

Date : 22-12-2020

To,

Whom So Ever it may Concern

Subject: - Title verification-cum-search report.

Sir,

That my client Pawan S/o Shriram Poddar has approached towards me for title verification-cum-search report of Plots carved out in filed Survey No. 13 A of , Mouza- Sewagram , Tah and Dist- Wardha.

1. For the purpose of index verification, I perused the following documents-

N.A. Order in Revenue Case No. NAP /34/ Sevagram-34/20012-13 Field Survey No. 13A, Mouza Sewagram, Wardha, passed by SDO Wardha.

Copy of Sale Deed dated 29/12/2014 executed by Sau. Swati Om Thakare and Akash Pramodrao Shende in favour of Pawan Poddar of field No. 13A ,area 1.96 H.R. of Mouza Sewagram, Tah and Dist- Wardha, duly registered at the office of Sub Registrar, Wardha at Serial No. 6345/2014

Copy of Sale Deed dated 1/3/2013 executed by Vinod Dyanobaji Taksande in favour of Sau. Swati Om Thakare and Akash Pramodrao Shende of field No. 13A ,area 1.96 H.R. of Mouza Sewagram, Tah and Dist- Wardha, duly registered at the office of Sub Registrar, Wardha at Serial No. 1827/2013.

Copy of Sale Deed dated 25/9/2018 executed by Pawan Poddar in favour of Avinash Telrandhe of Plot No. 26 of Filed


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Survey No. 13A , of Mouza Sewagram, Tah and Dist- Wardha, duly registered at the office of Sub Registrar, Wardha at Serial No. 2602/18

7/12 extract of Plot No. 1 to 25 ,27 to 96 of the survey number 13 A of , Mouza Sewagram , Tah and Dist- Wardha.

2. For the purpose of index verification, I perused the copies of Sale-Deeds referred above and N.A. Order and other relevant documents.

3. I have taken the search of Plot No. 1 to 25, 27 to 96 of the survey number 13 A of , Mouza Sevagram , Tah and Dist- Wardha. from the Office of Sub-Registrar in respect of above said Property from the year 2008 till July 2020 for 13 years by paying requisite fee of Rs.325 /- vide receipt no., GRN- MH008781565202021E dated 22-12-2020 at Wardha Sub-Registrar Office .

The title history of the above mentioned Plot No. 1 to 25 ,27 to 96 of the survey number 13A of , Mouza Sewagram , Tah and Dist- Wardha till this date shows the following chain of transaction:

4. That field survey number 13 A , area 1.96 H.R. , occupant- class I, of mouza Sevagarm, Tahsil and District- Wardha was owned and possessed by one Vinod Dyanobaji Taksande .

That he applied to Sub Divisional Office , Wardha for conversion of said land in to Non Agricultural purposes as he was intending to develop the residential layout therein .

That in mean time on dated 1/3/2013 Vinod Dynobaji Taksande executed the sale deed of field No. 13A ,area 1.96 H.R. of Mouza Sewagram, Tah and Dist- Wardha, in favour of Sau. Swati Om Thakare and Akash Pramodrao Shende . Said sale deed was duly registered at the Office of Sub Registrar, Wardha at Serial No. 1827/2013.


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That thereafter on 29/12/2014 Sau. Swati W/o Om Thakare and Akash Pramodrao Shende executed sale deed of field No. 13A ,area 1.96 H.R. of Mouza Sewagram, Tah and Dist- Wardha in favour of Pawan Poddar. Said Sale deed is duly registered at Office of sub registrar Wardha at serial No. 6345/2014

5. That Sub Divisional Officer Wardha, passed the order of N.A. on 2-6-2018 in in Revenue Case No. NAP /34/ Sevagram-34/20012-13 Field Survey No. 13A, mouza Sewagram, Wardha passed by SDO Wardha, and converted that land in to residential layout. That total 96 plots were carved out in that filed property. That at the time of passing N.A. order Pawan Poddar Wardha was owner of said Feld Survey No.13 A , of Mouza Swagram Tah andDist- Wardha hence further compliance of was done by him as per procedure an law. Accordingly 7/12 extracts of plots were issued in the name of Pawan Poddar Wardha.

6. That on dated 25/9/2018 y Pawan Poddar executed sale deed of Plot No. 26 of Filed Survey No. 13A , of Mouza Sewagram, Tah and Dist- Wardha, in favour of Avinash Telrandhe which is duly registered at the Office of Sub Registrar, Wardha at Serial No. 2602/18

7. As such as on today Pavan Shriram Poddar R/o. Poddar nagar , Mhasala , Wardha, Tah & Distt. Wardha is exclusive owner and possessor of Layout namely Aaradhya Nagar Part II carved out in Filed Survey No. 13A , of Mouza Sewagram, Tah and Dist- Wardha.

The links in the chain of title have been properly established. All the transactions have been duly verified from the relevant record of the Register Office Wardha and as well as the Revenue record.

8. On the basis of search made by me and the documents placed before me, I certify that the property referred above i.e Layout namely Aaradhya Nagar Part II carved out in Filed Survey No. 13A , of Mouza Sewagram, Tah and Dist- Wardha is owned and possess by Pavan S/o Shriram Poddar R/o. Poddar nagar , Mhasala , Wardha, Tah & Distt.

Wardha , and is free from all encumbrances, charges, liens and mortgages or any other claims and not involved in any court litigation. I also certify that all relevant documents are duly stamped wherever the stamp duty is payable in these documents in accordance with the provisions of Bombay Stamp Act 1958, Indian Stamp Act 1959 as amended up to date. Similarly the relevant documents have been registered, attested, where ever these documents required registration and attestation.

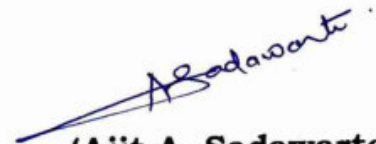
In the result, I state that the property in question is free from all types of encumbrances and it has clear and marketable title and there is no any impediment.

Hence this report.

Wardha

Date- 22-12-2020

Yours faithfully,



(Ajit A. Sadawarte)

Advocate

Adv. A. A. Sadawarte

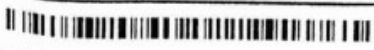
'Darshan', Laxmi nagar, Wardha

Cell No. : 9372911555



CHALLAN
MTR Form Number-6



GRN MH008781565202021E		BARCODE 		Date 22/12/2020-12:08:08		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any) SEARCH FEE			
Type of Payment Search Fee				PAN No.(If Applicable)			
Office Name WRD_WARDHA SUB REGISTRAR				Full Name		ADV A A SADAWARTE	
Location WARDHA				Flat/Block No.		WARDHA	
Year 2020-2021 One Time				Premises/Building		WARDHA	
Account Head Details			Amount In Rs.	Road/Street		WARDHA	
0030072201 SEARCH FEE			325.00	Area/Locality		WARDHA	
				Town/City/District			
				PIN		4 4 2 0 0 1	
				Remarks (If Any)			
				MZA SEVAGRAM TAL AND DIST WARDHA F.S.NO. 13 A PLOT NO. 1			
				TO 25 27 TO 96 FOR 13 YRS.			
				Amount In Three Hundred Twenty Five Rupees Only			
Total			325.00	Words			
Payment Details UNION BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02901792020122218655 500982461	
Cheque/DD No.				Bank Date	RBI Date	22/12/2020-12:12:53 Not Verified with RBI	
Name of Bank				Bank-Branch		UNION BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9372911555

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

सदर चालन "ट्राइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.