Prasad J. Deshmukh
Advocate
"UmaShankar", Civil Line,
Arvi, Tah. Arvi, Dist. Wardha.
Mobile – 97305 77007 *E-Mail – advocate_prasad@rediffmail.com*

Title Verification Report

Ref:

To,
Mrs. Alka Pravin Bhade,
R/o 38, Pitruchaya, Gajanan Nagar, Trimurti Nagar, Nagpur

Dear Madam,

Re: Title Search Report on the property / ies situated at Mouja Savali (Khurd), within G. P. Savali (Khurd), Tah. Karanja, District Wardha; bearing F. S. No. 199/1, Area 1.00 HR.

With reference to your oral request, I, on the basis of the original / certified copy of title deed forwarded to me pertaining to the said immovable property/ies 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)

- **Mrs. Alkabai Pravain Bhade,**
  R/o 38, Pitruchaya, Gajanan Nagar, Nagpur, Tah. & Dist. Nagpur.

2. **Title Deed/s & Documents mad available for verification by the owner**

i) Original Registered Sale Deed dated 30/03/2012, registered on Sr. No. 300/2012 registered at SRO, Karanja (Gh).

ii) Certified 7/12 & extracts of F. S. No. 199/1 of Mouja Savali (Khurd).

iii) Certified Copy of Extract of Mutation Entry Register having M. E. No. 952.

iv) N. A. Order passed by Sub Divisional Officer, Arvi

v) Sanction and approved Lay out Map.

vi) Revenue Map of F. S. No. 199 of Mouja Savali (Khurd)

3. **Description of immovable property/ies**

Mouja	Field Sr. No.	Area HR	Rent Rs. P.	Class
Savali (Khurd)	199/1	1.00	1.75	1

Four Boundaries of Field Properties (As per Revenue Map) –

Field Sr. No.	To the East	To the West	To the North	To the South
199/1	F. S. No. 198	Pandhan	Pandhan	F. S. No. 199/2

4. **Search in Sub-Registrar's Office**

i) **Location of property/ies:**

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- That, above described **F. S. No. 199/1 having area of 1.00 HR** situated at Mouja Savali (Khurd), within Gram Panchayat, Savali (Khurd), Tah. Karanja, District Wardha.

- I have taken inspection on online portal of IGR for the period of 2008 to 2020 i.e. for last 13 years by paying necessary inspection fees vide Online Receipt No. 1111801473 dated 31/07/2020 annexed with report pertaining to above described field property.

ii) Investigation, flow / tracing of Title and Search:

- Pursuant to the search made by me on online portal of IGR site for the period of 13 years i.e. since year 2008 to 2020, I found that, up-to year 2006 F. S. No. 199/1, having Area of 1.00 HR was owned by Ramrao s/o Manikrao Dewase of Savali (Khurd).

- Pursuant to the **Registered Sale Deed dated 30/03/2012**, registered at SRO, Karanja on **Sr. No. 300/2012** executed by Ramrao Manikrao Dewase of Savali (Khurd) and consented by Ramesh s/o Ramraoji Dwase and Hariom s/o Ramraoji Dwase in favor of Mrs. Alka w/o Pravin Bhade of Nagpur, it is reveal that, she has purchased F. S. No. 199/1, area 1.00 HR of Mouja Savali (Khurd), Tah. Karanja, District Wardha, for the valuable consideration of Rs. 5,00,000/-. I have obtained the online Index 2 copy of Document No. 300/2012 and same is annexed with this report.

- Pursuant to the **Certified Extract of Mutation Entry Register having M. E. No. 952** it is reveal that, the name of Mrs. Alka Pravain Bhade has been mutated in the Revenue Record of F. S. No. 199/1, area 1.00HR of Mouja Savali (Khurd), Tah. Karanja, District Wardha; mutated on the basis of registered sale deed dated 30/03/2012.

- Pursuant to the **7/12 extract** & Extract of **Namuna 8-A** of F. S. No. 199/1 of Mouja Savali (Khurd) issued by the concern Talathi on 20/07/2020 it is reveal that, the name of Mrs. Alka Pravain Bhade has been mutated in the Revenue record as an exclusive owner of 1.00 HR area vide M. E. No. 952. It is further reveal that, F. S. No. 199/1 is situated at Mouja Savali (Khurd), Tah. Karanja, District Wardha.

- Pursuant to the **N. A. order** passed by the Sub Divisional Officer, Arvi in Revenue Case No. 20/NAP-34/2015-2016, Mouja Savali (Khurd), Tah. Karanja, District Wardha on 3/06/2019 it is reveal that, Mrs. Alka Pravin Bhade had applied for the conversion of F. S. No. 199/1, area 1.00 HR for Non Agricultural purposes i.e. for Residential purposes. It is further reveal that, SDO, Arvi after obtaining No Objections and Reports from concerning Departments and following due procedure has finally passed an order on 3/06/2019 and thereby permitted Mrs. Alka Pravin Bhade for conversion of land use for Residential purposes by demarcating the Lay out.

