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पावती क्र.: 4642 दिनांक: 06/10/2020

गावाचे नाव: वर्धा

दस्तऐवजाचा अनुक्रमांक: वरद-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: नीरज लोहकरे

वर्णन मौजा सिंदी मेधे सन 98/1 सन 1991 ते 2020 एकुन 30 वर्ष

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar, Wardha

1): देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डोडी/धनादेश/पे ऑर्डर क्रमांक: MH005162013202021E दिनांक: 06/10/2020

देयके नाव व पत्ता:

MANGESH P. URKANDÉ
ADVOCATE,
P. A. MAGAR
ADVOCATE,

ADDRESS:-
C/O- R/O CHANDRASHEKHAR BURANDÉ
SNEHAL NAGAR, WARDHA
TAH. AND DIST, WARDHA

Enl. No. Mah/5801/2012, Mob. No. 7387024855

To,

Shri. Niraj Vasant Rao Lohakare

R/o Gajanan Nagar Wardha, Tah and Dist. Wardha,

Subject : Title verification cum search report in respect of Northern side portion by dividing east – west of Field Survey No. 98/1 having area 1.01 HR out of total area 2.22 HR, L.R. Rs. 4.00/-, Class I situated at Mauza Sindi (Meghe), Mouza No. 143, P. H. No. 19 within the limits of Gram Panchayat Sindi Meghe, Tah. and Dist. Wardha belonging to 1) Shri. Harish Nandlalji Taori R/o Ashtabhuja Square, Wardha and 2) Shri. Niraj Vasant Rao Lohakare R/o Gajanan Nagar, Wardha, Tah. and Dist. Wardha.

Respected Sir / Madam,

Having been engaged by Shri. Niraj Vasant Rao Lohakare R/o Gajanan Nagar, Wardha, Tah. and Dist. Wardha for preparing the Title verification and Search Report of the property. I, Mangesh P. Urkande, Advocate, C/o R/o Chandrashekhar Burande, Snehal Nagar, Wardha Tah. & District Wardha, do hereby submit my report as follows:-

1. Name and address of the Title holder:-

- 1) Shri. Harish Nandlalji Taori R/o Ashtabhuja Square, Wardha and
- 2) Shri. Niraj Vasant Rao Lohakare R/o Gajanan Nagar,
Wardha, Tah. and Dist. Wardha

2. Details of the property:-

All piece and parcel of Northern side portion by dividing east – west of Field Survey No. 98/1 having area 1.01 HR out of total area 2.22 HR, L.R. Rs. 4.00/-, Class I situated at Mauza Sindi (Meghe), Mouza No. 143, P. H. No. 19 within the limits of Gram Panchayat Sindi Meghe,



Tah. and Dist. Wardha belonging to 1) Shri. Harish Nandlalji Taori R/o Ashtabhuja Square, Wardha and 2) Shri. Niraj Vasantrao Lohakare R/o Gajanan Nagar, Wardha, Tah. and Dist. Wardha.

The said field is bounded as follows.

On East :- Field Survey No. 98/3
On West :- Field Survey No. 98/2
On North :- Field Survey No. 96 and 97
On South :- Remaining portion of the said field

[Description of property is mentioned as per sale deed and schedule attached with sale deed]

3. PETICULARS OF DOCUMENTS SUBMITTED FOR VERIFICATION :-

Perused photocopies of the following documents:-

Sr.No	DATE	DOCUMENTS	Survey No. & Extent
1.	17/01/2007	Sale deed executed by Shri. Gulab Dattuji Gobade in favour of Shri. Mahesh Ashokrao Telrandhe registered before sub-registrar Wardha vide document No. 394/2007	Field Survey No. 98/1 having area 2.22 HR, L.R. Rs. 4.00/-, Class I situated at Mauza Sindi (Meghe)
2.	14/06/2007	Agreement to sale executed by Shri. Mahesh Telrandhe in favour of Tini Bulders and Developers Pvt. Ltd (T. M) through 1) Shri. Devanand Mahadeorao Rangari and 2) Shila Devanand Rangari	Field Survey No. 98/1 having area 2.22 HR, L.R. Rs. 4.00/-, Class I situated at Mauza Sindi (Meghe)
3.	30/09/2008	Sale deed executed by Shri. Mahesh Telrandhe in favour of Tini Bulders and Developers Pvt. Ltd (T. M) through 1) Shri. Devanand Mahadeorao Rangari and 2) Shila Devanand Rangari	Field Survey No. 98/1 having area 2.22 HR, L.R. Rs. 4.00/-, Class I situated at Mauza Sindi (Meghe)
4.	20/11/2019	Sale deed executed Tini Bulders and Developers Pvt. Ltd (T. M) through 1) Shri. Devanand	Northern side portion by dividing east -

		Mahadeorao Rangari and 2) Shila Devanand Rangari in favour of 1) Shri. Harish Nandlalji Taori and 2) Shri. Niraj Vasant Rao Lohakare	west of Field Survey No. 98/1 having area 1.01 HR out of total area 2.22 HR, L.R. Rs. 4.00/-, Class I situated at Mauza Sindi (Meghe)
5.	09/06/2020	7/12 extract	Northern side portion by dividing east – west of Field Survey No. 98/1 having area 1.01 HR out of total area 2.22 HR, L.R. Rs. 4.00/-, Class I situated at Mauza Sindi (Meghe)
7.	08/10/2020	Gaon Namuna 6 (Ferfar Patrak)	Northern side portion by dividing east – west of Field Survey No. 98/1 having area 1.01 HR out of total area 2.22 HR, L.R. Rs. 4.00/-, Class I situated at Mauza Sindi (Meghe)

4. Search in Sub-Registrar's Office.

That I have taken search before **Sub-Registrar, Wardha**, for the period from 1991 to 2020 i.e. for total 30 years on 06/10/2020 by paying an amount of Rs. 750/- vide search receipt no. **MH005162013202021E**. The original search receipt is enclosed herewith. That, some pages of the Index book for the year 1991 to 2002 is torn and damage condition and same cannot be scan.

