

20/7/0

इतर पावती

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Wednesday, 20 November 2019
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नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 2639 दिनांक: 20/11/2019

गावाचे नाव: ब्रम्हपुरी

दस्तावेजाचा अनुक्रमांक: बमप-0-2019

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: अड. श्री. बसंत भा. भुसारी रा. पो. तह. ब्रम्हपुरी

वर्णन अर्ज क्र. 913/2019 अन्वये भौजा - ब्रम्हपुरी तह. ब्रम्हपुरी जि. चंद्रपूर येथील भुमापन क्र. 447

अकृषक आराजी 1.24 हे.आर (शोध सन 1990 ते 2019 पर्यंत एकूण 30 वर्षे)

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub-Registrar, Brahmapuri

मुख्यम निबंधक श्रेणी - ५

ब्रम्हपुरी

1); देवताचा प्रकार: eChallan रक्कम: रु.750/-

सीडी/प्रनादेश/पि ऑर्डर क्रमांक: MH008539111201920E दिनांक: 20/11/2019

बँकेचे नाव व पत्ता:

वसंत बी. भुसायी

अॅडव्होकेट



पेठ वार्ड ब्रम्हपुरी, जि. चंद्रपूर

☎ (०७१७७) २७२१६०

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TITLE INVESTIGATION AND SEARCH REPORT

Having been engaged by **Shri Mahendra Shrawan Bokade, Shri Shankar Shrawan Bokade, Shri Sanjay Shrawan Bokade, Shri Pramod Shrawan Bokade, Sau. Sindhutai Zamuwant Kohade, Pramila Ashok Nandanwar, Manda Manohar Nimje and Girajabai Shrawan Bokade** All R/o **Bramhapuri, Tah. Bramhapuri, Distt. Chandrapur** for preparing title verification and search report of following property :-

(1) That **Shri Mahendra Shrawan Bokade, Shri Shankar Shrawan Bokade, Shri Sanjay Shrawan Bokade, Shri Pramod Shrawan Bokade, Sau. Sindhutai Zamuwant Kohade, Pramila Ashok Nandanwar, Manda Manohar Nimje and Girajabai Shrawan Bokade** are absolute joint owners of Non agriculture land Plot no.1, Survey no. 447/1/1, Plot no.2 Survey no. 447/1/2, Plot no.3 Survey no. 447/1/3, Plot no.4 Survey no. 447/1/4, Plot no.5, Survey no. 447/1/5, Plot no.6 Survey no. 447/1/6, Plot no.7 Survey no. 447/1/7, Plot no.8 Survey no. 447/1/8, Plot no.9, Survey no. 447/1/9, Plot no.10 Survey no. 447/1/10, Plot no.11 Survey no. 447/1/11, Plot no.12 Survey no. 447/1/12, Plot no.13, Survey no. 447/1/13, Plot no.14 Survey no. 447/1/14, Plot no.15 Survey no. 447/1/15, Plot no.16 Survey no. 447/1/16, Plot no.17, Survey no. 447/1/17, Plot no.18 Survey no. 447/1/18, Plot no.19 Survey no. 447/1/19, Plot no.20 Survey no. 447/1/20, Plot no.21, Survey no. 447/1/21, Plot no.22 Survey no. 447/1/22, Plot no.23 Survey no. 447/1/23, Plot no.24 Survey no. 447/1/24, Plot no.25, Survey no. 447/1/25, Plot no.26 Survey no. 447/1/26, Plot no.27 Survey no. 447/1/27, Plot no.28 Survey no. 447/1/28, Plot no.29, Survey no. 447/1/29, Plot no.30 Survey no. 447/1/30, Plot no.31 Survey no. 447/1/31, Plot no.32 Survey no. 447/1/32, Plot no.33, Survey no. 447/1/33, Plot no.34 Survey no. 447/1/34, Plot no.35 Survey no. 447/1/35, Plot no.36 Survey no. 447/1/36, Plot no.37, Survey no. 447/1/37, Plot no.38 Survey no. 447/1/38, Plot no.39 Survey no. 447/1/39, Plot no.40 Survey no. 447/1/40 and Plot no.41, Survey no. 447/1/41,

