G. S. Jawandhiya
Advocate,

C/o. Old Bar Room, District Court, Wardha T.D. Wardha,
Mobile No.9423383235

Dated :- 22-12-2018

## TO WHOM IT MAY BE CONCERN.

## SEARCH CUM TITLE VERIFICATION REPORT

Having been engaged by transferee **Sai Sahara Land Developers through its partners no.1)Shri Ganesh Parshuram Atkar, 2)Shri Sanjay Punlikrao Manmode 3)Shri Mohan Pundlikrao Manmode, all r/o Wardha,** for preparation of title verification cum search report in respect of the field property belonging to him and on the basis of documents provided before me, I, **G. S. Jawandhiya,** Advocate, do hereby submit my search cum title verification report as follows ;-

**Description of the property owns and possess by transferee.**

**The Non-agricultural field property** duly diverted for residential purpose as per Order passed by S.D.O. Wardha in its rev.case no.NAP-34/Paonar-3/2016-2017 as per Order passed on 28-6-2018 with sanctioned TPO layout map, situate at mouza **Paonar,** mouza no.**83** p.h./ T.S. no.**23** Tq. & Dist.Wardha,within R.D. Wardha and R.S.D. Wardha ;-

| Sr.no. | Field svy.no. | Area | L. R. | Right |
|---|---|---|---|---|
| 1) | 169/2 | 2.43 HR | Rs.10.30 | Class-I (Bhuswami) |

Boundaries of the field is as under ;-

**Field svy.no.169/2** :-

East ;- field svy.no.170,
North;- Part of this field,
West ;- Field svy.nos.168 & 176,
South;- Field svy.no.174.

(Measurement and boundaries as per regd. sale deed dt.23-04-2015 at sr.no.2103)

Part no.1. **Details/Description of the Documents/scrutinized/verified/Documents to be collected for verification;-**

| Sr.no. | Date of Document. | Name of the Document & Type. | Whether Original/Certified True copy to be taken for verification. |
|---|---|---|---|
| 1) | Current year | 7/12 extract | Photo copy |
| 2) | 4-12-2018 | Ferfar panji for entry no. 2252 | Certified copy |
| 3) | 29-11-2018 | Ferfar panji for entry no. 2962 | Certified copy |
| 4) | 04-12-2018 | Ferfar panji for entry no. 2060 | Certified copy |
| 5) | 24-08-2018 | Revenue tax receipt | Original |
| 6) | 11-07-2015 | Old 7/12 extract | Photo copy |
| 7) | 23-04-2015 | Regd. sale deed at sr.no.2103 | Original |
| 8) | 28-06-2018 | N.A.Order of SDO Wardha. | Photo copy |
| 9) | 26-05-2018 | TPO sanctioned Layout map. | Photo copy |

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Part 2.:- Title Flow chart (Title Tree) : (Chain of title);

Shri Deorao Tukaramji Waghmare (original owner of field svy.no.167,168,169,825)
|
Shri Kundan Waghmare, Indirabai Waghmare and Deorao Waghmare and
| Shri Jagdish Waghmare(being absolute owner of their
| each shares in above fields by regd.partition deed)
Sai Sahara Land Developers through its partners.
(purchaser of said field no.169(part) by regd. sale deed)
(and being transferee also)

(The above chain of title established in revenue deptt. and record of Office of **Sub Registrar, Wardha**)

Part 3 : Brief History of the Property ;

(Special importance to area of the Property and Legal heirs):-

Thus title history for last **15** years from this date on the basis of documents provided to me is established the links of chain in title as under ;-

