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Ref. No. 64-08/SP/ Gen. TVR/SP
Date:-29.09.2020.

Title Verification & Search Report

This is to Certify that, I have caused inspection and verification of the title relating to Kh. No. 34/1, Adm. 1.19 HR of Mz. - Shekapur, Mz. No. 105, PH. No. 11, Nagar Panchayat Karanja (Ghadage), Tah. Karanja & Dist.- Wardha. I am submitting the present report hereby certifying that, search for the period of 13 years is carried out to find out the documents, if any recorded effecting any kind of transfer by way of sale, gift, exchange, mortgage, lease or otherwise of the property.

Particulars of Property: Kh. No. 34/1, Adm. 1.19 HR of Mz. - Shekapur, Mz. No. 105, PH. No. 11, Nagar Panchayat Karanja (Ghadage), Tah. Karanja & Dist.- Wardha. The Boundaries are as follows :

East : Khasara No. 50 & 51,
West : Road,
North : Khasara No. 34/2,
South : Khasara No. 35.

Owned & Possessed by : Shri Pravin Bhaiyalalji Bhade.

I further certify that I have inspected, verified and scrutinized the documents & record in respect of aforesaid property, the details of which are as follows:-

Documents Verified and Scrutinized:

1. 7/12 extract for 2007-08 to 2009-10 in name of Shri Tulshiram Krushnaji Nasre for Kh. No. 34/1, Adm. 1.19 H.R.
2. Regd. Sale Deed No. 4, dt. 5.01.2011 executed by Shri Tulshiram Krushnaji Nasre in favour of Shri Pravin Bhaiyalalji Bhade for Kh. No. 34/1, Adm. 1.19 HR of Mz. – Shekapur. (Stamp Duty of Rs 6000/- is paid & Regd. at Office Karanja)
3. 7/12 dt. 19.05.2015 extract for 2014-15 in name of Shri Pravin Bhaiyalalji Bhade for Kh. No. 34/1, Adm. 1.19 H.R.
4. Gaon Namuna 8 A dt. 19.05.2015 in name of Shri Pravin Bhaiyalalji Bhade for Kh. No. 34/1, Adm. 1.19 H.R. – Shekapur
5. Layout Plan dt. 24.10.2016 Sanctioned by Town Planning Wardha for Kh. No. 34/1 of Mz. – Shekapur.
6. Letter from Nagar Panchayat Karanja (Ghadage) to Shri Pravin Bhaiyalalji Bhade dt. 16.12.2016 for Final Approval of Sub-Division/Layout on Kh. No. 34/1 of Mz. – Shekapur.
7. NA Order dt. 23.12.2016 passed by Tahsildar, Karanja in name of Shri Pravin Bhaiyalalji Bhade, whereby Kh. No. 34/1, Adm. 1.19 HR of Mz. – Shekapur is diverted to NA Use for Residential Purpose.
8. Khasara Map for Kh. No. 34/1 & 34/2.

Get all documents verified from the Originals.

BRIEF HISTORY:-

a) From the documents submitted for perusal and entries of the revenue record, it appears that originally land bearing Kh. No. 34 of Mz- Shekapur belonged to Shri Krushnaji Govinda Nasre Since dt. 1992.

b) It appears that, said land was partitioned between Shri Krushnaji Govinda Nasre & Other by a Partition Deed in 1992, whereby Kh. No. 34/1, Adm. 1.19 HR of Mz- Shekapur came to the share of Shri Tulshiram Krushnaji Nasre.

c) Shri Tulshiram Krushnaji Nasre sold Kh. No. 34/1, Adm. 1.19 HR of Mz. – Shekapur to Shri Pravin Bhaiyalalji Bhade by a Sale Deed which is duly registered at Sr. No. 4, dt. 5.01.2011. By virtue of said Deed Shri Pravin Bhaiyalalji Bhade became owner of the said property. Said property is duly mutated in name of Shri Pravin Bhaiyalalji Bhade in Revenue Records. Said property is yet to be mutated in name of Shri Pravin Bhaiyalalji Bhade in Nagar Panchayat Karanja (Ghadage).

