



SAJAN S. NIMJE
ADVOCATE

Zansi Rani Chowk, Bramhapuri,
Tah-Bramhapuri, Distt-Chandrapur Mo. 9405785531

TITLE VERIFICATION AND CERTIFICATE OF ADVOCATE

Reference:-

**Search Report with Title Clearance Certificate of Sau.
Vinodini Manoharrao Urkude R/o Jani Ward,
Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur.**

Having been engaged by party itself for preparing Title Verification and Search Report. I **Sajan S. Nimje**, Advocate, Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur, do hereby submit my report as under:-

1) That, **Sau. Vinodini Manoharrao Urkude R/o Jani Ward, Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur** is an absolute owner of non agricultural land of Gat No. 100/1/B, P.H. No. 12 of Talathi Saza Bramhapuri, R.I. Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur.

2) **Description of Property:-**

Gat No. 100/1/B, P.H. No. 12 of Talathi Saza Bramhapuri, R.I. Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur.

Gat No.	Area Sq.M.	Area H.R.	Assessment Rs. Paise	Right
100/1/B	1200.00	0.12	1137.00	Occ.Class-I

Dimension:-

Toward East:- Agricultural Land of Mr. Sukhdeo Pradhan
Toward West:- Agricultural Land of Mr. Vishvanath Talmle
Toward North :- Agricultural Land of Mr. Bundeale and
Toward South:- Agricultural Land of Mr. Bhaurao Pilare,
Prakash Dhote and Subhash Dhote.


अॅड. साजन एस. निमजे
ब्रम्हपुरी

3) That, the Title history for the last 13 years shows the following chain of transaction.

The **Sau. Vinodini Manoharrao Urkude R/o Jani Ward, Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur** is an absolutely own and possessed of Gat No. 100/1/B, P.H. No. 12 of Talathi Saza Bramhapuri, R.I. Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur. Aforesaid owner has purchased agricultural area 0.12 H.R. on dated 08/08/2005 from previous owner Smt. Saru Soma Shrirage and Sau Manda Pandurang Tathe both are R/o Jani Ward, Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur out of Gat No. 100/1 and mutated in the name of **Sau. Vinodini Manoharrao Urkude** and separate the property having Gat No. 100/1/B. Now the aforesaid Land is converted into Non-agricultural area and order in this regard is passed by Chief Officer, Municipal Counsel, Bramhapuri on dt. 21/09/2018 even though Executive Magistrate has given Sanad in the name of **Sau. Vinodini Manoharrao Urkude**, The said document is found to be genuine and in my opinion absolute owner of said property.

4) After perusal of Revenue record and Record of Sub-Registrar Office Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur and documents placed before me i.e. 7/12 extract, record and Map. I found that the non agriculture land Gat No. 100/1/B, P.H. No. 12 of Talathi Saza Bramhapuri, R.I. Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur is owned and possessed by **Sau. Vinodini Manoharrao Urkude R/o Jani Ward, Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur**.

5) I have taken search from the office of Sub-Registrar Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur from 01/01/2006 to 2018 by paying necessary search fees Rs. 325/- under receipt No. 2816, on Dt. 26/12/2018.

Thus, I have taken Search for the period of 13 years.

6) On the basis of search made by me and the documents placed before me. I am satisfied that, the non agricultural land of Gat No. 100/1/B as a owner of Area 1200.00Sq.M. P.H. No. 12 of Talathi Saza Bramhapuri, R.I. Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur, is owned and possessed **Sau. Vinodini Manoharrao Urkude R/o Jani Ward, Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur** and free from all encumbrances, lien,

स.ज. साजन एस. निमजे
ब्रम्हपुरी

ortgage or any other charges claim affection clear title to the said property.

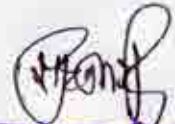
7) I am satisfied that, the property is self owned and transferable and the transferor has the right to transfer. All necessary parties have been joined the documents and documents have desired effect, facts and event material to title have been satisfactorily proved.

8) I have also confirmed from Government and public land acquisition authorities that, the property non agricultural land Gat No. 100/1/B is not subject to any acquisition 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.

9) In the result, I have to state that, I have made necessary searches. I am satisfied that, the agricultural land of Gat No. 100/1/B as a owner of Area 1200.00Sq.M. P.H. No. 12 of Talathi Saza Bramhapuri, R.I. Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur is owned and possessed by applicants and property is free from encumbrances.

Hence, this Search Report.

Bramhapuri
Date 01/01/2018


अड. साजन एस. निमजे
Sajjan S. Nimje
Advocate, Bramhapuri