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TITLE VERIFICATION AND SEARCH REPORT

Date:-16/11/2019.

To,

To,

(Whom it may be concern)

Shri. Mahesh s/o Shankarrao Gulhane

Dear Sir/ Madam,

Sub :- Title Opinion Report certifying non encumbrance of the Property
i.e. Field Survey No.-251/1/A Agricultural land Area-2.04 H.R.
situated at Mouza-Pimpalgaon(Ma.), Tah-Hinganghat, Dist.-
Wardha belonging to Shri. Mahesh s/o Shankarrao Gulhane be-half
on Krushnagiri Developers,

As per your instructions, requesting me to furnish non encumbrances and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted/ proposed to be granted to **Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers.**



Sr No.	Particulars Advocate's Opinion															
1.	Description and Area of the property proposed to be mortgaged. Specific number(s) and address of property along with boundaries and measurements. All that pieces and parcel of the land situated at Mouza-Pimpalgaon(Ma.), Mouza No.-103, Talathi Saja No.-34, Tah.-Hinganghat, bearing Field:- <table><tr><th>Field Survey No.</th><th>Area</th><th colspan="2">Rent</th><th>Right</th></tr><tr><td></td><td>H. R.</td><td>Rs.</td><td>Ps.</td><td></td></tr><tr><td>251/1/A</td><td>2.04</td><td>7</td><td>57</td><td>Class-I</td></tr></table> Boundaries-(As per Sale Deed) On East :- Field Survey No. 268/1 & Canal On West :- Field Survey No. 250/3 & 252/1 On North :- Canal & Field Survey No. 251/2 On South :- Field Survey No. 251/1/B	Field Survey No.	Area	Rent		Right		H. R.	Rs.	Ps.		251/1/A	2.04	7	57	Class-I
Field Survey No.	Area	Rent		Right												
	H. R.	Rs.	Ps.													
251/1/A	2.04	7	57	Class-I												
2.	Nature of Property (whether Agricultural, Non-Agricultural, Commercial, residential, or Industrial). If Non-Agricultural, the reference & date of conversion order from the competent authority should also be mentioned:- Agricultural Land															
3.	Name of the Mortgagor / Owner and status in the Account i.e., borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner / Director / Trustee who is mortgaging the property on behalf of Partnership / Company / Trust /, whether he / she has the authority. Copy of the Resolution/Memorandum & Articles of Association/Trust Deed etc. whether examined and verified. Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers Status :-Borrower, Individual															
4.	Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken. Not Applicable															
5.	Whether the property is Freehold or Leasehold. If Lease hold then period of lease, and if Free hold whether Urban Land Ceiling Act applies and permissions to be obtained. Free hold Urban land Ceiling Act not applicable															
6.	Source of Property i.e., Self-acquired or Ancestral. If Ancestral then mode of succession and whether original Will / Probate is available. Isn't ancestral It is acquired by the virtue of Registered Sale Deed dated:-20/04/2019															



7	Whether the Mortgagor is Co-owner / Joint Owner and / or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement. Not-Applicable
8	Whether the Mortgagor is in exclusively possession of the property or it is leased / rented out to third party. Mortgagor is in exclusive possession of the above field
9	Whether the Property is mutated in municipal / revenue records and Mortgagor's name is reflecting and if not, the reason thereof. The above field is mutated in the name of Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers in the Revenue records as an owner thereof Mutation entry No.-12170 & dated-03/06/2019.
10	Whether any restriction for creation of Mortgage is imposed under Central / State / Local Laws. If yes, then specify whose consent or permission would be required for creation of mortgage. No
11	Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list. 1) Photo copy of 7/12 extract (khasra) Field Survey No.-251/1/A Agricultural land Area-2.04 H.R. situated at Mouza-Pimpalgaon(Ma.), dated:-23/10/2019, 2) Photo copy of Variation Leaflet, Mutation entry No.-2280 dated:-07/02/2002, 3) Photo copy of Variation Leaflet, Mutation entry No.-6007 dated:-17/05/2002, 4) Photo copy of Variation Leaflet, Mutation entry No.-8589 dated:-23/04/2009, 5) Photo copy of Variation Leaflet, Mutation entry No.-10322 dated:-03/06/2019, Certified dated:-23/10/2019, 6) Photo copy of Variation Leaflet, Mutation entry No.-12170 dated:-03/06/2019, Certified dated:-23/10/2019.
12	Whether the Advocate has personally visited the Sub-Registrar / Revenue / Municipal office and examined the records. I personally visited the office of Sub-Registrar Office Hinganghat and online portal or computer system examines the records on dated:-09/10/2019.
13	Whether the Search is being made for the period of -13/30- years along with the observation. If no, reason thereof. Yes, I have taken search in records of Sub-Registrar's Office at Hinganghat, Tah.-Hinganghat, Dist.-Wardha. For a period of 30 years (1989 to 2019) by online portal paying the necessary Search Fees of Rs. 750/- for GRN No.-816325820 dated-14/11/2019. The said GRN Search Fees Receipt dated-14/11/2019 is enclosed herewith.
14	Details of documents examined / scrutinized (This should be in chronological order with serial numbers, type / nature of document, date of execution, parties,



