



Adv.Sk. Amin (Quadri)

ADVOCATE

Bharat Nagar, Digras, Dist. Yavatmal

9881317783 

TITLE VERIFICATION AND SEARCH REPORT

DATE : 16-08-2017

To,

Whom it may concern

Title Holder :- Premlata Madhusudan Agrawal (Zunzunwala),
R/o Near Town Hall Old Bus Stand , Digras, Tq. Digras,
Dist. Yavatmal.

Nazul Sheet No.5C, , Plot No. 10/3C, Area **3515.43 sq.mtr.** at Digras, Tq.

Digras, Dist. Yavatmal.



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Dear Sir,

Ref.: Title Opinion on the property situated at Digras, Tq. Digras, Dist. Yavatmal.

With reference to you letter No. _____ dated _____, I, on the basis of the original title deeds forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under:

1. **Name(s) and Address(es) of the Mortgagor(s)/Title holder(s) :**

Premlata Madhusudan Agrawal (Zunzunwala), R/o Near Town Hall Old Bus Stand, Digras, Tq. Digras, Dist. Yavatmal.

2. **Title Deeds in original seen by me**

- a) Sale Deed dtd. 19-11-1976.
- b) Relinquishment deed dt. 20-8-1984.
- c) Mutation entry dtd. 26-5-2004.
- d) Construction permission certificate by M.C.Digras on dtd. 27-6-2012.
- e) Approved map.
- f) Property card dtd. 02-5-2016
- g) Property card dtd. 13-01-2015

- h) Tax receipt
i) Measurement sheet
j) Agreement dtd. 07-09-2016.

3. Description of immovable property

Nazul Sheet No.	Survey No. & Plot No.	Area	Location of property
5(C)	10/3C,	3515.43 sq.mtr.	Digras, Tq. Digras, Dist. Yavatmal

Four boundaries of the above property is as under – [As per sale deed]

To East	:	Shivaji Nagar
To West	:	Zunzunwala's land
To North	:	Land of Manish Agrawal
To South	:	Barabhai Mohalla

4. Search in Sub-Registrar's Office :

i) Location of property :

The above said Nazul Sheet No. **5C**, Plot No. 10/3C, area **3515.43 sq.mtr.** situated at **Digras**, Tq. Digras, Dist. Yavatmal within local limit of Office of Sub Registrar, Digras.

ii) Search and Investigation :

The present report relates back covering of the period of **30 years** from the date of the report and the title is being traced accordingly. It is seen from perusal of record at Sub Reg. Office, Digras and documents relating to the property that,

- (a) This property was previously owned and possessed by M/s Digras Ginning Factory and Company Firm. Thereafter one of the partner of firm namely Balachand Chunnial filed a suit to dissolve a Firm. Thereafter, after filing of suit on 26-10-1971 one Dissolution

deed has been executed in between all the partners, as per the Dissolution Deed the above said firm was dissolved.

Thereafter, out of the all the partners some partners sold the property of firm to Bhagwandas Jankilal Zunzunwala, Madhusudan Bhagwandas Zunzunwala, Vijaykumar Bhagwandas Zunzunwala and Satyanarayan Bhagwandas Zunzunwala on dated 19-11-1976 in Sub Registrar Yavatmal at Sr.No. 142860/76. That, on the basis of said sale deed mutation has take place in the name of Bhagwandas, Madhusudan, Vijaykumar, Satyanarayan.

(b) Thereafter on 28-8-1984k one relinquishment deed has been executed in between Bhagwandas, Vijaykumar, Satyanarayan, Madhusudan. As per the relinquishment deed the property sheet No. 5C, plot no. 10 & sheet no. 10B, plot no.1, total 60650 sq.fts. came in to share of Madhusudan Bhagwandas Zunzunwala.

(c) That, thereafter mutation was take place in the name of Mudhusudan subject to above mentioned property. Thereafter Madhusudan was executed one will deed on dtd. 15-12-2002 and he died on 30-04-2004. That, after the death of Madhusudan his legal heir came on record and property was distributed to them on the basis of will deed dtd. 15-12-2002. That, mutation was take place in the name of his legal heir namely Premlata and Manishkumar. That the property was distributed as per will deed, out of sheet no. 5C, 10B, plot no. 10/3, 1, area $6110 + 37826 = 43936$ sq.ft. came in to share of Premlata Madhusudan Agrawal and remaining area 16714 sq.ft. came in to share of Manishkumar Madhusudan Agrawal. Mutation was take place on 26-5-2004 vide mutation entry no. 808.