N. S. Tadas,
Advocate,

r/o Snehal Nagar, Sewagram road Wardha Tq. & Dist.Wardha;
Mobile No.7387773216

TO WHOM SO EVER IT MAY CONCERN.

Sub :- Title verification cum search report in respect of property i.e.**Eastern side part** of Field Sv.no.**45/1/A** area **2.63** HR and situate at Mouza **Sindhi (Meghe)**,mouza noo.143, T.S./Patwari Halka no.**19**, in Tq.& Dist.Wardha, belonging to the Transferee "Shree Gungara Balaji Buildcon" Firm through its Partners 1)Shri Om Balkrushna Thakre, 2)Shri Kishor Vishwanath Bhoot, and 3)Sou.Priti Kishor Bhoot, all are r/o Wardha, Tq.& Dist. Wardha.

Respected Sir,

Having been engaged by transferee "Shree Gungara Balaji Buildcon" Firm through its Partners 1)Shri Om Balkrushna Thakre, 2)Shri Kishor Vishwanath Bhoot, and 3)Sou.Priti Kishor Bhoot, all are r/o Wardha, for preparing the Title verification and Search Report of the field property belonging to the transferee, and he has also provided documents of title thereto for my scrutiny and hence on the basis of those documents, I, N. S. Tadas, Advocate R/o. Wardha, Tq.and Dist. Wardha, do hereby submit my report as follows :-

1. That the transferee "Shree Gungara Balaji Buildcon" Firm through its Partners 1)Shri Om Balkrushna Thakre, 2)Shri Kishor Vishwanath Bhoot, and 3)Sou.Priti Kishor Bhoot, all are r/o Wardha, is absolute owner, possessor and title holder of following described agricultural field property situated at mouza Mouza **Sindhi (Meghe)**Mouza no.**143**, Patwari Halka no.**19**, in Tq.& Dist.Wardha, ;-

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Sr.no.	Field svy.no.	Area	Land revenue	Right	Share.
1)	45/1/A	2.63 HR	Rs.7.45	Class-I	Full

(The eastern side portion by dividing north-south dhura of field svy.no.45/1/A of an area 1.70 HR out of total area 2.63 HR is the subject matter of this search and above schedule of property of also)

The above portion of field svy.no.**45/1/A** is surrounded as follows ;-
On or towards east ;-Shiv Pandhan,
On or towards west ;-remaining part of svy.no.45/1/A,
On or towards north;-Svy.no.44
On or towards west ;-Pandhan

(**The said property is more specifically described in the Schedule hereinafter.**)

2. That the transferee named above has acquired the title over aforesaid property i.e. Field Svy.no.45/1/A by virtue of registered Sale Deed dated-5-03-2019 vide document no.569/2019, alongwith revenue records viz. latest certified copy of Online 7/12 extract dated 15-05-2019, Photo copy of Permission for sale of field by S.D.O. Wardha dated 21-2-2019 in between transferee firm being purchaser and Shri Amit Mohanlalji Agnihotri being proposed vendor,

3. That the title history for last 13 years from this date shows the following chain of transactions. Originally the field survey no.45/1/A total area 2.63 HR of mouza Sindhi(Meghe) Patwali halka no.19 in Tq. and Dist. Wardha was belonging to Shri Amit Mohanlalji Agnihotri r/o Wardha since long time. That the transferee "Shree Gungara Balaji Buildcon" Firm through its Partners Shri Om Balkrushna Thakre, r/o

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Wardha, has entered into an agreement of sale dated 17-12-2018 to purchase the eastern side portion of said field svy.no. 45/1/A, of an area 1.70 HR out of total area 2.63 HR with the owner Shri Amit Agnihotri and as such being registered partnership firm, the above said firm required to obtain necessary permission for sale deed from the competent government authority. Accordingly said transferee transferee "Shree Gungara Balaji Buildcon" Firm through its Partners Shri Om Balkrushna Thakre, has applied before Sub Divisional Officer, Wardha for purchase of said part of field no.45/1/A with consent of the original owner of said field Shri Amit Agnihotri. Accordingly the S.D.O. Wardha in its rev. case no. 4/Misc.-80/2011-12 of mouza Sindhi(Meghe) after due enquiry passed an Order on dated 21-02-2019 thereby granted permission to sell an area 1.70 HR out of total area 2.63 HR of said field property in favour of transferee. I have perused the copy said Order passed by S.D.O. Wardha dated 21-2-2019 and it is the same and tallied by me.