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belonging to original Survey no. 447 area 1.21 hector situated at Bramhapuri, Tah. Bramhapuri, Distt. Chandrapur. (The said property is more specifically described in the schedule annexed herewith)

2. That **Shri Mahendra Shrawan Bokade, Shri Shankar Shrawan Bokade, Shri Sanjay Shrawan Bokade, Shri Pramod Shrawan Bokade, Sau. Sindhutai Zamuwant Kohade, Pramila Ashok Nandanwar, Manda Manohar Nimje and Girjabai Shrawan Bokade** are acquired the title of the said property by virtue of following documents :-

1. N.A. order dt. 5/11/2018 passed by planning authority and C.O. Nagar Parishad Bramhapuri alongwith sanctioned map - Seen xerox copy
2. Sanad granted by Tahsildar Bramhapuri on 22/1/2019 - Seen xerox copy
3. 7/12 abstracts of Non agriculture land of Survey no. 447/1/1 to 447/1/41 - Seen xerox copy

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

That initially Shri Shrawan Sadashio Bokade was the owner of agriculture land Survey no. 447 area 1.21 hector situated at Bramhapuri, Tah. Bramhapuri, Distt. Chandrapur. He was in undisturbed possession of the said property. He died on 13/3/2011 living behind his following legal heirs :-

- a) Mahendra - Son
- b) Shankar - Son
- c) Sanjay - Son
- d) Pramod - Son
- e) Sindhutai Zamuwant Kohade - Married daughter
- f) Pramila Ashok Nandanwar - Married daughter
- g) Manda Manohar Nimje - Married daughter
- h) Girjabai - Widow

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After the death of Shri Shrawan Sadashio Bokade his above named legal heirs acquired the joint title of the said property by the right of inheritance as per provision of hindu law. Thus Shri Mahendra Shrawan Bokade, Shri Shankar Shrawan Bokade, Shri Sanjay Shrawan Bokade, Shri Pramod Shrawan Bokade, Sau. Sindhutai Zamuwant Kohade, Pramila Ashok Nandanwar, Manda Manohar Nimje and Girajabai Shrawan Bokade became the joint owners of the said property after the death of their father.

Later on their names had been mutated in the revenue record 7/12 abstract of agriculture land Survey no. 447 as a joint owners of 1.21 hector land of Bramhapuri.

Later on they had filed the application in the court of Sub Divisional Officer of Bramhapuri for the purpose of conversion of the said agriculture land into Non agriculture for residential purpose. Accordingly the Sub Divisional Officer of Bramhapuri had gone the record and merit of the case and prima facie satisfied with their joint title. Thereafter he sent the proposal to the Upper District Collector Chandrapur and recommended the matter for the purpose of conversion of said agriculture land into Non agriculture.

Later on Upper District Collector Chandrapur had gone through the proposal and recommendation of S.D.O. Bramhapuri and prima facie satisfied with their joint title. Thereafter Upper District Collector of Chandrapur passed the order on 26/3/2013 in the revenue case no.5/NAP-34/2012-2013 and converted the said agriculture land into N.A. for residential purpose and approved layout. By the said order he had allowed to divide said land into total 72 plots.

That the plots approved in the layout by Upper District Collector Chandrapur were small in size therefore the title holder decided to file application again to the planning authority and C.O. Nagar Parishad Bramhapuri for the purpose of conversion of the said agriculture land into non agriculture. Accordingly they filed application before C.O. Municipal Council Bramhapuri on 8/7/2018 for