	date of registration details including the details of revenue/Society record, etc.) 1. Photo copy of 7/12 extract (khasra) Field Survey No.-251/1/A Agricultural land Area-2.04 H.R. situated at Mouza-Pimpalgaon(Ma.), dated:-23/10/2019, 2. Photo copy of Variation Leaflet, Mutation entry No.-2280 dated:-07/02/2002, 3. Photo copy of Variation Leaflet, Mutation entry No.-6007 dated:-17/05/2002, 4. Photo copy of Variation Leaflet, Mutation entry No.-8589 dated:-23/04/2009, 5. Photo copy of Variation Leaflet, Mutation entry No.-10322 dated:-03/06/2019, 6. Photo copy of Variation Leaflet, Mutation entry No.-12170 dated:-03/06/2019.
15	Tracing of chain of title in favour of the Mortgagor / owner starting from the earliest document available. The nature of document / Deed conveying the title should be mentioned with description of parties along with the type of right it creates. On perusal of the above records I find that an agricultural land Field Survey No.-251/1/A land Area-2.04 H.R. Land Revenue Rs. 5.00 Ps. Right Class I situated in Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat, Dist.-Wardha. Before in earlier times this property was owned and possessed by Smt. Rukhmabai wd/o Ramaji Dhale. She was the absolute owners of this land. The Field Survey No.-251 Agricultural land Area-3.24 H.R. situated at Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat, Dist. Wardha. The aforesaid person Smt. Rukhmabai wd/o Ramaji Dhale has died on dated:-02/01/1986. (A person having a right to property of another) After her death her legal heirs namely his son, daughter are came to be recorded in revenue record are as follows:- Her sons namely Shri. Vithoba s/o Ramaji Dhale, Shri. Baban s/o Ramaji Dhale, Shri. Lakshaman s/o Ramaji Dhale & his daughter namely Sau. Shanta w/o Mahadev Rahate & Sau. Kisnabai w/o Kehswarrao Tadas all are came to be recorded in revenue record, in Field Survey No.-251 Agricultural land Area-3.24 H.R. situated at Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat, Dist. Wardha. They are absolute joint owner of aforesaid Field property. Heir leaflet No.-2280. The Inheritance Property came in the year:-2002, Mutation entry No.-2280 & dated:-07/02/2002. Thereafter the aforesaid person Sau. Shanta w/o Mahadev Rahate & Sau. Kisnabai w/o Kehswarrao Tadas Relinquishment this land Field Survey No.-251 Agricultural land Area-3.24 H.R. situated at Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat, Dist. Wardha. to the executed by Relinquishment Deed in favour of namely Shri. Vithoba s/o Ramaji Dhale, Shri. Baban s/o Ramaji Dhale, Shri. Lakshaman s/o Ramaji Dhale. The Relinquishment Deed dated:-30/04/2002, document No.-1329/2002, Reg.-1329, Mutation entry No.-6007 & dated:-17/05/2002. Accordingly this Field Survey No.-251 about the land Area-0.18 H.R. out old Field land Area-3.24 H.R. is covered by within Canal project area. Unless



and until the aforesaid land was less than expected or decreased according to perfect arrangements of this land bearing Field Survey No.-251/1 Agricultural land Area-3.06 H.R. situated at Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat, Dist. Wardha.

