



V.R.DHEKALE
R/O Maroti Ward no.2
Hinganghat. Dist. Wardha
District Court-1, Hinganghat

Mo.:-9096446829
Email-id:-dhekale.vijay74@gmail.com

To,
Shri. Srikant Vasant Rao korade
Aged- 43 years, Ocup:- Agriculture
R/O- Manas Mandir Near Arvi Naka Chuk, Wardha
Taluka: Wardha
Dist:- Wardha

Date 21/11/2019

Ref: Title Search Report of :-

Shri. Srikant Vasant Rao korade
Aged- 43 years, Ocup:- Agriculture
R/O- Manas Mandir Near Arvi Naka Chuk, Wardha
Taluka: Wardha
Dist:- Wardha
Hereinafter referred to and called the "Owner"
Mauza:-Selu ,Survey No: 182
Having total area admeasuring 0.83 H.R,
Mauza No.167, P.H.No.15,Tah: Selu, District: Wardha

Sir,
Please refer to your instructions on the captioned matter.
In this connection, we submit our report as under:

1. Name of the Applicant / Borrower:

Shri. Srikant Vasant Rao korade
Aged- 43 years, Ocup:- Agriculture
R/O- Manas Mandir Near Arvi Naka Chuk, Wardha
Taluka: Wardha
Dist:- Wardha
Hereinafter referred to and called the "Owner"

2. Name of the Co-Applicant/s. if any:--

-Nil

3. Name of the Owner:

Shri. Srikant Vasant Rao korade
Aged- 43 years, Ocup:- Agriculture
R/O- Manas Mandir Near Arvi Naka Chuk, Wardha
Taluka: Wardha
Dist:- Wardha

4. Status of Owner :

Shri. Srikant Vasant Rao korade
Aged- 43 years, Ocup:- Agriculture
R/O- Manas Mandir Near Arvi Naka Chuk, Wardha

Taluka: Wardha

Dist:- Wardha

Hereinafter referred to and called the "Owner"

5. Details of the Property:

Mauza:-Selu ,Survey No: 182

Having total area admeasuring 0.83 H.R,

Mauza No.167, P.H.No.15,Tah: Selu, District: Wardha

{Note:- Actual Boundaries shall be ascertained on the spot and be verified before sanctioning the loan and plot purchasing}

6. Nature of Property:

This Agricultural Land is purchased

Shri. Srikant Vasant Rao korade

Aged- 44 years, Ocup:- Agriculture

R/O- Manas Mandir Near Arvi Naka Chuk, Wardha

Taluka: Wardha

Dist:- Wardha

from

1) Shri. Pravin Shankar Pohane

Aged:31 year, Occup: Agriculture

2) Mukesh Shankar Pohane

Aged:34 year, Occup: Agriculture

Both R/O: Selu,Ward No:3, Tah: Selu, Dist: Wardha

Through registered sale deed document no 2112/2018 on dated 05/11/2018 executed in the office of Sub- Registrar Officer, Selu, Tah: Selu, Dist: Wardha

Details of any documents examined/ perused:

(Please specify whether original/copy)

Sr.No	Date's	Name of document & description	Whether original/copy
1	22/12/2017,5/11/2018 22/12/2017,05/11/2018	7/12 extract on the Namuna 8(A)	Copy
2	Mutation No- 261,150,1842	Extract of Mutation register	Copy
3	21/11/2019 Receipt No:MH008618581201920E	Search receipt at the office of Sub- Registrar,Selu,Tah:Selu,Dist:Wardha	Original
4	05/11/2018 Sale Deed	Shri. Srikant Vasant Rao korade Aged- 44 years, Ocup:- Agriculture R/O- Manas Mandir Near Arvi Naka Chuk, Wardha Taluka: Wardha Dist:- Wardha from 1).Shri. Pravin Shankar Pohane Aged:31 year, Occup: Agriculture 2).Mukesh Shankar Pohane Both R/O: Selu,Ward No:3, Tah: Selu, Dist: Wardha	Copy

5	<u>Four Bondries</u>	East: S.No.152, West: S.No.183,North: S.No.181,South:152,154	Copy
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8. Details of any Acquisition proceedings etc. pending as per the revenue records:

That I have cause search of the computerized Index-ii copy with the Sub Registrar Selu, Dist:-Wardha. I have also got confirmed that the said property is not the subject matter of any acquisition proceedings.

9. Purpose of Loan and Any Purposed for View of Ownership:

The loan to be borrower is to be disbursed for the purpose of cash credit to house loan.