- Pursuant to the **Lay out Map** of converted F. S. No. 199/1, area 1.00 HR of Mouja Savali (Khurd), Tah. Karanja, District Wardha it is reveal that, the map is duly approved by Town Planner, Wardha on 19/01/2017 and sanctioned by Sub Divisional Officer, Arvi. It is further reveal that, there are total 34 plots of various measurements. It is further reveal that, area under plots is 5654.47 Sq. Meter, area under roads is 3336.16 Sq. Meter, area under open space is 1009.37 Sq. Meter.

- Pursuant to the **Revenue Map** of F. S. No. 199 of Mouja Savali (Khurd), Tah. Karanja, District Wardha issued by the concern Talathi, it is reveal that, the revenue map is still not divided as per 7/12 extracts and it is still shown the one piece land of F. S. No. 199.

- Pursuant to the **Online Search** talem by me on online portal of IGR site for the period of 13 years i.e. since year 2008 to 2020, I found that, F. S. No. 199/1 is exclusively owned by Mrs. Alka Pravain Bhade and there is no charge or encumbrances of any Bank or Financial Institution. It is further reveal that, though the F. S. No. 199/1 has been converted for the use of Residential purposes, however, the Revenue Record is still not change and therefore F. S. No. 199/1 is still an agricultural land as per Revenue Record.

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- Pursuant to the above mentioned documents I certify that, **Mrs. Alka Pravain Bhade** became the exclusive and absolute owner of F. S. No. 199/1 having area of 1.00 HR of Mouja Savali (Khurd), Tah. Arvi, District Wardha. The chain of title is satisfactorily established.

iii) Confirm and state that the original title deeds submitted are the originals registered before the Registrar of Assurance:

- Pursuant to the documents provided to me there is registered sale deed registered before the Registrar of Assurance vide Document No. 300/2012 dated 30/03/2012.

iv) Whether the property is ancestral and/or under joint ownership. If so, details of the co-parceners/Karta and/or the co-owners. The respective shares should be incorporated specifically:

- Pursuant to the documents stated above, the F. S. No. 199/1 in the self-acquired property of Mrs. Alka Pravain Bhade.

v) Minor's interest if any –

- There is no minor's interest involved in the property.

vi) Documents pending for registration:

- There are no document is pending for registration for crating mortgage, charge or encumbrance before any Sub-Registrar.

5) Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in the State where the property is located. If applicable whether the immovable property(ies) fall(s) within the purview of the Act, verification and investigation should be made under sections 26, 27 and 28 of the Act to ensure that mortgagor(s) has/have obtained necessary permission from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report:

- The Urban Land (Ceiling and Regulation) Act 1976 is not applicable.

6) Whether the property is acquired under Land Acquisition Act, 1894/2014 and applicability of other State Legislations:

- The property is not under any acquisition proceeding under Land Acquisition Act, 1894/2014 applicable in State.

7) Leasehold immovable Property:

- The Property is not Leasehold.

8) Investigation under Income Tax Act 1961, pending litigation related to property if any:

- Not Applicable.

9) Investigation in regard to agricultural land:

- I have investigated and search the necessary records of F. S. No. 199/1 having area of 1.00 HR at Mouja Savali (Khurd), Tah. Karanja, District Wardha and pursuant to the investigation and search I certify that, the land is self-acquired; I further certify that, there is no holdings / acquisition proceeding is pending or in progress in the area. And there is no Government Loan is due on this field. I further certify that, there is no charge or encumbrances is found in the relevant record.

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10) The details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor.

- I have obtained the certified copy of 7/12 extracts, Certified copy of Extracts of Mutation Entry Register. And pursuant to the 7/12 extracts it is certify that, there are no charges or encumbrances over the property.

11) Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.

- Not Applicable

12) If it is a property owned by the Company the additional safeguards like search before the Registrar of Companies to be obtained be stated

- Not Applicable

13) Whether the records of sub-registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system. If so, whether any verification or cross checking are made and the comments/ findings in this regard.

- That, some record of concern Sub-Registrar Office is available for verification through online portal since year 2002 only. It is submitted that, the record prior to 2002 is not available on computer system or online portal.

14) In case of partition / family settlement deeds, whether the partition made is valid in law, whether the original deed is available for deposit, whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his/her/their share. The modality/ procedure to be followed to create a valid and enforceable mortgage. Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages.

- Not Applicable

15) Whether the property belongs to any trust or is subject to the rights of any trust? Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property? Is there any bar under local laws for creation of mortgage? The additional precautions/ permissions to be obtained for creation of valid mortgage as per the respective state/central laws.

- Not Applicable

16) In case of partnership firm, whether the property belongs to the firm and the partnership deed is properly registered. Whether the partners have authority to create mortgage for and on behalf of the firm.

- Not Applicable

17) If the property belongs to a Limited Company, Advocate checking the Borrowing powers, Board resolution, and authorization to create mortgage / execution of documents, registration of any prior charges with the Company Registrar (ROC), Memorandum of Association and Articles of Association etc. and submit details.