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the purpose of conversion of said land into Non agriculture for residential purpose. Accordingly C.O. Municipal Council Bramhapuri had gone through the record and merit of the case and prima facie satisfied with the joint title of Shri Mahendra Shrawan Bokade, Shri Shankar Shrawan Bokade, Shri Sanjay Shrawan Bokade, Shri Pramod Shrawan Bokade, Sau. Sindhutai Zamuwant Kohade, Pramila Ashok Nandanwar, Manda Manohar Nimje and Girajabai Shrawan Bokade. Thereafter planning authority and C.O. Nagar Parishad Bramhapuri cancelled the previous N.A. order passed by Upper District Collector Chandrapur on 26/03/2013 and passed other order on 5/11/2018 in case no. NPBra/Niyojan/N.A./2018/616, granted N.A. permission and converted agriculture land Survey no. 447 into Non agriculture for residential purpose and sanctioned layout map and noted on the map about cancelation of previous N.A. order of Upper District Collector Chandrapur which was passed on 26/3/2013. By the said order he allowed to be divided the said land into total 41 plots. Which are bigger in size than the size sanctioned in previous layout.

The separte survey numbers are given to the each plots as under :-

Plot no.1, Survey no. 447/1/1,	Plot no.2 Survey no. 447/1/2,
Plot no.3 Survey no. 447/1/3,	Plot no.4 Survey no. 447/1/4,
Plot no.5, Survey no. 447/1/5,	Plot no.6 Survey no. 447/1/6,
Plot no.7 Survey no. 447/1/7,	Plot no.8 Survey no. 447/1/8,
Plot no.9, Survey no. 447/1/9,	Plot no.10 Survey no. 447/1/10,
Plot no.11 Survey no. 447/1/11,	Plot no.12 Survey no. 447/1/12,
Plot no.13, Survey no. 447/1/13,	Plot no.14 Survey no. 447/1/14,
Plot no.15 Survey no. 447/1/15,	Plot no.16 Survey no. 447/1/16,
Plot no.17, Survey no. 447/1/17,	Plot no.18 Survey no. 447/1/18,

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Plot no.19 Survey no. 447/1/19, Plot no.20 Survey no. 447/1/20,
Plot no.21, Survey no. 447/1/21, Plot no.22 Survey no. 447/1/22,
Plot no.23 Survey no. 447/1/23, Plot no.24 Survey no. 447/1/24,
Plot no.25, Survey no. 447/1/25, Plot no.26 Survey no. 447/1/26,
Plot no.27 Survey no. 447/1/27, Plot no.28 Survey no. 447/1/28,
Plot no.29, Survey no. 447/1/29, Plot no.30 Survey no. 447/1/30,
Plot no.31 Survey no. 447/1/31, Plot no.32 Survey no. 447/1/32,
Plot no.33, Survey no. 447/1/33, Plot no.34 Survey no. 447/1/34,
Plot no.35 Survey no. 447/1/35, Plot no.36 Survey no. 447/1/36,
Plot no.37, Survey no. 447/1/37, Plot no.38 Survey no. 447/1/38,
Plot no.39 Survey no. 447/1/39, Plot no.40 Survey no. 447/1/40
Plot no.41, Survey no. 447/1/41

I found from para 16 of the order of C.O. Nagar Parishad Bramhapuri dt. 5/11/2018 the Plot no. 6,7,8,9 and 10 are mortgaged with the Municipal Council Bramhapuri till the complete development of layout as per terms and conditions. That the Plot no. 1 to 41 are belonging to original Survey no. 447 area 1.21 hector of Bramhapuri. That the Tahsildar Bramhapuri assessed the tax on the said plots and granted sanad on 22/1/2019 vide revenue case no. 07/NAP-34/2018-2019.

That Shri Mahendra Shrawan Bokade, Shri Shankar Shrawan Bokade, Shri Sanjay Shrawan Bokade, Shri Pramod Shrawan Bokade, Sau. Sindhutai Zamuwant Kohade, Pramila Ashok Nandanwar, Manda Manohar Nimje and Girajabai Shrawan Bokade are absolute joint owners of Plot no.1 to 41, Survey no. 447/1/1 to 447/1/41 N.A. land of Bramhapuri. They have got, absolute, valid and clear joint title to the said property. They are in undisturbed possession of the said property.

