**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 Shri. Manoharrao Marotrao Urkude R/o Jani Ward, Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur.**

Having been engaged by party it self 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, **Shri. Manoharrao Marotrao Urkude R/o Jani Ward, Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur** is an absolute owner of non agricultural land of Gat No. 122/2, P.H. No. 12 of Talathi Saza Bramhapuri, R.I. Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur.

2) **Discription of Property**:-
Gat No. 122/2, 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 |
|---|---|---|---|---|
| 122/2 | 9800.00 | 0.98 | 7721.00 | Occ.Class-I |

**Dimension**:-

Toward East:- Agricultural Land of Gat No. 118 & 119
Toward West:- Agricultural Land of Gat No. 123 & 127
Toward North :- Agricultural Land of Gat No. 122/1 and
Toward South:- Agricultural Land of Gat No. 122/3

अड. सजन एस. निमजे
ब्रम्हपुरी

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

The **Shri. Manoharrao Marotrao Urkude R/o Jani Ward, Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur** is an absolute owner and possessed of Gat No. 122/2, P.H. No. 12 of Talathi Saza Bramhapuri, R.I. Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur. Aforesaid Gat No. 122/2 is an part of Gat No. 122 having area 1.58 H.R and **Shri. Manoharrao Marotrao Urkude was** true owner of that property but **Shri. Manoharrao Marotrao Urkude** sold Gat No. 122/1 area 0.20 H.R. to Smt. Rashmi Kailash Peshne R/o Bramhapuri on dt. 05/05/2015 after that **Shri. Manoharrao Marotrao Urkude** sold Gat No. 122/3 area 0.40 H.R. to Jain Kalar Samaj on dt. 27/03/2015. Now the aforesaid remain Gat No. 122/2, area 0.98 H.R. Agricultural 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 **Shri. Manoharrao Marotrao Urkude,** The said document is found to be genuine and in my opinion absolute owner of said property.

4) Afte perusal of Revenue record and Record of Sub-Registar Offic 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. 122/2, P.H. No. 12 of Talathi Saza Bramhapuri, R.I. Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur is owned and possessed by **Shri. Manoharrao Marotrao 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 frees Rs. 325/- under **receipt No. 2817, 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. 122/2 as a owner of Area 9800.00Sq.M. P.H. No. 12 of Talathi Saza Bramhapuri, R.I. Bramhapuri, Tah-Bramhapuri, Distt-Chandrapur, is owned and possessed **Shri. Man oharrao Marotrao Urkude R/o Jani Ward, Bramhapuri, Tah-**

**Bramhapuri, Distt-Chandrapur** and free from all encumbrances, lien, mortgage or any other charges claim affection clear title to the said property.

7) 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 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. 122/2 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 01/01/2019

अॅड. Sanjay S. Dhanje
Advocate, Bramhapuri