d) Layout over said Kh. No. 34/1 of Mz. – Shekapur is sanctioned by Nagar Panchayat Karanja (Ghadage) and Town Planning Wardha on 24.10.2016.

e) Said land is diverted to NA use by Tahsildar, Karanja by an Order Dt. 23.12.2016 passed in name of Shri Pravin Bhaiyalalji Bhade, whereby Kh. No. 34/1, Adm. 1.19 HR of Mz. – Shekapur is diverted to NA use Residential purpose.

For the purpose of this report I had deputed Ms. Savita Parihar to take online search for 2002 onwards from IGR Web Site and verify records available in the Sub-Registrar Offices at Karanja, Wardha. Sub-Registrar Office Karanja has jurisdiction to

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register the Docs. The above entries of Docs. supplied are verified online from the IGR Web Site made available for inspection by the Office of Sub- Registrar, Karanja, Wardha. During the search, no other entry adversely affecting title of Shri Pravin Bhaiyalalji Bhade was found. On-line search for 01.01.2002 to 25.08.2020.

Recently, since about 19.01.2019 the Online data spooled from the IGR Website is displaying inconsistent interrupted irregularities /missing/ misleading/uneven/incomplete data due to technical problem of server shifting since January 2019 that is some of the entries are skipped or sometimes entries of some other mouza are displayed. This happens in paid data as well as Free data extracted from the IGR website. Surprisingly same data is not displayed everytime for same criteria. Hence the reliability of the same is questionable/ data can not be considered to be error-proof. Hence this report is issued on the basis of search of the data spooled from the IGR Website.

Since interrupted search is made available on IGR Web Site search for entire period could not be done and the charges or rights created by unregistered documents can not be ascertained and known from the entries of Govt. record. Similarly if litigation is pending in respect of said property in any Court, Forum or Authority it can not be detected from search conducted in SRO. Hence by way of an abundant precaution an indemnity from the owner be taken stating that his title over the property is clear and marketable and that the said property is not transferred or alienated in any manner whatsoever and title over said property is not challenged nor there is any dispute pending in respect of said property in any Court, Forum or Authority.

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On the basis of searches taken of the records of Sub-Registrar office for 13 years by paying requisite charges vide, Receipt No. MH003606016202021E, dt. 25.08.2020 and the documents produced before me, I am of the opinion that, Shri Pravin Bhaiyalalji Bhade are having a clear and marketable title over said property and said property is free from encumbrances and is not alienated or transferred in any manner whatsoever.

NOTE : As an abundant precaution it is advised also to take following original documents :

1. Original latest Tax Receipt.
2. Original Indemnity from Owner that, said property is not sold, transferred, mortgaged or alienated in any manner earlier and that his title over said property is clear and marketable and is free from encumbrance of all types and title over said property is not challenged nor there is any dispute pending in respect of said property in any Court, Forum or Authority and that the owner shall get the plot regularized and submit the regularization letter to **IndusInd Bank Ltd.** as and when received from NIT and that in case any defect is observed in the title he shall Indemnify the **IndusInd Bank Ltd.** for the loss caused. (**Signed with full address by two witnesses known to the The IndusInd Bank Ltd.** (Not to be notarized)
3. Title Docs. of Shri Tulshiram Krushnaji Nasre for Kh. No. 34/1.

Ms. V. M. Kolhatkar
(Advocate)

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MH003606016202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 Aug 2020	Receipt	Receipt no.: 1111819912
	Name of the Applicant :	Amrin C. Pathan
	Details of property of which document has to be searched :	Dist :Wardha Village :Shekapur S.No/CTS No/G.No. : 34
	Period of search :	From :2009 To :2020
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH003606016202021E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

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