Sachin S. Kurzadkar(Adv) Mobile. No.9860041361

Off. & R/o Sai Nagar, Wardha Tel. No. (07152)-247209

Date 29.08.2019

To,
Whomsoever it may Concern.

Subject :- TITLE VERIFICATION REPORT IN RESPECT OF PROPERTY BELONGING TO SAWRABH BUILDERS HAVING SHEET NO. 2(A) C.S./Plot No. 6834/2 OF MAUJA-PALAKWADI,WARDHA, TAL. & DIST. WARDHA.

I	NAME & ADDRESS OF TITLE HOLDER	Sawrabh Builders through its Partners
II	DESCRIPTION OF THE PROPERTY	Mouja-Palakwadi,Wardha, Tal. & Dist. Wardha within the limits of Zilla Parishad, Wardha & Municipal Council Wardha on Wardha Nagpur road Having Sheet No. 2 (A)C S/Plot No.6834/2 having area 3341.45 Sq. Mt i.e. 35954.00 Sq. Ft. (Old Palakwadi having F S NO. 42/2) With following Boundaries East : Residential Area of Mohini Nagar, West : Wardha Nagpur Raod, North : Plot Put of Shri. Satish Shende South : Municipal Road (As per documents placed before me).
III	Admeasuring area of the property as per title documents	Sheet No. 2 (A)C S/Plot No.6834/2 having area 3341.45 Sq. Mt i.e. 35954.00 Sq. Ft.
IV	Cadastral Survey no. (If Applicable) & Plot No.	N.A.
V	Nature of property	Open Plot
VI	Value of Property as per Agreement to sale	N.A.

VII	LIST OF DOCUMENTS STUDIED				
SrNo	Nature of documents(copies)	Date of Documents	Parties to the document From	To	Document No.
1.	Sale Deed	-----	M/S/ Vighnaharta Associates through its partners	Sawrabh Builders through its partners	151/06
2.	Property Card	01.04.2019	Land Record Office, Wardha	Sawrabh Builders through its partners	----
3.	Index II	26.12.2003	Vijay Rathi & Others	Deepak Bhutada & Others	-----

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4.	Index II	06.01.2006	Vighnaharta Associates	Sawrabh Builders through its partners	-----
5.	Sanctioned Building Plan and Commencement Certificate	20.10.2018	Wardha Municipal Council	Krishnakumar B Taori	CAWRM.201800039

Title History (For Last 13 Years)

As per documents supplied for search: On the basis of documents it reveals that: - Originally the above described property belonging to Aarti Chitrapat Gruh, Wardha having its partners Vijay Ratanlal Rathi, Sham Hiralal Rathi, Sau. Shobha Vijay Rathi and Sau. Urmila Suresh Rathi. Thereafter said Aarti Chitrapat Gruh, through its partners Shri.Vijay Ratanlal Rathi, Shobha Vijay Rathi, through POA holder Vijay Ratanlal Rathi, Sau. Urmila Suresh Rathi, Suresh Hiralal Rathi, Sham Hiralal Rathi and Darshan Sham Rathi sold the above described property to Deepak Kanhaiyala Bhutada, Deviprasad Ramprasad Jaiswal, Sunil Vinayakarao Subhedar, Praful Rambhau Bahe, Sau. Swati Girish Takwale and Sudhir Bhaureaoji Pangul,vide registered sale deed dated 26.12.2003 vide document NO. 6085. Thereafter said Vighnaharta Associates Wardha through its partners Deepak Kanhaiyala Bhutada, Deviprasad Ramprasad Jaiswal, Sunil Vinayakarao Subhedar, Praful Rambhau Bahe, Sau. Swati Girish Takwale and Sudhir Bhaureaoji Pangul , Deviprasad Ramprasad sold the above described property to Sawrabh builders through its partner Krishnakumar Badridasji Taori and Arvind Natwarlal Vakil vide registered sale deed dated 06.01.2006 vide document NO. 151. Ferfar in revenue rerecord was recorded in the name of Sawrabh Builders. Shri. Arvind Natwarlal Vakil resigned as a partner from Sawrabh Builders and Sawrabh Krishnakumar Taori joined as a partner. Ferfar was recorded. Title history is based on documents provided for Search.

IN RESPECT OF TITLE: - As per documents supplied for search: On the basis of documents it reveals that:- Originally the above described property belonging to Aarti Chitrapat Gruh, Wardha having its partners Vijay Ratanlal Rathi, Sham Hiralal Rathi, Sau. Shobha Vijay Rathi and Sau. Urmila Suresh Rathi. Thereafter said Aarti Chitrapat Gruh, through its partners Shri. Vijay Ratanlal Rathi, Shobha Vijay Rathi, through POA holder Vijay Ratanlal Rathi, Sau. Urmila Suresh Rathi, Suresh Hiralal Rathi, Sham Hiralal Rathi and Darshan

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Sham Rathi sold the above described property to Deepak Kanhaiyala Bhutada, Deviprasad Ramprasad Jaiswal, Sunil Vinayakarao Subhedar, Praful Rambhau Bahe, Sau. Swati Girish Takwale and Sudhir Bhaureaoji Pangul ,vide registered sale deed dated 26.12.2003 vide document NO. 6085. Thereafter said Vighnaharta Associates Wardha through its partners Deepak Kanhaiyala Bhutada, Deviprasad Ramprasad Jaiswal, Sunil Vinayakarao Subhedar, Praful Rambhau Bahe, Sau. Swati Girish Takwale and Sudhir Bhaureaoji Pangul sold the above described property to Sawrabh builders through its partner Krishnakumar Badridasji Taori and Arvind Natwarlal Vakil vide registered sale deed dated 06.01.2006 vide document NO. 151. Ferfar in revenue rerecord was recorded in the name of Sawrabh Builders. Shri. Arvind Natwarlal Vakil resigned as a partner from Sawrabh Builders and Sawrabh Krishnakumar Taori joined as a partner. Ferfar was recorded. As per documents placed **before me it reveals that Sawrabh Builders** is the Present owner of above described property. Opinion on title is given on the basis of documents placed before me.

VIII. **ENCUMBRANCE CERTIFICATE:**

Receipt NO.MH005761209 Dated 29.08.2019

After going through the documents & perusing the same for the period of 2007 to 2018-19, i.e. for last 13 years & I found that the said property at present free from mortgage, charge and encumbrance. I took online search for the period of 2005-06 to 2019-20 of above described property & I found that the said property is free from **encumbrance/charge**. That receipt of online payment is enclosed herewith. That the Search report is based on documents provided for search report & online Search.

IX . FINAL CERTIFICATE:

CERTIFICATE: I certify that on the basis of above documents seen and verified, along with attached enclosure Sawrabh Builders is owner of above described property and he has clear and marketable title over above described property.

Place: Wardha

Date: 29.09.2019

Sachin S. Kurzadkar
Advocate
Sachin S. Kurzadkar
Sai Nagar, Wardha

(Signature of legal officer along with Name & Official Seal

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