That during my searches I have found originally the field svy.no.167 tota area 1.30 HR, field svy.no.168 total area 2.21 HR, field suvy.no.169 total area 5.25 HR and field svy.no. 825 total area 0.04 HR situated at mouza Paonar, were jointly owned and possessed by 1)Shri Deorao Tukaram Waghmare 2)Shri Kundankumar Deorao Waghmare 3)Indirabai Deorao Waghmare and 4)Shri Jagdish Deorao Waghmare. Meantime above owners have effected registered partition deed dated 24-12-2018 at doc.no.9080 thereby total cash amount of Rs. 1 lac and gold amounting to Rs.1 lac have been allotted to the shares of 1)Shri Deorao Waghmare and 2)Indirabai Waghare being party no.1 & 2, and field svy.no.167 area 1.30 HR and svy.no.168 area 2.21 HR came to be allotted to the share of Shri Jagdish Deorao Waghmare being party no.3, and field svy.no.169 area 5.25 HR, field svy.no.825 area 0.04 R came to be allotted to the share of Shri Kundanumar Waghamre being party no.4 respectively. Since the ferfar pertaining to each shares of above owners have been recorded as per above regd. partition deed jointly in revenue records of right viz. 7/12 extract vide ferfar entry no. 2060 dated 5-2-2014. Since then the owner Kundankumar Waghare is become absolute owner of field svy.no.169 and 825 as per revenue record in his name alone.

Thereafter Shri Kundankumar Deorao Waghmare has sold the southern side portion by dividing east-west dhura of svy.no.169 of an area 2.43 HR out of total area 5.25 HR by registered sale deed dated 23-4-2015 at doc.no.2103 for Rs.1,30,00,000/- to **Sai Sahara Land Developers through its partners no.1)Shri Ganesh Parshuram Atkar, 2)Shri Sanjay Punlikrao Manmode 3)Shri Mohan Pundlikrao Manmode, all r/o Wardha.** The ferfar also effected in the name of above vendees in revenue records viz. 7/12 extract vide mutation entry no.2252 dated 26-5-2015 by concerned Talathi on perusal of above regd. sale deed which is legal and genuine one. That subsequently the above portion of an area 2.43 HR of svy.no.169, has been changed into new field survey no.169/2 in revenue records. Since then the above Sai Sahara Developers is become absolute owner of said field no.169/2 as per revenue records. However remaining portion of an area 2.82 HR of field no.169 has been changed into new field svy no.169/1 in the name of Shri Kundankumar Deorao Waghmare and since then he become absoslute owner and possessor of new svy.no.169/1 as per revenue records.

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Thereafter above Sai Sahara Land Developers through its partners Shri Ganesh Atkar and 2 others have jointly applied before **S.D.O**. Wardha vide their application for conversion of above entire field svy.no.169/2 into Non agricultural use. Accordingly the S.D.O. Wardha after due enquiry in its Rev.case no.NAP-34/Paonar-3/2016-17 passed an Order on dated 28-6-2018 thereby converted the above field property into its residential purpose. Thus the said field is duly diverted for N.A.purpose and layout demanded in said field also duly sanctioned form TPO Wardha and Layout TPO Map also showing plots no.1 to 107 i.e. total 107 plots demarcated in said field with reserved open space plots. Thus the ferfar in change in user of lands for residential purposes also mutated in the name of above layout owners in 7/12 extract of each plots no.1 to 107 by concerned talathi vide mutation entry no.2962 on dated 23-10-2018.

That the above owner/transferee has produced before me all relevant revenue records and photo copy of said regd. sale deed, alongwith all revenue records listed herein above for my perusal, issued by concerned Talath. Since the title acquired by aforesaid snacitoned layout over said field by transferee as per current revenye records of each plots and as such no original title deed for each plot is available with the transferee.

Thus the aforesaid field svy.no.169/2 is free from encumbrances and transferee has clear and marketable title subject to paper publication regarding objection if any over the said Layout of said feld from public at large. My search cum title verification report is based on documents submitted before me. So far as other encumbrances are concerned it is necessary to obtain the affidavit of transferee stating that the field in question is free from all types of encumbrances i.e. Will deed, gift deed, relinquishment deed, power of attorney, regd. and unregd. Agreement of sale or equitable/registered mortgage etc. till date. That my above search report is only for title verification of transferee till date. My present search is based upon documents submitted before me.

