

वसंत बी. भुसारी
अडव्होकेट



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

TITLE INVESTIGATION AND SEARCH REPORT

Having been engaged by **Shri Namdeo Tulshidas Kapgate, Shri Meghendra Hemkrishna Kapgate and Shri Ravikumar Harishchandra Sonwane All R/o Sakoli, Tah. Sakoli, Distt. Bhandara** for preparing title verification and search report of following property :-

(1) That **Shri Namdeo Tulshidas Kapgate, Shri Meghendra Hemkrishna Kapgate and Shri Ravikumar Harishchandra Sonwane** are absolute joint owners of Non agriculture land admeasuring area 0.3713 H.R. Out of 0.51 HR consisting of Plot no.1, Survey no. 411/2/1, Plot no.2 Survey no. 411/2/2, Plot no.3 Survey no. 411/2/3, Plot no.4 Survey no. 411/2/4, Plot no.5, Survey no. 411/2/5, Plot no.6 Survey no. 411/2/6, Plot no.7 Survey no. 411/2/7, Plot no.8 Survey no. 411/2/8, Plot no.9, Survey no. 411/2/9 belonging to original Survey no. 411/2 Non agriculture situated at Bramhapuri, Tah. Bramhapuri, Distt. Chandrapur. (The said property is more specifically described in the schedule annexed herewith)

2. That **Shri Namdeo Tulshidas Kapgate, Shri Meghendra Hemkrishna Kapgate and Shri Ravikumar Harishchandra Sonwane** are acquired the title of the said property by virtue of following documents :-

1. N.A. order dt. 1/10/2019 passed by planning authority and C.O. Nagar Parishad Bramhapuri alongwith sanctioned map - Seen xerox copy
2. Sanad granted by Tahsildar Bramhapuri on 14/11/2019 - Seen xerox copy
3. 7/12 abstracts of Non agriculture land of Plot no.1, Survey no. 411/2/1 to Plot no.9, 411/2/9 - Seen xerox copy
4. Registered sale deed dt. 13/05/2019 dast no. 793/2019 - Seen original copy

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(3) The title history for the last 30 years shows the following chain of transaction.

That initially Shri Aako Rama Meher was the owner of agriculture land Survey no. 411 and 391 situated at Bramhapuri, Tah. Bramhapuri, Distt. Chandrapur. He was in undisturbed possession of the said property at that time. He died on 8/9/1980 living behind his following legal heirs :-

- a) Ganpat - Son
- b) Arjun - Son
- c) Jairam - Son

After the death of Shri Aako Rama Meher his above named legal heirs acquired the title of agriculture land Survey no. 411 and 391 of Bramhapuri by the right of inheritance and became the joint owners.

Lateron Shri Ganpat Aako Meher died on 11/5/2010 living behind his following legal heirs :-

- (a) Madhukar - Son
- (b) Chetan - Son
- (c) Ushabai Ashok Sakharkar - Married daughter
- (d) Maya Manikrao Pise - Married daughter
- (e) Chhayatai alias Shital Jagdish Khobragade - Married daughter
- (f) Bhawanatai Narayan Kamdi - Married daughter
- (g) Sarswati - Widow

After the death of Ganpat Aako Meher his above named legal heirs acquired the title to the extent of his share inthe said property by the right of inheritance and became the joint owners.

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That Arjun Aako meher died on 22/12/2008 living behind his following legal heirs :-

- (a) Mukunda - Son
- (b) Chandrashekhar - Son
- (c) Ashatai alias Satyabhama Tikawdu Hatwar - Married daughter
- (d) Lalitabai Popatrao Chandewar - Married daughter
- (e) Geetabai Tukaram Giradkar - Married daughter
- (f) Latabai Dhanraj Pardhi - Married daughter
- (g) Jankubai - Widow

After the death of Arjun Aako Meher his above named legal heirs acquired joint title of the said proeprty to the extent of his share by the right of inheritance and became the joint owners.

Lateron Shri Jairam Aako Meher died on 5/9/2014 living behind his following legal heirs :-

- (a) Sakharam - Son
- (b) Ramu - Son
- (c) Harishchandra - Son
- (d) Vijay - Son

After the death of Jairam Aako Meher his above named legal heirs acquired the joint title of the said property to extent of his share by the right of inheritance and became joint owners.

Lateron Mukunda Arjun Meher died on 27/9/2015 living behind his following legal heirs :-

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- (a) Roshan - Son
- (b) Punam - daughter
- (c) Sunita - Widow

After the death of Mukunda Jairam Meher his abovenamed legal heirs acquired the title of the said property to the extent of his share by the right of inheritance and became joint owners. As well as Sakharam Jairam Meher died on 5/7/2018 living behind his following legal heirs :-

- (a) Chetan - Son
- (b) Dwaraka Deorao Wanjari - Married daughter
- (c) Chudiram - Son
- (d) Sundarabai - Widow

After the death of Sakharam Jairam Meher his above named legal heirs acquired the joint title of the said property to the extent of his share by the right of inheritance and became joint owners.