V. Shrawan

In my opinion **Shri Mahendra Shrawan Bokade, Shri Shankar Shrawan Bokade, Shri Sanjay Shrawan Bokade, Shri Pramod Shrawan Bokade, Sau. Sindhutai Zamuwant Kohade, Pramila Ashok Nandanwar, Manda Manohar Nimje and Girajabai Shrawan Bokade** are absolute joints 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** for the period of 30 years commencing from 01/01/1990 by paying necessary search fee Rs. 750/- under receipt no. 2639 dt. 20/11/2019.

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 referred in schedule is owned by **Shri Mahendra Shrawan Bokade, Shri Shankar Shrawan Bokade, Shri Sanjay Shrawan Bokade, Shri Pramod Shrawan Bokade, Sau. Sindhutai Zamuwant Kohade, Pramila Ashok Nandanwar, Manda Manohar Nimje and Girajabai Shrawan Bokade.**

(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.

V. Johnsa

SCHEDULE OF PROPERTY

All that piece and parcel of following Non agriculture plots of **Shri Mahendra Shrawan Bokade, Shri Shankar Shrawan Bokade, Shri Sanjay Shrawan Bokade, Shri Pramod Shrawan Bokade, Sau. Sindhutai Zamuwant Kohade, Pramila Ashok Nandanwar, Manda Manohar Nimje and Girajabai Shrawan Bokade** 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
447	1.21	Non agriculture

Plots as per sanctioned layout in 1.21 hector N.A. land :-

Plot no.1, Survey no. 447/1/1,	Plot no.2 Survey no. 447/1/2,
Plot no.3 Survey no. 447/1/3,	Plot no.4 Survey no. 447/1/4,
Plot no.5, Survey no. 447/1/5,	Plot no.6 Survey no. 447/1/6,
Plot no.7 Survey no. 447/1/7,	Plot no.8 Survey no. 447/1/8,
Plot no.9, Survey no. 447/1/9,	Plot no.10 Survey no. 447/1/10,
Plot no.11 Survey no. 447/1/11,	Plot no.12 Survey no. 447/1/12,
Plot no.13, Survey no. 447/1/13,	Plot no.14 Survey no. 447/1/14,
Plot no.15 Survey no. 447/1/15,	Plot no.16 Survey no. 447/1/16,
Plot no.17, Survey no. 447/1/17,	Plot no.18 Survey no. 447/1/18,
Plot no.19 Survey no. 447/1/19,	Plot no.20 Survey no. 447/1/20,
Plot no.21, Survey no. 447/1/21,	Plot no.22 Survey no. 447/1/22,

V. Johnson

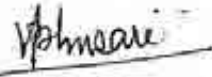
Plot no.23 Survey no. 447/1/23, Plot no.24 Survey no. 447/1/24,
Plot no.25, Survey no. 447/1/25, Plot no.26 Survey no. 447/1/26,
Plot no.27 Survey no. 447/1/27, Plot no.28 Survey no. 447/1/28,
Plot no.29, Survey no. 447/1/29, Plot no.30 Survey no. 447/1/30,
Plot no.31 Survey no. 447/1/31, Plot no.32 Survey no. 447/1/32,
Plot no.33, Survey no. 447/1/33, Plot no.34 Survey no. 447/1/34,
Plot no.35 Survey no. 447/1/35, Plot no.36 Survey no. 447/1/36,
Plot no.37, Survey no. 447/1/37, Plot no.38 Survey no. 447/1/38,
Plot no.39 Survey no. 447/1/39, Plot no.40 Survey no. 447/1/40
Plot no.41, Survey no. 447/1/41

Dimension of total N.A. land 1.21 hector :-

Towards East = Layout of Shri Nandu Pise and Waikar
Towards West = Layout of Shri Tushar Raut
Towards North = Layout of Shri Nandu Pise
Towards South = Boundary of Delanwadi - Bramhapuri

Bramhapuri

Date :- 20/11/2019



(Vasant B. Bhusari)

Advocate, Bramhapuri

Vasant Bhusari

Advocate

Station Road, BRAMHAPURI

Distt. Chandrapur

Mob. 9422835683, ☎ : 07177-272160