Part 4. : Search (Receipt & Date) and Investigation/E.C. and any Adverse comments on title. :-

I have taken on line search of the property referred above in networking system for the office of Sub Registrar **Wardha** for the period from 2004 to 2018 i.e. for 15 years by paying fee of Rs.375/- vide E-Challan receipt GRN no.MH00 **9681793** 201819E, dated- **21-12-2018.** The original E-challan receipt is enclosed herewith.

Part 5. :- List of Documents (Please specify Original/ Certified copy) for verification of title :-

| Sr.no. | Date of Document. | Name of the Document & Type. | Whether Original/Certified True copy to be taken for verification. |
|---|---|---|---|
| 1) | Current year | 7/12 extract | Photo copy |
| 2) | 4-12-2018 | Ferfar panji for entry no. 2252 | Certified copy |
| 3) | 29-11-2018 | Ferfar panji for entry no. 2962 | Certified copy |
| 4) | 04-12-2018 | Ferfar panji for entry no. 2060 | Certified copy |
| 5) | 24-08-2018 | Revenue tax receipt | Original |
| 6) | 11-07-2015 | Old 7/12 extract | Photo copy |

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# CHALLAN

## MTR Form Number-6

| GRN | MH009681793201819E | BARCODE | | Date | 21/12/2018-12:06:52 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Search Fee | TAX ID (If Any) | SEARCH FEE |
| | | PAN No.(If Applicable) | |
| Office Name | WRD_WARDHA SUB REGISTRAR | Full Name | ADV G S JAWANDHIYA |
| Location | WARDHA | | |
| Year | 2018-2019 One Time | Flat/Block No. | WARDHA |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 375.00 | Road/Street | WARDHA |
| | | Area/Locality | WARDHA |
| | | Town/City/District | |
| | | PIN | 4 4 2 0 0 1 |
| | | Remarks (If Any) | MZ PAWNAR TAH WARDHA F S NO. 169/2 AREA 2.43 H.R. CLASS-I<br>SEARCH FROM 2004 TO 2018 FOR 15 YEARS |
| Total | 375.00 | Amount In Words | Three Hundred Seventy Five Rupees Only |

| | | | | | |
|---|---|---|---|---|---|
| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572018122125323 | IK00WADLO2 |
| Cheque/DD No. | | Bank Date | RBI Date | 21/12/2018-12:07:12 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | 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

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

Mobile No. : 9423383235

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| | | | |
|---|---|---|---|
| 7) | 23-04-2015 | Regd. sale deed at sr.no.2103 | Original |
| 8) | 28-06-2018 | N.A.Order of SDO Wardha. | Photo copy |
| 9) | 26-05-2018 | TPO sanctioned Layout map. | Photo copy |

**Please obtain current documents as below alognwith above listed documents directly from transferee/owner.**

| | | |
|---|---|---|
| 1) | Affidavit of transferee/owner stating that property is from encumbrance | Original |
| 2) | Paper publication for calling objection from public at large regarding above layout of field properties of transferee, | Original |

Part 6 . ;-

## CERTIFICATE CUM LEGAL OPINION

I certify that on the basis of above documents seen and verified, alongwith attached enclosure **Sai Sahara Land Developers through its partners no.1)Shri Ganesh Parshuram Atkar, 2)Shri Sanjay Punlikrao Manmode 3)Shri Mohan Pundlikrao Manmode, all r/o Wardha,** Tq. & Dist. Wardha is having clear, marketable and unencumbered title and title acquired by transferee Firm by virtue of current revenue records is also clear and heritable and they are joint owners and possessors of said sanctioned layout demarcated out of above described field property only the basis of documents of title listed above till this date.

Yours Faithfully

**Note**: Original E-challan Receipt is enclosed.

**Wardha.**

**Dt. 22-12-2018.**

**(G. S. Jawandhiya)**
**Advocate, Wardha.**

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