The Chudiram Sakharam Meher also died in the year 2018 living behind his following legal heirs :-

- (a) Nisha - Widow
- (b) Bhuwaneshwari - Daughter
- (c) Nutan - Daughter

After the death of Chudiram Sakharam Meher his above named legal heirs acquired the joint title of the said property to the extent of his share by the right of inheritance and became joint owners.

So for as considering the successors of ancestral property at last Shri Madhukar Ganpat Meher, Chetan Madhukar Meher, Sou. Ushatai Ashok Sakharkar, Sau. Maya Manikrao Pise, Sau. Chhayatai alias Shital Jagdish

W. Shirsani

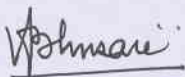
Khobragade, Bhawanatai Narayan Kamdi, Smt. Sarswati Ganpat Meher, Shri Chandrashekhar Arjun Meher, Sau. Ashabai alias Satyabhama Tikawdu Hatwar, Sau. Lalitabai Popatrao Chandewar, Sau. Geetabai Tukaram Giradkar, Sau. Latabai Dhanraj Pardhi, Smt. Jankubai Arjun Meher, Ramu Jairam Meher, Harishchandra Jairam Meher, Vijay Jairam Meher, Roshan Mukunda Meher, Ku. Punam Mukunda Meher, Smt. Sunita Mukunda Meher, Chetan Sakharam Meher, Nisha Chudiram Meher, Ku. Bhuwaneshwari Chudiram Meher, Ku. Nutan Chudiram Meher, Sau. Dwaraka Deorao Wanjari Smt. Sundarabai Sakharam Meher became the joint owners of agriculture land Survey no. 411 and 391 of Bramhapuri and acquired joint title.

Later on old Survey no. 411 has been changed and given New Survey no. 411/2 by the revenue authority. I found that some other land of ancestral property was given to Shri Harishchandra Jairam Meher and Vijay Jairam Meher in oral partition and remaining land Survey no. 411/2 was given to above named share holders excluding Harishchandra and Vijay. Accordingly the revenue authority Talathi acted and mutated the names of Shri Madhukar Ganpat Meher, Chetan Madhukar Meher, Ushatai Ashok Sakharikar, Maya Manikrao Pise, Chhayatai alias Shital Jagdish Khobragade, Bhawanatai Narayan Kamdi, Smt. Sarswati Ganpat Meher, Shri Chandrashekhar Arjun Meher, Ashabai alias Satyabhama Tikawdu Hatwar, Lalitabai Popatrao Chandewar, Geetabai Tukaram Giradkar, Latabai Dhanraj Pardhi, Smt. Jankubai Arjun Meher, Ramu Jairam Meher, Harishchandra Jairam Meher, Vijay Jairam Meher, Roshan Mukunda Meher, Ku. Punam Mukunda Meher, Smt. Sunita Mukunda Meher, Chetan Sakharam Meher, Nisha Chudiram Meher, Ku. Bhuwaneshwari Chudiram Meher, Ku. Nutan Chudiram Meher, Dwaraka Deorao Wanjari Smt. Sundarabai Sakharam Meher in the revenue record 7/12 abstract of agriculture land Survey no. 411/2 area 0.51 hector of Bramhapuri as joint owners. Thus they all became joint owners of agriculture land Survey no. 411/2 area 0.51 hector of Bramhapuri.

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Lateron Shri Madhukar Ganpat Meher, Chetan Madhukar Meher, Ushatai Ashok Sakharikar, Maya Manikrao Pise, Chhayatai alias Shital Jagdish Khobragade, Bhawanatai Narayan Kamdi, Smt. Sarswati Ganpat Meher, Shri Chandrashekhar Arjun Meher, Ashabai alias Satyabhama Tikawdu Hatwar, Lalitabai Popatrao Chandewar, Geetabai Tukaram Giradkar, Latabai Dhanraj Pardhi, Smt. Jankubai Arjun Meher, Ramu Jairam Meher, Harishchandra Jairam Meher, Vijay Jairam Meher, Roshan Mukunda Meher, Ku. Punam Mukunda Meher, Smt. Sunita Mukunda Meher, Chetan Sakharam Meher, Nisha Chudiram Meher, Ku. Bhuwaneshwari Chudiram Meher, Ku. Nutan Chudiram Meher, Dwaraka Deorao Wanjari Smt. Sundarabai Sakharam Meher jointly sold agriculture land Survey no. 411/2 area 0.51 hector of Bramhapuri to Shri Namdeo Tulshidas Kapgate, Shri Meghendra Hemkrishna Kapgate and Shri Ravikumar Harishchandra Sonwane on 13/05/2019 by virtue of registered sale deed and delivered possession. Thus Shri Namdeo Tulshidas Kapgate, Shri Meghendra Hemkrishna Kapgate and Shri Ravikumar Harishchandra Sonwane became the owner of agriculture land Survey no. 411/2 area 0.51 hector of Bramhapuri on 13/05/2019 and since then they are in undisturbed joint possession of the said land. I have seen the original copy of registered sale deed dt. 13/05/2019 and found that It is properly stamped, properly registered, legal and genuine. I have confirmed the said date of registration of sale deed from the record of office of Sub registrar Bramhapuri at the time of taking search and found that the said sale deed is properly registered as per dast no. 793/2019.

