaon Peth**, situated within the Municipal Corporation, Amravati having four Sides – **East – Filed Of Shankararo Jichkar, West – Filed of Dhiraj Mondhe, North – Filed of Ramesh Bobde, South – Field of Vijay Khaul**. Form Shri. Vinayak Ganpatrao Mondhe and Shri. Namdeorao Ganpatrao Mondhe, at **Sr. No. 2494 dated 17-06-2017**.

ii) All that piece and parcel of land bearing **survey No. 56,** Admeasuring about **1 H 63 R, Mauje – Rahatgaon, Pragane – Nandgaon Peth**, situated within the Municipal Corporation, Amravati having four Sides – **East – Survey No. 57, West – Filed of Shri. Jichkar, North – Survey No. 56/3, South – Survey No. 56/5**. Form Shri. Subhash Nanakram Talda, Aman Subhash Talda, Sau. Sangita Rajesh Khatri, Nilesh Shamanrao Khatri, Smt. Asha Prataprai Chotwani, Sau. Rashmi Sunil

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Chotwani, Shankaralal Wadhumal Batra and Shri. Sanjay Shankaralal Batra, at **Sr. No. 4864 Dated 18-11-2017**.

iii) All that piece and parcel of land bearing **survey No. 52/2,** Admeasuring about **0 H 61 R, Mauje – Rahatgaon, Pragane – Nandgaon Peth,** situated within the Municipal Corporation, Amravati having four Sides – **East – Survey No. 57, West – Survey No. 52/2, North – Survey No. 56/5, South – Survey No. 52/3.** Form Shri. Sahsimohan Nilkanthrao Deshmukh, at **Sr. No. 2095 Dated 30-04-2019.**

iv) All that piece and parcel of land bearing **survey No. 56/1,** Admeasuring about **2 H 03 R, Mauje – Rahatgaon, Pragane – Nandgaon Peth,** situated within the Municipal Corporation, Amravati having four Sides – **East – Property Of Shri. Govinda Properties, West – Filed of Shri. Mondhe, North – Field of Shri. Jichkar, South – Field of Anandrao Khaul.** Form Shri. Shankarrao Panjabrao Jichkar, at **Sr. No. 5094 Dated 8-12-2017.**

v) All that piece and parcel of land bearing **survey No. 57/3,** Admeasuring about **0 H 29 R, Mauje – Rahatgaon, Pragane – Nandgaon Peth,** situated within the Municipal Corporation, Amravati having four Sides – **East – Survey No. 58, West – Survey No. 56, North – Field of Shri. Sanni Dadlani, South – Field of Sau. Vrushali Deshmukh.** Form Shri. Sanjay Shankarrao Jadhav, at **Sr. No. 2-6-2018 Dated 01-01-2018.**

vi) All that piece and parcel of land bearing **survey No. 55,** admeasuring about **0 H 81 R, Mauje – Rahatgaon, Pragane – Nandgaon Peth,** situated within the Municipal Corporation, Amravati having four Sides – **East – Property Of Shri. Jichkar, West – Remaining Area of Field of Shri. Bobde, North – Survey No. 55/6, South – Field of Narendra, Dhiraj and Talda.** Form Shri. Ramesh Sadashivrao Bobde and Shri. Manohar Sadashivrao Bobde, at **Sr. No. 4759 Dated 07-12-2019**

The sale deeds of all the above fields are produced as these were executed from I to vi. The remaining sale deeds are yet to be executed and hence these were absent but the ownership of the previous owner was verified and found genuine with whom Shri. Subhash Nanakram Talda and Shri. Sanjay Shankaralal Batra had signed a Issar chitthi dated 13-04-2017, these are from vii to viii.

vii) All that piece and parcel of land bearing **survey No. 58,** Admeasuring about **0 H 21 R, Mauje – Rahatgaon, Pragane – Nandgaon Peth,** situated within the Municipal Corporation, Amravati having four Sides – **East – National Highway No. 6, West – Survey No. 57, North – Field**

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of Shri. Shantanu Rajendra Jadhav, South – Field of Dr. Shrikant Deshmukh i.e. remaining part of field No: 58. The sale deed is to be executed Form Sau. Vrushalidevi Shashimohan Deshmukh,

viii) All that piece and parcel of land bearing **survey No. 57/2** Admeasuring about **0 H 98 R, and Survey No. 57/4 admeasuring about 1 H 06 R Mauje – Rahatgaon, Pragane – Nandgaon Peth**, situated within the Municipal Corporation, Amravati having four Sides – **East – Property Of Dr. Satish Deshmukh, West – Filed of Shri. Khaul, North – Field of Dr. Satish Deshmukh, South – Field of Sau. Kantabai Shankarrao Jichkar.** The sale deed is to be executed form Sau. Vrushalidevi Shashimohan Deshmukh.

