



ADV. FARHAD G. VARSHANI

ADVOCATE

Bang Layout, Digras,
Mob. No. 9923013750

Legal Adviser

- Bank of India, Br. Digras
- Apex Insurance Company
- Shriram Nagri Pat Sanstha, Digras

THE TITLE VERIFICATION AND SEARCH REPORT
UNDER PRESCRIBED FORMAT

Date:- 26/07/2017

Having been engaged by [1] Dr. Sanjay Vijaykumar Bang, R/o. Digras, Tq. Digras, Dist. Yavatmal, [2] Nikhil Pandurang Mahindre, R/o. Digras, Tq. Digras, Dist. Yavatmal, [3] Smt. Savita Uttamrao Deshmukh, R/o. Chincholi, Tq. Digras, Dist. Yavatmal [4] Sharad Sham Soni, R/o. Nagpur, Tq. & Dist. Nagpur for preparing the title verification & search report for the property to be mortgaged for securing the financial Assistance. I Adv. Farhad G. Varshani, r/o. Digras do hereby submit my report as under :-

[1] That, [1] Dr. Sanjay Vijaykumar Bang, [2] Nikhil Pandurang Mahindre, [3] Smt. Savita Uttamrao Deshmukh, [4] Sharad Sham Soni are absolute owner and possessor of the following property.



Adv. Farhad G. Varshani
Adv. Farhad G. Varshani
Digras, Dist. Yavatmal
Mob : 9923013750

DESCRIPTION OF PROPERTY

[1] Open plot property situated at mouja Digras, out of field sr.no. 107/2, sheet no. 10-C, total admeasuring area 1122.97 sq.mtr. (12083 sq. fts.) out of total area 1143.63 sq. mtrs. (minus the carve area 22.66 sq.mtr.) plot No. 1.

Common Four boundaries of plot No. 1 :-

[Base- Sale Deed No. 321/15]

East :-	Layout of Vivek Bhaskarwar
West:-	Digras to Arni road
North:-	Old Darwha road
South:-	Layout Plot No. 2

[2] It is submitted that the property of this title holders was previously belonging to **Dr. Shri. Vivekananda @ Vivek Vishnupanta Bhaskarwar, R/o. Digras**, that original field sr.no. 107/2 has been converted & plots has been demarcated and as per order passed by Additional Collector Yavatmal in NAP-34/45/2003-04 mouja Digras order dtd. 31/05/2004 and thereby became owner of the property.

Later on plot No. 1 has been purchased by these title holders [1] **Dr. Sanjay Vijaykumar Bang**, [2] **Nikhil Pandurang Mahindre**, [3] **Smt. Savita Uttamrao Deshmukh**, [4] **Sharad Sham Soni** from **Shri. Vivek Bhaskarwar** for the total consideration of the amount of Rs. 50,00,000/- (Rs. Fifty lakh only) and accordingly they became owner of the property, further it is submitted that the Regd. Sale Deed took place in between the parties on dated 20/03/2015 vide its regd. bearing no.321/15. by



Hence these title holders [1] Dr. Sanjay Vijaykumar Bang, [2] Nikhil Pandurang Mahindre, [3] Smt. Savita Uttamrao Deshmukh, [4] Sharad Sham Soni are became the owner of Plot No. 1 area 1122.97 sq.mtrs. (12083 sq.fts.) out of sr.no. 107/2 mouja Digras.

Documents seen and verified by me

- A] Regd. sale deed No.321/2015
- B] Mutation
- C] 7/12 extract
- D] N.A. Order

[3] That, I have taken search of the record from the Sub-Regd. Office for the period of 13 years in respect of this property which clearly goes to show that this property is having no mortgage. That I have taken search for the period of 2005 to 2017 by paying necessary fee of Rs. 325 in respect of this property in the Sub Regd. Office, Digras vide its bearing receipt No. 1935 on dtd. 18/07/2017. That, the transaction are recent one and the search is sufficient one to cover the transaction.

[4] Further the occupancy of the said field is coming within the perview of **OCCUPANCY CLASS-I** and hence the applicant is having every right to mortgage or transfer of the said plot, as the property is self acquired.

[5] All the parties to the sale deed and the transaction of the land/plot have been properly joined and proved, facts and events have been properly elaborated & proved.



[6] On the basis of searches made by me & the documents placed before me, I certify that the property referred as above is owned by [1] Dr. Sanjay Vijaykumar Bang, [2] Nikhil Pandurang Mahindre, [3] Smt. Savita Uttamrao Deshmukh, [4] Sharad Sham Soni, no any other claim affecting the title as on the date. That the property is readily marketable and free from all types of charges and encumbrances. I have not seen any sort of encumbrances upon the plot.

[7] I have verified sale deed, 7/12 extract, mutation entries, N.A. order and other documents those found to be genuine one. I have verified and tilled those documents from the record of Registrar office and from the record of appropriate authorities.

[8] I have also confirmed that the government and public Land Acquisition office that the property described in the schedule is not subject to any acquisition or requisition from any authorities.

[9] In result I am satisfied that the property in question is free from all types of charges and encumbrances.

Hence this certificate.

Digras.

Signature

Date :- 26/07/2017



Adv. Parshad G. Varshani
Digras, Dist. Yavatmal
Mob : 9923013750

229/0

इतर पावती

Original/Duplicate

Tuesday, 18 July 2017 4:50 PM

नोंदणी क्र.: 39म

Regn.: 39M

मावाचे नाव:

पावती क्र.: 1935 दिनांक: 18/07/2017

दस्तावेजाचा अनुक्रमांक: दगास-0-2017

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड.एफ जी बर्षाणी

वर्णन बर्ष क्र.503/2017 शोध सन 2005 ते 2017 (13वर्ष) मोजा दिग्रस ता.दिग्रस येथील शिट नं.10-C स.नं.107/2
प्लॉट क्र.1 क्षेत्र 1122.97 चौ.मी

शोध व निरीक्षण

रु. 325.00

एकूण:

रु. 325.00



दस्तावेज By Cash रकम: रु 325/-

Sub-Registrar, Digraj
दुधम निबंधक अर्जा-१

दिग्रस