Lateron Shri Namdeo Tulshidas Kapgate, Shri Meghendra Hemkrishna Kapgate and Shri Ravikumar Harishchandra Sonwane applied to the Nagar Parishad Bramhapuri for the purpose of conversion of agriculture land admeasuring area 0.3713 HR out of 0.51 hector belonging to Survey no. 411/2 of Bramhapuri into Non agriculture for residential purpose. Accordingly the planning authority and C.O. Nagar Parishad Bramhapuri had gone through the record and merit of the case and primaface satisfied with their title. Thereafter the planning



authority and C.O. Nagar Parishad Bramhapuri passed the order on 1/10/2019 in the case no. NPBra/Niyojan/NA/2019/397, granted N.A. permission and converted agriculture land admeasuring area 0.3713 HR out of total area 0.51 HR belonging to Survey no. 411/2 of Bramhapuri into Non agriculture for residential purpose and approved layout. By the said order he allowed to be divided the said land into total 9 (Nine) plots.

The seperate survey numbers are given to the each plots in the layout as under :-

Plot no.1, Survey no. 411/2/1,	Plot no.2 Survey no. 411/2/2,
Plot no.3 Survey no. 411/2/3,	Plot no.4 Survey no. 411/2/4,
Plot no.5, Survey no. 411/2/5,	Plot no.6 Survey no. 411/2/6,
Plot no.7 Survey no. 411/2/7,	Plot no.8 Survey no. 411/2/8,
	Plot no.9, Survey no. 411/2/9,

Lateron I found from para 16 of the order of C.O. Nagar Parishad Bramhapuri dt. 1/10/2019 that the Plot no.2 is mortgaged with the Municipal Council Bramhapuri till the complete development of layout as per terms and conditions.

That the Plot no. 1 to 9 are belonging to original Survey no. 411/2. That the Tahsildar Bramhapuri assessed the tax of the said plots and granted sanad on 14/11/2019 vide R.Case no. 07/NAP-34/2019-2020. That Shri Namdeo Tulshidas Kapgate, Shri Meghendra Hemkrishna Kapgate and Shri Ravikumar Harishchandra Sonwane are absolute joint owners of N.A. land admeasuring area 0.3713 HR consisting of Plot no.1 Survey no. 411/2/1 to Plot no. 9, Survey no. 411/2/9 N.A. land of Bramhapuri. They have got absolute, valid and clear title to the said property. They are in undisturbed possession of the said property.

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In my opinion **Shri Namdeo Tulshidas Kapgate, Shri Meghendra Hemkrishna Kapgate and Shri Ravikumar Harishchandra Sonwane** are absolute joint owners of the said property which is more specifically described in the schedule annexed herewith.

(4) I have taken search from the office of Sub registrar **Bramhapuri** for the period of 30 years commencing from 01/01/1991 by paying necessary search fee Rs. 750/- under receipt no. 109 dt. 16/01/2020

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 referred in schedule is owned by **Shri Namdeo Tulshidas Kapgate, Shri Meghendra Hemkrishna Kapgate and Shri Ravikumar Harishchandra Sonwane**.

(6) I am satisfied that the property is heritable and transferable and the transferor has the right to transfer. All necessary parties have been joined the document and document have desired effect, facts and event material to title have been satisfactorily proved.

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

(8) I have perused the documents of the said party. 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 I am satisfied that the property in question is free from all encumbrances. Such property will be good and marketable security.

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SCHEDULE OF PROPERTY

All that piece and parcel of following Non agriculture plots of **Shri Namdeo Tulshidas Kapgate, Shri Meghendra Hemkrishna Kapgate and Shri Ravikumar Harishchandra Sonwane** situated at Bramhapuri, P.C.No.12, Settlement no.252, RIC Bramhapuri, Tah. Bramhapuri, Distt. Chandrapur, Registration Sub district Bramhapuri, Nagar Parishad area Bramhapuri, Panchayat Samiti Bramhapuri, Z.P. Chandrapur.

Original Survey No.	Area H.R.	Right
411/2	0.3713	Non agriculture

Plots as per sanctioned layout in 0.3713 hector N.A. land :-

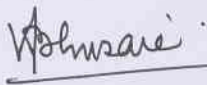
Plot no.1, Survey no. 411/2/1,	Plot no.2 Survey no. 411/2/2,
Plot no.3 Survey no. 411/2/3,	Plot no.4 Survey no. 411/2/4,
Plot no.5, Survey no. 411/2/5,	Plot no.6 Survey no. 411/2/6,
Plot no.7 Survey no. 411/2/7,	Plot no.8 Survey no. 411/2/8,
	Plot no.9, Survey no. 411/2/9

Dimension of total N.A. land 0.3713 hector :-

Towards East	=	Agriculture land of Survey no. 411/1
Towards West	=	Agriculture land of Survey no. 417, 418 and 419
Towards North	=	Remaining land of Survey no. 411/2/12
Towards South	=	Bramhapuri - Nagbhid road

Bramhapuri

Date :- 16/01/2020


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