**वसंत बी. भुसारी**
अॅडव्होकेट

पेठ वार्ड ब्रम्हपुरी, जि. चंद्रपूर
☎ (०७१७७) २७२१६०
९४२२८३५६८३

## TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by **Shri Ashish Madanrao Karande and Sau. Anjali Ashish Karande** for preparing Title Verification and Search Report of the following property sitated at Navegaon (Makta), Tah. Bramhapuri, Distt. Chandrapur. I **Vasant B. Bhusari** Advocate R/o Bramhapuri do hereby submit my report as under. :-

(1) That **Shri Ashish Madanrao Karande and Sau. Anjali Ashish Karande** are absolute joint owners of Non Agriculture land Survey no. 10/1A/1 area 0.90 hector situated at Navegaon Makta, Tah. Bramhapuri, Distt. Chandrapur. (The property is more specifically described inthe schedule annexed herewith)

(2) That **Shri Ashish Madanrao Karande and Sau. Anjali Ashish Karande** acquired the joint title of the said property by vrtue of following document :-

(A) Registered sale deed dt. 07/06/2018 executed by Ku. Mathura alias Madhura Shashimohan alias Mohan Banpurkar, Ku. Mrunmayee Shashimohan alias Mohan Banpurkar, Maya Shashimohan alias Mohan Banpurkar in favour of **Shri Ashish Madanrao Karande and Sau. Anjali Ashish Karande** which is duly registered as per dast n. 844/2018 - Seen xerox copy

(B) N.A. order passed by Tahsildar Bramhapuri on 20/2/2019 inthe R.Case no.06/NAP-34/2018-2019 - Seen xerox copy

(C) Registered mortagage deed dt. 8/6/2018 dast no. 848/2018 - Seen xerox copy

(3) That the title history for the last 30 years shows the following chain of transaction :-

It is revealed from the perusal of revenue record that Smt. Yashodabai Vitthalrao Banpurkar was the owner of agriculture land Gat n. 18(A) admeasuring area 2.67 hector and Gat no. 18(B) admeasuring area 1.02 hector total area 3.69 hector situated at Navegaon (Makta), Tah. Bramhapuri, Distt. Chandrapur till her death. She died on 4/1/1988 living behind her following legal heirs :-

a) Ramakant - Son

b) Arvind - Son

c) Mohan alias Shashimohan - Son

d) Sau. Pushpa Jagannath Bhandarkar - Married daughter

e) Sau. Charumati Vasantrao Sonwane - Married daughter

f) Sau. Shobha Manoharrao Shende - Married daughter

g) Sau. Surekha Khemraj Ramtekkar - Married daughter

After the death of Smt. Yashodabai Vitthalrao Banpurkar her above named legal heirs acquired the joint title of the said property and became joint owners of the said property. Accordingly their names had been mutated inthe revenue record of the said property on 1/6/88 as a joint owners. I have taken search from 1/1/1990 and found that Shri Ramakant Vittalrao Banpurkar, Arvind Vitthalrao Banpurkar, Shri Mohan alias Shashimohan Vitthalrao Banpurkar, Sau. Pushpa Jagannath Bhandarkar, Sau. Charumati Vasantrao Sonwane, Sau. Shobha Mohanrao Shende and Sau. Surekha Khemraj Ramtekkar were the joint owners of agriculture land Gat no. 18(A) area 2.67 hector and Gat no. 18(B) area 1.02 hector situated at Navegaon (Makta), Tah. Bramhapuri, Distt Chandrapur on 1/1/1990 which is the commencing year for the purpose of search. Lateron the agriculture land admeasuring area 0.37 hector out of Gat no. 18(B) was

added in Gat no. 18(A) as per provision of fragmentation and consolidation act. Thereafter Survey no 10 was given to the said property. Thus the total area of Survey no. 10 became 3.04 hector.

Lateron the Survey no. 10 was divided into two part Survey no. 10/1 and Survey no. 10/2. The area of the Survey no. 10/1 was 2.18 hector however the area of Survey no. 10/2 was 0.86 hector.

Lateron Shri Ramakant Vittalrao Banpurkar, Arvind Vitthalrao Banpurkar, Sau. Pushpa Jagannath Bhandarkar, Sau. Charumati Vasantrao Sonwane, Sau. Shobha Mohanrao Shende and Sau. Surekha Khemraj Ramtekkar relinquished their right of ownership in respect of Survey no. 10/1 area 2.18 hector of Navegaon (Makta) in favour of Shri Mohan alias Shashimohan Vitthalrao Banpurkar and executed relinquish deed on 4/6/1994. Accordingly the name of Shri Mohan alias Shashimohan Vitthalrao Banpurkar, has been mutated inthe revenue record 7/12 abstract of agriculture land Survey no. 10/1 area 2.18 hector of Navegaon (Makta) as a owner on 26/7/94 as per mutation no. 255.