(it is hereinafter referred to as "Said Plot / Property ")

2. That I have caused the search of all documents related to the ownership of the property for tracing the title of the said property.

i) 7/12 extract of the all the fields mentioned in the para no. 1 of the said search report issues by the concerned Talathi – Rahatgaon.

3. That upon perusal of above said documents, it is observed that the agricultural land bearing Field Survey No. **53/2, 56, 52/2, 56/1, 57/3, 55** was owned and possessed by Shri. Govinda Properties through its owner shri. Subhash Nanakram Talda , Baba Hardasram Society, R/o. Amravati. The sale deed of survey No. **58, 57/2 and 57/4 is remained to be executed in favor of Shri. Subhash Nanakram Talda as per the Issar Chitthi and the property was genuinely in favor of the earlier owners who had signed the Issar Chitthi.**

4. Lastly said plot purchased by Shri Govinda Properties through its owner Shri. Subhash Nanakram Talda, R/o Baba Hardasram Society, all R/o. Amravati from **1)** Shri. Vinayak Ganpatrao Mondhe and Shri. Namdeorao Ganpatrao Mondhe, **2)** Shri. Subhash Nanakram Talda, Aman Subhash Talda, Sau. Sangita Rajesh Khatri, Nilesh Shamanrao Khatri, Smt. Asha Prataprai Chotwani, Sau. Rashmi Sunil Chotwani, Shankaralal Wadhumal Batra, and Shri. Sanjay Shankaralal Batra, **3)** Shri. Sahsimohan Nilkanthrao Deshmukh, **4)** Shri. Shankarrao Panjabrao Jichkar **5)** Shri. Sanjay Shankarrao Jadhav, **6)** Shri. Ramesh Sadashivrao Bobde and Shri. Manohar Sadashivrao Bobde, Hence the ownership and title regarding of said plot transferred in favor of Shri. Subhash Nanakram Talda. His name recorded as owner of said plot in revenue record.

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The remaining two properties are yet to be transferred in the name of Shri. Subhash Nanakram Talda as the sale deed has not been executed till today.

5. That during my search, I have not found any encumbrance containing charge, sale, mortgage, lien of any bank, individual, financial institution, legal dispute etc. upon said plot. I did not come across any transactions so as to affect adversely to title of present owner firm in respect of said land. **The sale deeds of the Survey No. 58, 57/2 and 57/4is yet to be executed and hence the revenue entries are not recorded.** I have also got confirmed that said property is not the subject matter of any acquisition proceeding.

6. I have caused a search of Index No.II at the Sub Registrar's office and confirmed the registration of the documents referred in Para no.1.

Therefore, *in my* opinion the right, title and interest of Shri Govinda Properties, through owner Shri. Subhash Nanakram Talda to the subject property ***is clear and marketable as well as free from*** any mortgage, charge, lien and encumbrances **up to the extent of property No. I to vi.** The sale deed is required to be executed in favor of Shri. Subhash Nanakram Talda but the Isssar Chitthi has been signed by the existing owners and they (existing owners) are found guanine.

Place - Amravati
Date – 11.12.2020

Jayant G. Sable
Advocate
Adv Jayant G. Sable
NOTARY
GOVT. OF INDIA Reg. No.15406
Dr. Bhausaheb Deshmukh Colony,
ear Navoday Vidyalaya, Navsari Square
Amravati Mob. 9766697651

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CHALLAN
MTR Form Number-6

MH008178323202021E	BARCODE	Date 11/12/2020-08:50:22	Form ID

Department	Inspector General Of Registration	Payer Details	
	Search Fee		
Type of Payment	Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	AMT2_JT AMRAVATI NO 2 SUB REGISTRAR	Full Name	Adv Jayant Gunwantrao Sable
Location	AMRAVATI		
Year	2020-2021 One Time	Flat/Block No.	Dr Bhausaheb Deshmukh Colony
		Premises/Building	
		Road/Street	VMV Road
		Area/Locality	Amravati
		Town/City/District	
		PIN	4 4 4 6 0 4

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Remarks (If Any)

Serve No 53/2 56 52/2 56/1 57/3 55 58 57/2 57/4 Mauje Rahatgaon 2008 2020

Amount In Words: Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00040572020121148850	IK0AVTGOK7
Bank Date	RBI Date	11/12/2020-08:24:51	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9766697651

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 11-12-2020 08:51:01

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