10. Special comments like Legislative Intervention viz.. Land .Reform Act, Urban Ceiling Act, Hindu Minority Act etc.

That I have got conform that the said land is not covered under or affected by the Urban Land Ceiling Regulation Act, Bombay Land Regulation Act or Enactment Providing for restoration of the land to the person belonging to scheduled Tribes or any other enactment for the time being in force or sanctioned development plan of Town Planer of Tah:- Selu, Dist:- Wardha

11. History of Passing Title:

Mauza:-Selu ,Survey No: 182

Having total area admeasuring 0.83 H.R,

Mauza No.167, P.H.No.15,Tah: Selu, District: Wardha

Under no transaction reveals from Index II in respect of above Land. The revenue record show the names of This Land is purchased

Shri. Srikant Vasantrao korade

Aged- 43 years, Ocup:- Agriculture

R/O- Manas Mandir Near Arvi Naka Chuk, Wardha

Taluka: Wardha

Dist:- Wardha

From

1).Shri. Pravin Shankar Pohane

Aged:31 year, Occup: Agriculture

2).Mukesh Shankar Pohane

Aged:34 year, Occup: Agriculture

Both R/O: Selu,Ward No:3, Tah: Selu, Dist: Wardha

Through registered sale deed document no 2112/2018 on dated 05/11/2018 executed in the office of Sub- Ragistrar Officer, Selu, Tah: Selu, Dist: Wardha

Hereinafter refered to and called the "OWNER"

Shri. Srikant Vasantrao korade

Aged- 44 years, Ocup:- Agriculture

R/O- Manas Mandir Near Arvi Naka Chuk, Wardha

Taluka: Wardha, Pin No: 442001

Dist:- Wardha

12. Confirmation of Genunity of Land Records:

I have personally verified Talathi Office at Mauza- Selu, Tah: Selu, Dist:- Wardha on Dt.: 21/11/2019 Verified land record of Mauza:- Selu, Survey No: 182

Having total area admeasuring 0.83 H.R,

Sub Registrar Office Selu, Taluka: Selu, Dist: Wardha

CHECK LIST

1. Whether the history and flow of Title has been traced adequately for a period of 13 years or more?
- Yes
2. Whether the chain of title to property from person/s has been maintained throughout and up-to date.
• Yes
3. Whether the Encumbrance Certificate or Search Report covering the period of 13 years prior to scrutiny of title has been verified?

That I have taken search of Index No. M Registrar, in the Sub Registrar, Selu, Dist:- Wardha for the period of last 13 years from the 2006 to 2019. I have to cause the search with Sub Registrar office Selu vides following Search Receipt numbers MH-008618581201920E for the respective properties:

Survey No.	Mauza No.	Receipt No.	Date
182	167	MH-008618581201920E	21/11/2019

4. Whether equitable mortgage can be created on the basis of the document listed in 7&8 above?
• That on the basis of the document, registered **mortgage** is suggested.

13. Final Certification / Conclusion:

Hence on the basis of title search I am the opinion that the aforesaid property can be accepted as a security for advancing any purpose. The owner of the said property by creating used to **any purpose for View of Ownership** by his developers above named as followings –

Shri. Srikant Vasantrao korade
Aged- 44 years, Ocup:- Agriculture
R/O- Manas Mandir Near Arvi Naka Chuk, Wardha
Taluka: Wardha
Dist:- Wardha
Hereinafter referred to and called the "Owner"

Selu
Dated: 22/11/2019


Adv. V. R. Dhekale

 **Adv. V.R. Dhekale**
Reg. No - MH-4869/2007
Mob. No. - 9096446329



CHALLAN
MTR Form Number-6



GRN	MH008618581201920E	BARCODE			Date	21/11/2019-17:48:25		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name SEL_SELOO SUB REGISTRAR					Full Name		Adv V R DHEKALE		
Location WARDHA									
Year 2019-2020 One Time					Flat/Block No.		Mauja Seloo Survey No. 182 Area 0.83 H.R.		
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				325.00	Road/Street		-		
					Area/Locality		Seloo		
					Town/City/District				
					PIN		4 4 2 1 0 4		
					Remarks (If Any)				
					SHRIKANT VASANTRAO KORDE Mauja Seloo Survey No. 182 Area 0.83				
					H.R.				
					Amount In	Three Hundred Twenty Five Rupees Only			
Total				325.00	Words				
Payment Details UNION BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	02901792019112156889		36114967
Cheque/DD No.					Bank Date	RBI Date	21/11/2019-17:49:30		Not Verified with RBI
Name of Bank					Bank-Branch		UNION BANK OF INDIA		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9096446829

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करताच्या दस्तांसाठी लागू नाही.