Lateron Shri Mohan alias Shashimohan Vitthalrao Banpurkar sold 0.08 hector agriculture land out of Survey no. 10/1 area 2.18 hector of Navegaon (Makta) to Shri Nahedkhan Nadirkhan Pathan on 16/11/98 by virtue of registered sale deed vide dast no. 695/98 and also sod 0.02 hector agriculture land out of the said survey number to Shri Anandrao Balaji Naktode on 16/12/98 vide dast no. 742/98. Lateron he sold 0.44 hector agriculture land out of Survey no. 10/1 of Navegaon (Makta) to Shri Deepak Dashrath Urade and Shri Sharad Dashrath Urade by virtue of registered sale deed dt. 20/1/2000 vide dast no. 52/2000.

Lateron 0.04 hector agriculture land out of Survey no. 10/1 area 1.66 hector was converted into Non agriculture ion dt. 10/11/2004 R.Case no. 1/NAP-36/2004-2005 was converted by Shri Mohan alias Shashimohan Vitthalrao Banpurkar. After conversion of 0.04 hector land into Non agriculture seperate survey number 10/1A was given to remaining land 1.60 hector.

Lateron Shri Mohan alias Shashimohan Vitthalrao Banpurkar sold 0.26 hector agriculture land out of remaining total area 1.60 hector belonging to Survey no. 10/1A to Shri Sharad Dashrath Urade on 30/4/2009 by virtue of registered sale deed vide dast no. 368/2009. Again he sold 0.43 hector agriculture land out of remaining total area 1.34 hector belonging to Survey no. 10/1A of Navegaon (Makta) to Rita Deepak Urade on 12/3/2012 vide dast no. 335/2012. Thus after deducting the above mentioned area of land of Survey no. 10/1A remaining land 0.91 hector was owned by Shri Mohan alias Shashimohan Vitthalrao Banpurkar.

Lateron the seperate Survey number 10/1A/1 was given to the remaining land 0.91 hector of Shri Mohan alias Shashimohan Vitthalrao Banpurkar inthe revenue record by the revenue authority.

Lateron Shri Mohan alias Shashimohan Vitthalrao Banpurkar died on 10/8/2014 living behind his following legal heirs :-

a) Maya - Widow

b) Mathura alias Madhura - daughter

c) Mrunmayee - daughter

Thus aftrer the death of Shri Mohan alias Shashimohan Vitthalrao Banpurkar his above named legal heirs acquired joint title of agriculture land Survey no 10/1A/1 admeasuring area 0.91 hector situated at Navegaon (Makta) and became the joint owners. Accordingly their names had been mutated inthe revenue record 7/12 abstract of agriculture land Survey no. 10/1A/1 as a owner of 0.91 hector.

Lateron Ku. Mathura alias Mudhura Shashimohan alias Mohan Banpurkar, Ku. Mrunmayee Shashimohan alias Mohan Banpurkar and Smt. Maya wd/o Shashimohan alias Mohan Banpurkar jointly sold agriculture land admeasuring area 0.90 hector out of 0.91 hector belonging to Survey no. 10/1A/1 of Navegaon (Makta), Tah. Bramhapuri, Distt. Chandrapur to Shri Ashish Madanrao Karande

and Sau. Anjali Ashish Karande on 7/6/2018 by virtue of registered sale deed and delivered possession. Thus Shri Ashish Madanrao Karande and Sau. Anjali Ashish Karande became the joint owners of agriculture land admeasuring area 0.90 hector out of Survey no. 10/1A/1 of Navegaon (Makta) on 7/6/2018 and since then they are in undisturbed possession of the said property. I have now seen xerox copy of the sale deed dt. 7/6/2018 because Shri Ashish Madanrao Karande and Sau. Anjali Ashish Karande have deposited original copy of sale deed in Bramhapuri Urban Co-operative Bank Branch Bramhapuri for the purpose of availing loan. But I have inspected the record of office of Sub registrar Bramhapuri and found that the sale deed is properly registered on 7/6/2018 vide dast no. 844/2018.

Lateron the name of Sau. Anjali Ashish Karande and Shri Ashish Madanrao Karande have been mutated inthe revenue record 7/12 abstract of agriculture land Survey no. 10/1A/1 of Navegaon (Makta) as a owner of 0.90 hector land. The name of Mathura Shashimohan Banpurkar and others are deleted from the 7/12 by showing their name inthe Bracket. The Bracket is a symbol of deleting the names. I found that Shri Ashish Madanrao Karande and Sau. Anjali Ashish Karande has availed the loan Rs. 25,00,000/- from Bramhapuri Urban Co-operative Bank Branch Bramhapuri for the purpose of purchase of agriculture land Survey no. 10/1A/1 area 0.75 hector out of total area 0.90 hector of Navegaon (Makta) and therefore created registered mortgage on 8/6/2018 in favour of Bramhapuri Urban Co-operative Bank Branch Bramhapuri. I have seen the xerox copy of registered mortgage deed dt. 8/6/2018 because original copy of mortgage deed is inthe custody of Bramhapuri Urban Co-operative Bank Branch Bramhapuri. I have inspected the record of office of Sub registrar Bramhapuri and found that the mortgage deed is properly registered on 8/6/2018 vide dast no. 848/2018. The mortgage deed is in existance. Therefore I found the **encumbrnace of Bramhapuri Urban Co-operative Bank Branch Bramhapuri over 0.75 hector land out of 0.90 hector land belonging to Survey no.**