- Not Applicable

18) In case of Societies, Association, check the required authority/ power to borrow and whether the mortgage can be created as per their constitutional documents and applicable laws, and the requisite resolutions, bye-laws etc. The additional

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precautions/ permissions to be obtained for creation of valid mortgage as per the respective state/central laws to be stated.

- Not Applicable

19) If the property is a flat/ apartment or residential/ commercial complex, Advocate to interalia check/verify a) Promoter's / Land owner's title to the land/ building; b) Development Agreement/ Power of Attorney c) Independent title verification of the Land and/or building in question; d) Agreement for sale(duly registered); e) Payment of proper stamp duty; f) Approval of building plan, permission of appropriate/ local authority, etc.; g) conveyance in favour of Society/ Condominium concerned; h) Occupancy Certificate/ allotment letter/ letter of possession; i) membership details in the Society etc. j) Share Certificates k) No Objection Letter from the Society; l) All legal requirements under the local / Municipal laws, regarding ownership of flats / Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.; m) requirements for noting the Bank charges on the records of the Housing Society, etc. and comment.

- The Agricultural Land converted for Non Agricultural purposes by the order of Sub Divisional Officer, Arvi and Lay out Map is also duly sanctioned and approved by the Town Planner, Wardha.

20) Advocate also to check whether the name of mortgagor is reflected as owner in the revenue/ Municipal/ Village records, whether the property offered as security is clearly demarcated in the title documents, whether the property has clear access as per documents?

- The name of mortgagor is reflected as an owner in the Revenue Record. The property is demarcated in the title documents and it has clear access as per documents.

21) Any bar / restriction for creation of mortgage or third party interest under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.

- There is no bar / restriction for creation of third party interest by way of registered sale deed, under any local or special enactments. The Title Documents are properly registered by paying necessary stamp duty.

22) Whether the governing law, the constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.

- Not Applicable

Prasad J. Deshmukh
Advocate, Arvi
MAH/1485/2003
Signature
Name
Address and Seal

Date: 31/07/2020
ARVI.

Certificate

I have examined the Original Title Deed and Certified copies of Revenue Documents relating to the aforesaid property/ies and these documents of title referred to in my Opinion are valid evidence of right, title.

I hereby further certify that I have searched and verified the information furnished in this report and have compared the title deeds given to the me with the

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available records / copy of it in the office of the Sub Registrar and has found both tallying with each other. I confirm having made search in the Land / Revenue records. I also confirm having verified and checked the records of the relevant Government Officers / Sub- Registrar(s) Office(s), Revenue Records, Municipal / Panchayat Office, Land Acquisition Office, Registrar of Companies Office. I do not find anything adverse which would prevent the Title holder from transferring the legal title to the purchasers. The statements and other information given in the report are correct and true as per record made available by the property owner.

I certify that, there is no prior Mortgage / Charges / encumbrances of any Bank or Financial Institutions, as could be seen from the Encumbrance Certificate for the period from 2008 to 2020 pertaining to the immovable property/(ies) covered by above said Title Deed.

I certify that, **Mrs. Alka Pravain Bhade** has got a valid, clear, absolute and marketable title over the property shown above. There are no legal impediments for transferring the lay out plots by way of registered sale deeds under any applicable law / rules in force.

Prasad J. Deshmukh
Advocate, Arvi
MAH/1485/2003
Signature
Name
Address and Seal

Date: 31/07/2020
ARVI.

Index-II

31/07/2020

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : दु.नि.कारंजा[KRW]
दस्त क्रमांक : 300/2012
नोंदणी :
Regn:63m

गावाचे नाव : 1) सावळी (खुर्द)

(1)विलेखाचा प्रकार	विक्रीपत्र
(2)मोबदला	Rs.500000/-
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	Rs.190000/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Wardha z.p.इतर वर्णन :, इतर माहिती: स.नं.199/1 ची आराजी हे.आर.1.00,सारा रू.1.75,हक्क वर्ग 1((Survey Number : 199/1 ;))
(5) क्षेत्रफळ	1) 1.00 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रामराव माणिकराव देवासे 0 0 वय:-93; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: रा.सावळी खु.,त.कारंजा,जि.वर्धा, महाराष्ट्र, वर्धा. पिन कोड:-442203 पॅन नं:- 2): नाव:-रमेश रामराव देवासे 0 0 वय:-60; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: रा.ता.जि.नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440026 पॅन नं:- 3): नाव:-हरिओम रामराव देवासे 0 0 वय:-55; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: रा.सावळी खु.,त.कारंजा,जि.वर्धा, महाराष्ट्र, वर्धा. पिन कोड:-442203 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौ.अल्का प्रविण भादे 0 0 वय:-32; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: रा.ता.जि.नागपूर, महाराष्ट्र, नागपुर. पिन कोड:-440002 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/03/2012
(10)दस्त नोंदणी केल्याचा दिनांक	30/03/2012
(11)अनुक्रमांक,खंड व पृष्ठ	300/2012
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क रुपये	Rs.20200/-
(13)बाजारभावाप्रमाणे नोंदणी शुल्क रुपये	