

FROM :- R.S.JOHARAPURKAR. ADVOCATE.

"SHANTINIVAS" NEAR J.D.CHAWARE VIDYA MANDIR.

KARANJA (LAD). TQ:-KARANJA;DIST:-WASHIM.

TO,

SUNDARLAL SAWJI URBAN CO-OP. BANK LTD,
JINTUR, BRANCH - KARANJA .

THE TITLE VERIFICATION AND SEARCH REPORT

OF THE PROPERTY OF

SHRI.VIVEK NARENDRAKUMAR CHAWARE .

R/O KARANJA ; TQ :-KARANJA; DIST :- WASHIM.

R. S. Joharapurkar

B.Com; LL.B.
ADVOCATE



[07256] Res. 222936
Mob 9923539565

"Shantinivas" Near J. D. Chawale
Vidyamandir **KARANJA** [LAD]
Distt. Washim Pin- 444105 [M.S.]

Date: 20-1-2017

To,
The Branch Manager,
Sundarlalsaoji Urban Co-Op. Bank Ltd. Jintur,
Branch- **KARANJA**.

THE TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by Sundarlalsaoji Urban Co-Op. Bank Ltd. Jintur, Branch- **KARANJA** for preparing The Title Verification And Search Report of the property of **SHRI.VIVEK NARENDRAKUMAR CHAWARE** of Karanja; Tq:-Karanja; Dist:- Washim, I, Ranjan Shantikumar Joharapurkar, Advocate Karanja do hereby submit my report as under :-

1. That the transferor is the absolute owner of the Property situated at Mauza-Bhilkheda ;Tq:-Karanja; Dist:- Washim bearing Field S.No.20/5 and out of that the converted Lay Out Plot No.1 of 494.50 Sq.Meter and Plot No.2 of 460 Sq.Meter .(The property is more specifically described in the Schedule annexed herewith.)

2. That the transferor has acquired the title to the property by virtue of Registered Sale Deeds dated 15-7-1985 and 20-12-1999.

3. That the title history for last 13 years from this date shows the following chain of transactions :-

Field Property situated at Mauza- Bhilkheda ;Tq:-Karanja; Dist:- Washim bearing S.No.20/5 of 1 H.19 R. land was previously owned by Rukhabdas Jinwarsa Chaware from 5-11-1945.

That then this Rukhabdas Jinwarsa Chaware has executed a Will Deed on 9-12-1997 and by that will deed has bequeathed this field property to one Kishor Chandrashekhar Ruiwale and thus after the death of this Rukhabdas Jinwarsa Chaware being his last will this Kishor Chandrashekhar Ruiwale became the owner of this field property.

That then from this Kishor Chandrashekhar Ruiwale the transferor/mortgagor **SHRI.VIVEK NARENDRAKUMAR CHAWARE** and one Pradip Rajkumar Chaware has purchased this property by Registered Sale Deed dated 15-7-1985 for the consideration of Rs.21,000/- and they became the owner of this field property jointly.

That then from this Pradip Rajkumar Chaware the transferor/mortgagor **SHRI.VIVEK NARENDRAKUMAR CHAWARE** has purchased his area of 59.5 R. by Registered Sale Deed dated 20-12-1999 for the consideration of Rs.75,000/- and thus he became the owner of the entire field property.

That then the transferor/mortgagor has converted this field property into Non-Agricultural Use vide Rev.Case No.NAP-34/Bhilkheda/21/2000-2001 on the file of Collector, Washim in which Order came to be passed on 19-5-2001 and permission came to be granted to him for the said conversion accordingly.

That then as per the sanctioned Lay Out Map the transferor/mortgagor is going to mortgage Plot No.1 of 494.50 Sq.Meter and Plot No.2 of 460 Sq.Meter to the Bank which are owned and possessed by the transferor/mortgagor.



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The links in the chain of transactions of title have been properly established and proved. All the transactions have been duly verified from all the concerned Revenue Records.

4. That on the basis of the searches made by me and the documents placed before me for proving the title I am of the clear opinion that the title of the transferor in respect of the said property is clear and marketable.

5. That I have taken the searches at the Office of Sub-Registrar of Karanja of Index II Registers and Inspection Book No. I for last 9 years from this date by paying the necessary fees of Rs.600/- paid vide Receipt No. of dated 20-1-2017 and the original search fee receipt is enclosed herewith.

That the search of this property alongwith the other Plots was conducted by me on 26-11-2009 and therefore for the further period only this search has been conducted.

6. That all the documents placed before me for proving the title are genuine and the said are verified from all the concerned Revenue Records.

7. That I have confirmed from the Government and the Public Land Acquisition Authorities and found that the said property is not subject to any acquisition or requisition from these authorities.

8. That I have perused all the documents and these documents adequately safeguards the interest of the Borrower and the Bank and there is nothing which is prejudicial or undesirable in the said documents.

9. That I am satisfied and confirm that the title of the transferor is transferable and the transferor has right to transfer the same. All the necessary parties have been joined to the documents and the documents have desired effects. Facts and events material to the title have been satisfactorily established and proved.

10. That I certify that the title of the transferor in respect of the said property is clear and marketable and it is also free from all type of encumbrances, charges, liens and every type of mortgages and there is no hurdle for taking the said property under mortgage by Sundarlalsaoji Urban CO-Op. Bank Ltd. Jintur, Branch-Karanja for providing the loan to the transferor and this property will be good and marketable security in the hands of the Bank.

SCHEDULE OF THE PROPERTY

Property situated at Mauza-Bhilkhedha ; Tq:-Karanja; Dist:-Washim on S.No.20/5 and out of that the converted Lay Out Plots No.1 of 494.50 Sq.Meter and Plot No.2 of 460 Sq.Meter. The boundaries of the same are as under :-



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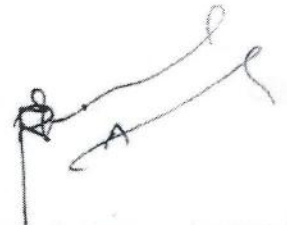
BOUNDRIES OF PLOT NO.1

Towards East - Plot No.2.
Towards West- Land of M.B.Ashram.
Towards North- Plot No.13.
Towards South- Lay Out Road.

BOUNDRIES OF PLOT NO.2

Towards East - Plot No.3.
Towards West- Plot No.1.
Towards North- Plot No.12.
Towards South- Lay Out Road.

Hence this report .


[R.S. JUHARAPURKAR, ADVOCATE]
KARANJA .

