

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 Shubhalaxmi Land Developers through its partners no.1)Sou.Sushma w/o Sanjay Manmode 2)Sou.Sneha w/o Mohan Manmode 3)Sou.Trupiti w/o Ganesh Atkar 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-4/2016-2017 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 :-

<u>Sr.no.</u>	<u>Field svy.no.</u>	<u>Area</u>	<u>L. R.</u>	<u>Right</u>
1)	169/1B	1.00 HR	Rs.4.25	Class-I (Bhuswami)

Boundaries of the field is as under :-

Field svy.no.169/1B :-

East :- Part of this field sold to Sai Sahara
Land Developers,
North:- Pandhan &

West :- Part of Field svy.no:926,
South:- Field svy.no.169/2.

(Measurement and boundaries as per regd. sale deed dt.21-03-2016 at sr.no.741)

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. 2060	Certified copy
3)	29-11-2018	Ferfar panji for entry no. 2953	Certified copy
4)	Current year	Ferfar panji for entry no. 2397	Certified copy
5)	24-08-2018	Revenue tax receipt	Original
6)	2-05-2016	Village Proforma 8-A	Photo copy
7)	21-03-2016	Regd. sale deed at sr.no.741,	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)
Shubhalaxmi Land Developers through its partners.
(purchaser of said field no.169/1B 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 svy.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 Waghmare 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 Kundankumar Waghmare 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 Waghmare 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 sothern 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. 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 absolute owner and possessor of new svy.no.169/1 as per revenue records.


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Thereafter Shri Kundankumar Deorao Waghmare has sold the western side portion by dividing north-south dhura of svy.no.169/1 of an area 1.00 HR out of total area 2.82 HR by registered sale deed dated 21-3-2016 at doc.no.741 for Rs.65,00,000/- to Shubhalaxmi Land Developers through its partners no.1)Sou.Sushma w/o Sanjay Manmode 2)Sou.Sneha w/o Mohan Manmode 3)Sou.Trupiti w/o Ganesh Atkar 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.2397 dated 12-4-2016 by concerned talathi on perusal of above regd. sale deed which is legal and genuine. That subsequently the above portion of an area 1.00 HR of svy.no.169, has been changed into new field survey no.169/1B in revenue records. Since then the above Shubhalaxmi Land Developers is become absolute owner of said field no.169/1B as per revenue records.

Thereafter above Shubhalaxmi Land Developers through its partners no.1)Sou.Sushma w/o Sanjay Manmode 2)Sou.Sneha w/o Mohan Manmode 3)Sou.Trupiti w/o Ganesh Atkar all r/o Wardha, have jointly applied before S.D.O. Wardha vide their application for conversion of above entire field svy.no.169/1B into Non agricultural use. Accordingly the S.D.O. Wardha after due enquiry in its Rev.case no.NAP-34/Paonar-4/2016-17 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 37 i.e. total 37 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 37 by concerned talathi vide mutation entry no.2953 on dated 29-09-2018.

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 sanctioned layout over said field by transferee as per current revenue 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.169/1B 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 field 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.


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Jawandhiya Layout, Gandhi Nagar
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CHALLAN
MTR Form Number-6

GRN MH009881939201819E		BARCODE		Date 21/12/2018-12:08:12		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment 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				Flat/Block No.		WARDHA	
Year 2018-2019 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street		WARDHA	
0030072201 SEARCH FEE			375.00	Area/Locality		WARDHA	
				Town/City/District			
				PIN		4 4 2 0 0 1	
				Remarks (If Any)			
				MZ PAWNAR TAH WARDHA F S NO. 169/1B AREA 1.00 H.R. CLASS-I			
				SEARCH FROM 2004 TO 2018 FOR 15 YEARS			
				Amount In Three Hundred Seventy Five Rupees Only			
Total			375.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572018122125360 IK00WADNT3	
Cheque/DD No.				Bank Date	RBI Date	21/12/2018-12:08:34 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9423383235

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 "ट्रिप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तासाठी लागू नाही.

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R/o. Jawandhiya Nivas,
Jawandhiya Lurgan, G. S. Nagar
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Print Date 21-12-2018 12:08:53

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 9681939 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. 2060	Certified copy
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9)	26-05-2018	TPO sanctioned Layout map.	Photo copy

Please obtain current documents as below alongwith 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

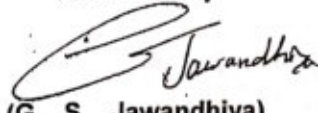
I certify that on the basis of above documents seen and verified, alongwith attached enclosure **Shubhalaxmi Land Developers** through its partners no.1)Sou.Sushma w/o Sanjay Manmode 2)Sou.Sneha w/o Mohan Manmode 3)Sou.Trupiti w/o Ganesh Atkar all r/o **Wardha** Tq. & Dist. Wardha is having clear, marketable 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.
Adv. G. S. Jawandhiya
R/o. Jawandhiya, Wardha,
Jawandhiya Layout, Wardha, Dist. Wardha
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