Thereafter only the said Shri Amit Mohanlal Agnihotri being vendor and Sou.Shital Prabhat Tiwari (mainden name Ku.Shital Mohanlal Agnihotri) have sold the said eastern side portion by dividing north-south dhura of field no.45/1/A an area 1.70 HR out of total area 2.63 HR by registered sale deed dated 5-3-2019 at doc.no.569/2019 for valuable consideration of Rs.1,90,00,000/- to the transferee Firm transferee "Shree Gungara Balaji Buildcon" Firm through its Partners 1)Shri Om Balkrushna Thakre, 2)Shri Kishor Vishwanath Bhoot, and 3)Sou.Priti Kishor Bhoot, all are r/o Wardha. The

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ferfar pertaing to above sale transaction also mutated in the name of transferee firm and original owner jointly in respect of entire field no.45/1/A in revenue records of right viz. 7/12 extract vide mutation/ferfar entry no.21252 by concerned Talathi on perusal of above regd. sale deed which is legal and genuine one.

I have also perused the online copy of 7/12 extract dated 15-5-2019 in this regards and confirmed and tallied the transfer of ownership in the name of new owner, and the ownership coloumn of 7/12 extract though showing joint ownership of transfseree firm and original owner of field, but the area in their respective cultivating possession shown against their each names and as such an area 1.70 HR Jama Rs.4.82 HR shown against the name of transferee and remaining area 0.93 R Land Revenue Rs.2.63 ps. shown against name of Shri Amit Mohanlal Agnihotri respectively, and thus ownership is validly transferred in the name of transferee till date as per Sec.52 Transfer of Property Act, and since then said transferee Firm is become absolute owner, title hiolder and in cultivating possession of an area 1.70 HR of field svy.no.45/1/A as absolute owner thereof.

The Photo copy of registered sale deed dated 5-03-2019 is produced before me and during my on line searches I have found the said document is properly executed and duly registered by paying requisite stamp duty before Sub Registrar, Wardha in between the same parties. Thus the above field

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CHALLAN
MTR Form Number-6

GRN	MH008454348201920E	BARCODE		Date	18/11/2019-15:13:10	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	WRD_WARDHA SUB REGISTRAR	Full Name	Advocate N S Tadas
Location	WARDHA		
Year	2019-2020 From 18/11/2008 To 18/11/2019	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	Wardha
		Town/City/District	
		PIN	4 4 2 0 0 1

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Remarks (If Any)

Mouza Sindhi Meghe F.S. No 41/1/A Area 2.63 H.R. Search for 13 years

Amount In Words: Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00040572019111831225	IK0AIAQMC9
Bank Date	RBI Date	18/11/2019-15:24:13	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9383737781

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही .

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property is free from all types of encumbrances till date. The title of transferee is heritable and transferable as referred above. Thus the links in chain of title has been properly established. All the transactions have been duly verified from record of Sub Registrar and Revenue Department.

4. I have taken on line searches in networking system of office of Sub Registrar **Wardha** for the period from 2008 to 2019 i.e. for total 13 years by paying search fee of Rs.320/- vide E-challan Receipt GRN no.MH00 **8454348** 201920E dt. **18/11/2019**. The original E-challan receipt is enclosed herewith. That during on line searches referred above and also from Index II and computer data entry I have not found any adverse transfer entry in respect of said **field svy.no.45/1/A** and except the last registered sale deed dated-5-3-2019 at doc. no.569, in the name of transferee showing the name and ownership of transferee named above and hence the said property is free from encumbrances, and said field property is thus having good and marketable security as mentioned above.

5. On the basis of Searches made by me and above described documents placed before me are photo copies duly tallied by me appears to be genuine documents hence I certify that the property referred in schedule is absolutely owned and held by transferee "Shree Gungara Balaji Buildcon" Firm through its Partners 1)Shri Om Balkrushna Thakre, 2)Shri Kishor Vishwanath Bhoot, and 3)Sou.Priti Kishor Bhoot, all are r/o Wardha, and it is free from all types of encumbrances, charges, liens, gift, mortgage or any other claims affecting the clear

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title as on the date as discussed herein above. So far as other encumbrances are concerned it is necessary to direct the transferee to swear an affidavit on records stating therein that the property in question is not involved in any litigation, charge or encumbrances etc. till date.

SCHEDULE OF PROPERTY

The agricultural field property fully described herein below is situate at mouza Mouza **Sindhi (Meghe)** Mouza no.**143**, Patwari Halka no.**19**, in Tq.& Dist. Wardha ;-

Sr.no.	Field svy.no.	Area	Land revenue	Right	Share.
2)	45/1/A	2.63 HR	Rs.7.45	Class-I	Full

(The eastern side portion by dividing north-south dhura of field svy.no.45/1/A of an area 1.70 HR Jama Rs.4.82 ps., out of total area 2.63 HR is the subject matter of this search and above schedule of property of also)

The above portion of field svy.no.**45/1/A** is surrounded as follows ;-
On or towards east ;-Shiv Pandhan,
On or towards west ;-remaining part of svy.no.45/1/A,
On or towards north;-Svy.no.44
On or towards west ;-Pandhan
(The above measurement and boundary are as per registered sale deed dt.5-03-2019 at doc.no.569)

Hence this Search Report.

Yours Faithfully

Wardha.

Dt. 18/11/2019.
Encl. Original E-challan Receipt.

(N. S. Tadas)
Advocate, Wardha.

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