However I have taken E-search and verified the record from Online Portal.

5. HISTORY OF TITLE :-

That the title history for last 30 years from this date shows that property is in the name of 1) Shri. Harish Nandlalji Taori R/o Ashtabhuja Square, Wardha and 2) Shri. Niraj Vasantrao Lohakare R/o Gajanan Nagar, Wardha, Tah. and Dist. Wardha.

Initially Field survey No. 98/1 having area 2.22 HR was in the name of Shri. Gulab Dattuji Gobade R/o Sindi Meghe Wardah. Then Shri. Gulab Dattuji Gobade executed sale deed of the said field in favour of Shri. Mahesh Ashokrao Telrandhe on 17/01/2007 for a consideration of Rs. 8,00,000/- vide document No. 394/2007.

Thereafter, Shri. Mahesh Ashokrao Telrandhe executed Agreement to sale executed of the said field in favour of Tini Bulders and Developers Pvt. Ltd (T. M) through 1) Shri. Devanand Mahadeorao Rangari and 2) Shila Devanand Rangari through her power of attorney holder Shri. Devanand Rangari on 14/06/2007 vide document No. 3880/2007. Similarly, sale deed has been executed by Shri. Mahesh Ashokrao Telrandhe in favour of Tini Bulders and Developers Pvt. Ltd (T. M) through 1) Shri. Devanand Mahadeorao Rangari and 2) Shila Devanand Rangari through her power of attorney holder Shri. Devanand Rangari on 30/09/2008 vide document No. 7100/2008.

Similarly, Tini Bulders and Developers Pvt. Ltd (T. M) through 1) Shri. Devanand Mahadeorao Rangari and 2) Shila Devanand Rangari through her power of attorney holder Shri. Devanand Rangari executed registered sale deed of Northern side portion by dividing east – west of Field Survey No. 98/1 having area 1.01 HR out of total area 2.22 HR, L.R. Rs. 4.00/-, Class I in favour of 1) Shri. Harish Nandlalji Taori R/o Ashtabhuja Square, Wardha and 2) Shri. Niraj Vasantrao Lohakare R/o Gajanan Nagar, Wardha, Tah. and Dist. Wardha for a consideration of Rs. 1,28,00,000/- on 20/11/2019 vide document No. 2921/2019.

In view of the said sale deed the field property is mutated in the name of 1) Shri. Harish Nandlalji Taori R/o Ashtabhuja Square, Wardha and 2) Shri. Niraj Vasantrao Lohakare R/o Gajanan Nagar, Wardha, Tah. and Dist. Wardha in revenue record. The title acquired by 1) Shri. Harish Nandlalji Taori R/o Ashtabhuja Square, Wardha and 2) Shri. Niraj Vasantrao Lohakare R/o Gajanan Nagar, Wardha, Tah. and Dist. Wardha is heritable and transferable. The transactions have been duly verified from record of Sub-Registrar and Revenue Department.

6. On the basis of Search made by me and documents viz. Xerox copies of sale deed dated 17/01/2007, 30/09/2008 and 20/11/2019 and 7/12 extract placed before me, are Xerox copies and appears to be genuine documents. Hence, I certify that the property referred in schedule is owned and possessed by 1) Shri. Harish Nandlalji Taori R/o Ashtabhuja Square, Wardha and 2) Shri. Niraj Vasantrao Lohakare R/o Gajanan Nagar, Wardha, Tah. and Dist. Wardha.

7. Encumbrances :-

That during my search I have not found any adverse transfer entry in respect of said property. 1) Shri. Harish Nandlalji Taori R/o Ashtabhuja Square, Wardha and 2) Shri. Niraj Vasantrao Lohakare R/o Gajanan Nagar, Wardha, Tah. and Dist. Wardha passes clear marketable title to the said property. Hence, the above described property is recorded in the name of transferee till date and is free from all types of encumbrances.

SCHEDULE OF PROPERTY

All piece and parcel of Northern side portion by dividing east – west of Field Survey No. 98/1 having area 1.01 HR out of total area 2.22 HR, L.R. Rs. 4.00/-, Class I situated at Mauza Sindi (Meghe), Mouza No. 143, P. H. No. 19 within the limits of Gram Panchayat Sindi Meghe, Tah. and Dist. Wardha belonging to 1) Shri. Harish Nandlalji Taori R/o Ashtabhuja Square, Wardha and 2) Shri. Niraj Vasantrao Lohakare R/o Gajanan Nagar, Wardha, Tah. and Dist. Wardha.



The said field is bounded as follows.

On East :- Field Survey No. 98/3
On West :- Field Survey No. 98/2
On North :- Field Survey No. 96 and 97
On South :- Remaining portion of the said field.

Yours faithfully,



[Mangesh P. Urkande]
Advocate, Wardha.

Wardha.
Dt. 17/10/2020.