But after that aforesaid person Shri. Vithoba s/o Ramaji Dhale has died on dated:-05/03/2009 (A person having a right to property of another) After his death his own legal heir of wife namely Smt. Subhadrabai wd/o Vithoba Dhale Sons Namely Shri. Arun s/o Vithoba Dhale & Shri. Ravindra s/o Vithoba Dhale & Daughter namely Sau. Nanda w/o Sanjayrao Tadas filled an affidavit that own legal heirs of deceased person. After that automatically deceased person name is removed in record and legal heirs are came to be recorded in revenue record are as follows:- Shri. Baban s/o Ramaji Dhale, Shri. Lakshaman s/o Ramaji Dhale, Smt. Subhadrabai wd/o Vithoba Dhale, Shri. Arun s/o Vithoba Dhale & Shri. Ravindra s/o Vithoba Dhale, Sau. Nanda w/o Sanjayrao Tadas were jointly came to be recorded in revenue record as owner thereof, in Field Survey No.-251/1 Agricultural land Area-3.06 H.R. situated at Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat, Dist. Wardha, Mutation entry No.-2590 & dated:-23/04/2009.

Again after that aforesaid persons Shri. Baban s/o Ramaji Dhale, Shri. Lakshaman s/o Ramaji Dhale, Smt. Subhadrabai wd/o Vithoba Dhale, Shri. Arun s/o Vithoba Dhale & Shri. Ravindra s/o Vithoba Dhale, Sau. Nanda w/o Sanjayrao Tadas this **agricultural** land few part in sold out old Field Survey No.-251/1 about the land Area-2.04 H.R. out of old Field total land Area-3.06 H.R. in respect of the above old field property old Field Survey No.-251/1 situated in Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat, Dist.-Wardha to the executed the Registered Sale Deed in favour of Shri. Dhanraj s/o Yadavrao Golhar for a valuable consideration of Rs 30,00,000/- The Registered Sale Deed Dated:-14/09/2016, Doc.-3870/2016, Reg. No.-3870. Mutation entry No.-10322 & dated:-28/10/2016.

Thereafter that aforesaid person Shri. Dhanraj s/o Yadavrao Golhar this **agricultural** land completely share sold out **bearing Field Survey No.-251/1/A Agricultural land Area-2.04 H.R.** situated in Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat, Dist.-Wardha to the executed the Registered Sale Deed in favour of **Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers** for a valuable consideration of Rs 80,50,000/- The Registered Sale Deed Dated:-20/04/2019, Doc.-1847/2019, Reg. No.-1847.

So the **Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers** acquired title to this land bearing Field Survey No.-251/1/A Agricultural land Area-2.04 H.R., by virtue of this Regd. Sale Deed dated:-20/04/2019. The Revenue record was changed, And this land bearing Field Survey No.-251/1/A Agricultural land Area-2.04 H.R. was mutated in the name of the said **Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri**



	Developers in the Revenue records as an owner thereof Mutation entry No.-12170 & dated-03/06/2019. And he is in possession of this land. As such the said Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers is become full and absolute owner of the present Field Survey No.-251/1/A Agricultural land Area-2.04 H.R. situated at Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat, Dist.-Wardha, under law.
16	Whether there is any doubt / suspicion about the genuineness of the original documents. If yes, then specify, No.
17	The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable. I hereby certify that I have searched and verified the information furnished in this report and have compared the Title Deed i.e. 7/12 extract (Khasara) of the Field Survey No.-251/1/A Agricultural land Area-2.04 H.R. situated at Mouza-Pimpalgaon(Ma.), Tah.-Hinganghat and 8-A forms, given to me, with the copies of it in the office of Tahsildar, Hinganghat and have found both tallying with each other. The statements and other information given in the report are correct and Certified. I certify that Shri. Mahesh s/o Shankarrao Gulhane be-half on Krushnagiri Developers has got a valid, clear, absolute and marketable title over the above Fields.
18	List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available. No.
19	Whether any additional formalities to be completed by the proposed mortgagor. If yes, state specifically in case of flat(s) / property(s) in Co-op. Societies, whether allotment letter, possession letter, share certificate, affidavit, Power of Attorney etc. is required. No
20	Minor's Interest if any:- Minor's interest is not involved in the property.
21	Whether the property is enforceable under SARFAESI Act, 2002, with reason. No.

I hereby return all the Documents Forwarded to us vide your above said necessary documents.

Thanking You!

Place:-Hinganghat.
Date:-16/11/2019.

Signature of the Advocate

Sau. Sarika M. Dabhade(Chavan)
Advocate

