Pravin S. Chintawar
Advocate
R No. 3127 / 2005

Shiwaji Nagar Bramhapuri,
Dist . Chandrapur.

Mob. No. - 9049664354 .

CERTIFICATE OF ADVOCATE

To,

Shri. Rajendra Vithobaji Nimje.
R/o Bramhapuri, Tah. Bramhapuri
Distt. Chandrapur

Reference:- Search Report with Title Clearance Certificate of Shri. Rajendra Vithobaji Nimje & Shri. Vinod Ambadas Navghade. Occ:- Agriculturist, R/0 Bramhapuri,Tah. Bramhapuri, Distt. Chandrapur.

Having been engaged by **applicants** for preparing Title Verification and search Report in respect of following property to be personal purpose I **Pravin S. Chintawar,** Advocate R/o Bramhapuri, Distt. Chandrapur do hereby submit title verification and search report. Thus I have taken search at revenue record and documents of following property of **Shri. Rajendra Vithobaji Nimje & Shri. Vinod Ambadas Navghade.**

1. That **Shri. Rajendra Vithobaji Nimje & Shri. Vinod Ambadas Navghade** is absolute owner of Non-Agriculture Land of Mouza Delanwadi Ward Bramhapuri, dist. Chandrapur, P.H. No. 12, R. I. Bramhapuri, Tah. Bramhapuri, Survey No. 43/2A, area 0.30 H.R. Delanwadi, Tah.Bramhapuri, Panchayat samiti, Tah. Bramhapuri, Distt. Chandrapur.(The property is specifically described in the schedule annexed herewith)

2. That **Shri. Rajendra Vithobaji Nimje & Shri. Vinod Ambadas Navghade** is acquired the title by virtue of following documents :-

a) Original 7/12 extract,
b) Sale-deed- , Namuna 8.

3) That the title history for the last 15 years i.e. from 2005 to 2019 and shows the following chain of transaction.

That **Shri. Rajendra Vithobaji Nimje & Shri. Vinod Ambadas Navghade** is absolute owner of Non-Agriculture Land of Mouza Delanwadi Ward Bramhapuri, dist. Chandrapur, P.H. No. 12, R. I. Bramhapuri, Tah. Bramhapuri, Survey No. 43/2A, area 0.30 H.R. Delanwadi, Tah.Bramhapuri, Panchayat samiti, Tah. Bramhapuri, Distt. Chandrapur.Initially **Shri. Kanyyalal Fattulal Churhe** was the owner of agriculture land Survey No.43/2, admeasuring area 0.40H. R. Situated at Delanwadi, Tah.Bramhapuri, Panchayat samiti, Tah. Bramhapuri, Distt. Chandrapur. He was in undisturbed possession of the said property. His name was recorded in the revenue record. Later on out of the above said land 0.30 H.R. was purchased by **Shri. Rajendra Vithobaji Nimje & Shri. Vinod Ambadas Navghade** by way of Reg. Sale deed vides doc. No. 898/2005, dated 24/11/ 2005. Thus, by way of mutation they were in undisturbed possession of the said property. Their name was recorded in the record is absolute owner of Non-Agriculture Land of Mouza Delanwadi Ward Bramhapuri, dist. Chandrapur, P.H. No. 12, R. I. Bramhapuri, Tah. Bramhapuri, Survey No. 43/2A, area 0.30 H.R. Delanwadi, Tah.Bramhapuri, Panchayat samiti, Tah. Bramhapuri, Distt. Chandrapur. Afte that the above said land was converted into Non Agriculture residential purpose by way of order of Honble Tahsildar. Bramhapuri under Ra. Ma.No.1/2017/2278, dated 22/09/2017. Therefore the above said land was convert into Non- Agriculture resident use.The name of **Shri. Rajendra Vithobaji Nimje & Shri. Vinod Ambadas Navghade** is duly mutated in revenue record. They were in undisturbed possession of the said property. Their name was recorded in the revenue record .The title of **Shri. Rajendra Vithobaji Nimje & Shri. Vinod Ambadas Navghade is** legal and absolute.

In my opinion **Shri. Rajendra Vithobaji Nimje & Shri. Vinod Ambadas Navghade is** absolute owner 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 from 1/1/2005 to 2019 by paying necessary search fees Rs.375/- Under Echallan no. MH07645922201819E, application no.846/2019, receipt no. 2469 on dt. -24/10/2019.

Thus, I have taken search for the period of 15 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. Rajendra Vithobaji Nimje & Shri. Vinod Ambadas Navghade** and it's free from encumbrances, lien, mortgage or any other charges claim affecting cleared title to the said property.

6) I am satisfied that the property is heritable and transferable and the transferor has the right to transfer. All necessary practice 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) 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.

Also I examined the title of the relevant provision of urban land ceiling and regulation Act 1976 and rule from the record. The schedule property no found subject of ceiling.

SCHEDULE OF PROPERTY

All that piece and parcel of following Land, That Shri Rajendra Vithobaji Nimje & Shri Vinod Ambadas Navghade are absolute joint owner of Non-Agriculture Land of Mouza - Delanwadi Ward Bramhapuri. Dist. Chandrapur, P.H. No. 12, R.I. Bramhapuri, Tah. Bramhapuri, Survey No. 43/2A, area 0.30 H.R. Delanwadi, Tah. Bramhapuri, Panchayat samiti, Tah. Bramhapuri, Distt. Chandrapur

Gat no.	Area H.R.	Assessment Rs.P.	Right
43/2A	0.30	4080	Occ.Class-1 N.A.

Dimension :-

Towards East	=	Remaining Land of Gat No. 43/2
Towards West	=	D.P. Road
Towards North	=	Agriculture Land of Gat No. 44
Towards South	=	Agriculture Land of Gat No. 43/1

Hence this search report.

Bramhapuri
Date :- 28/10/2019

(Adv. P.S. Chintawar)
R/o. Bramhapuri

PRAVIN S. CHINTAWAR
BRAMHAPURI
REG. NO. MH 3127/2006