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 transferees 1)**Shri Sharad s/o Rangnath Gaikwad and 2)Shri Ashutosh s/o Sharad Gaikwad both are r/o Nagpur,** 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-64/2016-2017 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)	926	0.81 R	Rs.3.50	Class-I (Bhuswami)

Boundaries of the field is as under ;-

Field svy.no.926 :-

East ;- field Svy.no.169 — West ;- Field svy.no. 168,

North;- Pandhan & then field svy.no.165 & 168, — South;- Field svy.no.169.

(Measurement and boundaries as per regd. sale deed dt.22-01-2015 at sr.no.443)

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)	Current year	Ferfar panji for entry no. 2208,	Certified copy
3)	29-11-2018	Ferfar panji for entry no. 2958,	Certified copy
4)	24-08-2018	Revenue tax receipt	Original
5)	21-02-2015	Old 7/12 extract,	Photo copy
6)	22-01-2015	Regd. sale deed at sr.no.443,	Original
7)	28-06-2018	N.A.Order of SDO Wardha.	Photo copy
8)	26-05-2018	TPO sanctioned Layout map.	Photo copy

Jawandhiya

Adv. G. S. Jawandhiya
R/o. Jawandhiya Niwas,
Jawandhiya Layout, Gandhi Nagar

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

Shri Dhyaneshwar Sitaram Khode owner of field svy.no.926)

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Shri Sharad Rangnath Gaikwad (purchaser of said field no.926 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.826 tota area 0.81 R, situated at mouza Paonar, was owned and possessed by Shri Dhyaneshwar Sitaram Khode r/o Paonar. That on the basis of revenue records in the name of above owner, it is seen that the aforesaid field property has been recorded and in his cultivating possession since long time being his ancestral field property. Hence the old revenue records including 7/12 extract dated 17-2-2014 showing the name of above owner being absolute owner of said field property.

Thereafter Shri Dhyaneshwar Sitaram Khode has sold entire field svy.no.926 of an area 0.81 R jama Rs.3.50 ps. by registered sale deed dated 22-1-2015 at doc.no.443 for Rs.53,00,000/- to the transferees 1)Shri Sharad Rangnath Gaikwad and 2)Shri Ashutosh Sharadrao Gaikwad both are r/o Nagpur. The ferfar also effected in the name of above vendee alone in revenue records viz. 7/12 extract vide mutation entry no.2208 dated 11-2-2015 by concerned Talathi on perusal of above regd. sale deed which is legal and genuine one. Since then the above transferees are joint owners and possessors and title holders of said field no.926 of an area 0.81 R as per revenue records.

Thereafter above owners/transferees **1)Shri Sharad Rangnath Gaikwad and 2)Shri Ashutosh Sharadrao Gaikwad** both are r/o Nagpur, have jointly applied before **S.D.O.** Wardha vide their application for conversion of above entire field svy.no.926 into Non agricultural use. Accordingly the S.D.O. Wardha after due enquiry in its Rev.case no.NAP-34/Paonar-64/2016-17 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 43 i.e. total 43 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 43 by concerned talathi vide mutation entry no.2957 on dated 15-10-2018.

That the above owners/transferees have 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 transferees as per current revenye records of each plots and as such no original title deed for each plot is available with the transferee.

Jawandhiya

Adv. G. S. Jawandhiya

R/o. [illegible] Niwas,

Jawandhiya [illegible] Nagar

Wardha

CHALLAN
MTR Form Number-6

GRN MH009682433201819E	BARCODE	Date 21/12/2018-12:13:06	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee 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
		Premises/Building	
		Road/Street	WARDHA
		Area/Locality	WARDHA
		Town/City/District	
		PIN	4 4 2 0 0 1

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	375.00
otal	375.00

Remarks (If Any)

MZ PAWNAR TAH WARDHA F S NO. 926 AREA 0.81 H.R. CLASS-I

SEARCH FROM 2004 TO 2018 FOR 15 YEARS

Amount In Words: Three Hundred Seventy Five Rupees Only

yment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	00040572018122125930 / IK00WADUP9
eque/DD No.		Bank Date / RBI Date	21/12/2018-12:13:27 / Not Verified with RBI
me of Bank		Bank-Branch	STATE BANK OF INDIA
me of Branch		Scroll No. , Date	Not Verified with Scroll

partment ID : Mobile No. : 9423383235

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

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

Adv. G. S. Jawandhiya
R/o. [illegible] Niwas,
Jawandhiya [illegible] Ganesh Nagar
WARDHA – 442001

Print Date 21-12-2018 12:13:27

Thus the aforesaid field svy.no.926 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 **9682433** 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)	Current year	Ferfar panji for entry no. 2208,	Certified copy
3)	29-11-2018	Ferfar panji for entry no. 2958,	Certified copy
4)	24-08-2018	Revenue tax receipt	Original
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6)	22-01-2015	Regd. sale deed at sr.no.443,	Original
7)	28-06-2018	N.A.Order of SDO Wardha.	Photo copy
8)	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 transferees/owners stating that property is from encumbrance	Original
2)	Paper publication for calling objection from public at large regarding above layout of field property of transferee,	Original

Part 6 . ;-

CERTIFICATE CUM LEGAL OPINION

I certify that on the basis of above documents seen and verified, alongwith attached enclosure **1)Shri Sharad Rangnath Gaikwad and 2)Shri Ashutosh Sharadrao Gaikwad both are r/o Nagpur,** Tq. & Dist. Nagpur are having clear, marketable and unencumbered title and title acquired by transferees 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

(G. S. Jawandhiya)
Advocate, Wardha.

Adv. G. S. Jawandhiya
R/o. ... Niwas, ... Nagar
Jawandhiya ...

Note: Original E-challan Receipt is enclosed.

Wardha
Dt. 22-12-2018.