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Ref: Date: 24/07/2017

TO WHOMSOEVER IT MAY CONCERN:

OPINION/SEARCH REPORT

R/Sir,

Search Report in respect of the landed Non-agricultural property bearing land Survey No. 57, in all admeasuring area 23700 Sq. Mtr (i.e. Land Adm 2 Hector 37-R) belongs to Shri. Gautam kachardas Sancheti, situated at village Bhokardan, Tq.Bhokardan, Dist. Jalna. Specially described in schedule of the Property;

I, the undersigned Advocate after going through the relevant documents provided to me by Shri. Gautam Kachardas Sancheti and after conducting the search in respect of the non-agricultural land bearing Survey No. 57, in all admeasuring area 23700 Sq. Mtr (i.e. Land Adm. 2 Hector 37-R) belongs to Shri. Gautam Kachardas Sancheti, situated at village Bhokardan, Tq. Bhokardan, Dist. Jalna and do hereby submit the Search Report as under:-

1] During my search, I verified the records available before me, it appears that, Initially the said land Survey No. 57 is totally admeasuring 19 Acers, 21-R

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situated at village Bhokardan was owned and possessing by Mr. Vinayak Sarangdhar, Radhakrishnua Saragdhar and Dattatray Sarangadhar. The Copy of 7/12 extracts for the year 1959 to 1983 issued by the Talathi shows the names of Mr. Vinayak Sarangdhar, Radhakrishnua Saragdhar and Dattatray Sarangadhar in the revenue record maintained by the Talathi Office of the Bhokardan, Tq Bhokaradan, Dist- Jalna.

2] It also reveals from the mutation card/record that, the three brother Mr. Vinayak Sarangdhar, Radhakrishnua saragdhar and Dattatray Sarangadhar were died and there after their heirs name was entered and recorded in revenue record as fallows;

[i] That, the after death of Vinayak Sarangdhar the names of his son namely Surayakant Vinayak, Chandrakant Vinayak were entered in the revenue record vide its mutation entry No. 301 dated 30/09/1982.

[ii] That, the after death of Radhakrishna Sarangadhar, the names of his heirs Mr. Santosh Radhakrishna entered and recorded in revenue record under Guardianship of his real mother namely

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Radhabai, his name was entered vide its mutation entry No. 302 dated 30/09/1982.

[iii] That, the after death of Dattatary Sarangdhar, the name of his Son namely Mr. Sudhakar Dattatray was entered and recorded in revenue record vide its mutation entry No. 303 dated 30/09/1982

Since 1982, the name of above persons shown in the revenue records and the said persons was owner and possessor of the above said land Survey No. 57 situated at Bhokardan. The copy of 7/12 extract and mutation card annexed herewith.

3] It also reveals from the records and sale deeds, 7/12 extracts that, Mr. Surayakant Vinayak & Mr. Santosh Radhakrishna & Mr. Sudhakar Dattatray has sold out the land individually from their respective and own share to Mr. Gautam Kachardas Sancheti by way of Reg. Sale deed No. 4715 dated 10/12/2010 with consent of the other heirs respectively, the respective share/land as below;

Mr. Surayakant Vinayak Joshi sold out land adm. 47- & Survey No.57

Mr. Sudhakar Dattatray Joshi sold out land adm. 95- R, Survey No.57

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Mr. Santosh Radhakrishna Joshi sold out land adm. 95-R, Survey No.57 i.e. Total land adm. 2-H,37-R. Survey No.57.

4] That, vide its Mutation entry No. 7733 dated 25/01/2011 in respect of the above sale transaction and the name of Gautam Sancheti was recorded in 7/12 extract and Mutation card. Since then the name of Mr. Gautam K. Sancheti is the owner and possessor of the said land to the extent of land adm 2-H, 37-R situated at Bokardan.

5] It is also revels from the records available before me, Mr. Gautam Sancheti and Santosh Joshi had applied for the NA Permission form the collector office, Jalna and as per direction of the Collector, Jalna, the above persons has deposited requisite difference amount for regularization of land from class-2 to class-1 land. There after the Collector, Jalna granted permission for NA by its an order bearing No. 2011/Mashaka/Land/CR-52/10 dated 19/05/2011 along with approved lay-out plan.

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6] The land Survey No. 57, in all admeasuring area 23700 Sq. Mtr (i.e. Land Adm. 2-Hector 37-R) belongs to Shri. Gautam Kachardas Sancheti, situated at village Bhokardan, Tq.Bhokardan, Dist. Jalna is the owner and possessor of the above land, which bounded as under:-

Survey No. 57 : admeasuring area 23700 Sq. Mtr (i.e. Land Adm. 2-Hector 37-R)

East	:	Remaining Land of Gat No.57
West	:	Land of Sanjay Parakh
South	:	Z.P. School.
North	:	Land of Joshi Talathi.

7] That from the documents placed before me it is clear that, Shri. Gautam kachardas Sancheti is owner and possessor of the above said land and having good and marketable title.

8] That, I have perused the relevant documents place before me and I am satisfied with the same and the chain of transaction in respect of land above mentioned in adm area 23700 Sq. mtr. Gut No. 57, situated at village Bhokardan, Tq.Bhokardan, Dist.

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Jalna have been well established by virtue of above transactions.

09] Finally, this is to certify that, after going through the relevant documents and entries I came to the conclusion and after full satisfaction that there are no any other encumbrances against the land Survey No. 57, in all admeasuring area 23700 Sq. Mtr (i.e. Land Adm. 2-Hector 37-R) belongs to Shri. Gautam Kachardas Sancheti, situated at village Bhokardan, Tq.Bhokardan, Dist. Jalna. Shri. Gautam kachardas Sancheti is at present owner and possessor of lands described above, the title is clear and perfect, having good and readily marketable price. I have deposited the necessary search fees and took receipt No. 4378 dated 06/07/2017, in the office of Sub-Registrar Office-1, Bhokardan, Dist: Jalna and made search for the year 1988 to 2017 i.e. 30 years in respect of said property, with the help of Index-II register available at Sub-Registrar office, Bhokardan, Dist: Jalna. So also scrutinize the documents placed before me by them and found that the said property is free from all types of encumbrances.

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10] It is hereby advised to take the affidavit/ declaration of the present owners and other persons who are having rights in the said lands in respect of the ownership, as to, there is no dispute or any matter pending in, any of the Courts of law or whatsoever.

Hence this search report.

Yours Faithfully,

Adv. Ashok Kachru Muley

Encl : Receipt of search No. 4378 dated 06/07/2017.

1] Photocopy of 7/12 extract and Mutation Cards from year 1959 to 2017.

2] Photocopy of Reg. Sale deed No. 4715 dated . 10/12/2010.

3] Photocopy of NA issued by Collector, Jalna by its an order bearing No.2011/Mashaka/Land/CR-52/10 dated 19/05/2011.

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