**10/1A/1 of Navegaon (Makta) however 0.15 hector land is free from all encumbrances.**

Lateron Shri Ashish Madanrao Karande and Sau. Anjali Ashish Karande filed the application before Tahsldar Bramhapuri for the purpose of conversion of agriculture land Survey no. 10/1A/1 area 0.90 hector of Navegan (Makta) into Nonagriculture for residential purpose. Accordingly the Tahsildar of Bramhapuri had gone through the record and merit of the case and primafacie satisfied with their joint title. Thereafter the Tahsildar Bramahpuri passed the order on 20/2/ 2019 inthe R.Case no. 06/NAP-34/2018-2019, granted N.A. permission and converted agriculture land Survey no. 10/1A/1 area 0.90 hector of Navegaon (Makta) into N.A. for residential purpose and approved layout. By the said order he allowed to be divided the said land into total 20 plots.

That Shri Ashish Madanrao Karande and Sau. Anjali Ashish Karande have got, absolute, clear and valid title to the said property. They are in undisturbed possession of the said property.

That the chain of title is properly eastablished and in unborken **Shri Ashish Madanrao Karande and Sau. Anjali Ashish Karande** have clear, valid and marketable title.

In my opinion the borrower **Shri Ashish Madanrao Karande and Sau. Anjali Ashish Karande** are absolute owners of the said property. Which is specifically described in para 7 and 7V of this report.

(4) I have taken search from the office of Sub registrar Bramhapuri in 1/1/ 1990 by paying necessary search fee **Rs.750/-** under receipt no. 695/2019 dt. 25/02/2019

Thus, I have taken search for the period of 30 years.

(5) On the basis of search made by me and the document placed before me. I am satisfied that the property reffered in schedule is owned by **Shri Ashish Madanrao Karande and Sau. Anjali Ashish Karande.**

(6) I am satisfied that the property is heritable. All necessary parties has been joined the document and document has desire effect, facts and event material to title have been satisfactorly proved.

(7) I have also confirmed from Govt and public land acquisition authorities that the property described in schedule is not subject to acquisition from these authorities.

(8) I have perushed the xerox copy of registered sale deed dt. 07/06/2018 between the owner and vendor. The said document adequately safe guard the interest of party. There is nothing which is prejudicial undersirable in the said document.

(9) In the result I have to state that I have made necessary searches at the concerned of sub registrar office upto the date.

## SCHEDULE OF PLOTS (AS PER LAYOUT PLAN)

All that piece of parcel of following N.A. plots situated at Navegaonmakta, Tah. Bramhapuri, Distt. Chandrapur.

| S.N. | Plot No. | Area of each plot in Sq.mt. | Assessment Rs. |
|---|---|---|---|
| 1 | 1 | 577.19 | 29.00 |
| 2 | 2 | 713.58 | 36.00 |
| 3 | 3 | 573.75 | 29.00 |
| 4 | 4 | 506.25 | 25.00 |
| 5 | 5 | 582.88 | 29.00 |
| 6 | 6 | 164.35 | 8.00 |
| 7 | 7 | 128.00 | 6.00 |
| 8 | 8 | 128.00 | 6.00 |
| 9 | 9 | 128.00 | 6.00 |
| 10 | 10 | 134.56 | 7.00 |
| 11 | 11 | 153.56 | 8.00 |
| 12 | 12 | 128.25 | 7.00 |
| 13 | 13 | 128.25 | 7.00 |
| 14 | 14 | 172.82 | 9.00 |
| 15 | 15 | 174.85 | 9.00 |
| 16 | 16 | 128.25 | 7.00 |
| 17 | 17 | 128.25 | 7.00 |
| 18 | 18 | 153.56 | 8.00 |
| 19 | 19 | 667.83 | 33.00 |
| 20 | 20 Amenity Plot | 467.83 | 47.00 |
| Total | | 5940.01 | 323.00 |

**Dimensions of 0.90 hector N.A. land** :-

| | | |
|---|---|---|
| To the East | - | Layout of Arvind Banpurkar and land Survey no. 10/4 of Shri Arvind Sudhakar Nandurkar |
| To the West | - | Land of Shri Sharad Dashrath Urade and Rita ~~Dashrath~~ Deepak Urade out of the said survey number and others agriculture land Survey no. 15 |
| To the North | - | Bramhapuri - Wadsa road |
| To the South | - | Agriculture land of Survey no. 13 of Bhojraj Amborkar |

Bramhapuri

Date :- 25/2/2019

V.B. Bhusari

**(Vasant B. Bhusari)**
Advocate, Bramhapuri

Vasant Bhusari
Advocate
Station Road, BRAMHAPURI
Distt. Chandrapur
Mob. 9422835683, ☎ :07177-272160