ADVOCATE

Mrs.Prachi s.Nilawar
B.com.,LL.M.(Labour)
Legal advisor
* Maharashtra State Road Transport Corporation
* Yavatmal Urban Co-Operative Bank
* Kanyaka Parmeshwari Bigar Sheti Ganmim Sanstha

email: adv. prachinilawar@ rediffmail.com, Contact No.9822201568

Plot No. 72, Siddheshwar Nagar, Chowsala Road,Yavatmal

Title verification and search report

To,
The Manager,
The Yavatmal Urban Co-op. Bank Ltd., Yavatmal
Branch Yavatmal

R/Sir,

This is to certify that I have taken a search in respect of property i.e. Layout Plot No. 10, area admeasuring 3397 sq.ft. i.e. 315.65 sq.mtr. and Layout Plot No. 11, area admeasuring 1721 sq.ft. i.e.160 sq.mtr. out of F. Sr. No. 77/2, situated at Wadgaon Road, Tq. & Distt. Yavatmal, from the Sub Registrar Yavatmal for the period of 2005 to 2017 by depositing necessary fee vide Receipt No. 5295 dt. 14/09/2017.

P.S.Nilawar

Description of property

Layout Plot No. 10, area admeasuring 3397 sq.ft. i.e. 315.65 sq.mtr. (excluding the curve area of 4.35 sq.mtr.) out of F. Sr. No. 77/2, situated at Wadgaon Road, Tq. & Distt. Yavatmal and bounded by the following boundaries :-

To the East	:-	Another layout
To the West	:-	9 mtr. Layout Road
To the North	:-	9 mtr. Layout Road
To the South	:-	Layout Plot No. 11

Layout Plot No. 11, area admeasuring 1721 sq.ft. i.e.160 sq.mtr. out of F. Sr. No. 77/2, situated at Wadgaon Road, Tq. & Distt. Yavatmal and bounded by the following boundaries :-

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To the East	:-	Another layout
To the West	:-	9 mtr. Layout Road
To the North	:-	Layout Plot No. 10
To the South	:-	Layout Plot No. 12

During my search I have inspected and perused the following documents in respect of Plot No. 10 & 11.

i) Original Copy of registered sale deed executed by Shri Sandip Pundlikrao Gofane & Snehlata Sandip Gofane in favour of Sau. Prachi Avinash Pampattiwar, dt. 21/03/2017 at serial No. 680/2017.

ii) 7/12 extract in the name of Sau. Prachi Avinash Pampattiwar

iii) Copy of Mutation dt. 28141, dt.01/05/2017

iv) Copy of N.A. order, dt. 27/11/2009

v) Layout Map.

vi) Index II register in respect of above property.

P.S.Nilawar

vii) Any other relevant documents and record.

It is submitted that, the agricultural land F. Sr. No. 77/2, of mouza Wadgaon Road converted for non agricultural use vide R.C.No. 25/NAP-34/2009-2010 by order dt. 27/11/2009. Thereafter layout Plot No. 10 & 11 were owned and possessed by Shri Sandip Pundlikrao Gofane & Snehlata Sandip Gofane sold out the said plot to Sau. Prachi Avinash Pampattiwar, dt. 21/03/2017 at serial No. 680/2017 before the Sub Registrar Yavatmal and since then Sau. Prachi Avinash

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Pampattiwar became the sole and absolute owner of the abovesaid plots.

After perusal of the relevant documents and record seen I have to state that Sau. Prachi Avinash Pampattiwar is the absolute owner of abovesaid Plots and she is in actual possession of the said property.

Hence I come to the conclusion that the abovesaid property is free from all encumbrances and charges. The title of the present owner over the said property will be clear and readily marketable. However to safeguard in the interest of your Bank an affidavit may kindly be obtained from the present owner.

Hence this Certificate.

Yavatmal.
Dt:- 16/09/2017

PSNilawar

(Prachi S. Nilawar)
Advocate

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इतर पावती

Original/Duplicate

Thursday,14 September 2017 3:48 PM

नोंदणी क्रं. :39म

Regn. :39M

पावती क्रं.: 5295 दिनांक: 14/09/2017

गावाचे नाव: वडगांव रोड

दस्तऐवजाचा अनुक्रमांक: यवम-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड. सौ. प्राची निलाबार

वर्णन मौजा वडगाव रोड स नं 77/2,ले प्लॉट नं 10, ले.प्लॉट न 11,क्षे. 1721 चौ.फुट, 160 चौ.मि. क्षेत्र 3397 चौ.फुट, क्षे 315.65 चौ.मि,सन 2005 ते 2017 (तेरा वर्ष)

SEARCHFEE रु. 325.00

एकूण: रु. 325.00

सह दुय्यम निबंधक क्र.१ यवतमाळ

1), देयकाचा प्रकार: By Cash रक्कम: रु 325/-