Adv. Ajit A Sadawarte
M.Com, LL.M

Laxmi Nagar, Wardha.
Mo. 9372911555
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Date : 22-12-2020

To,

Whom So Ever it may Concern

Subject: - Title verification-cum-search report.

Sir,

That my clients Pawan S/o Shriram Poddar and Saurabh Pawan poddar have approached towards me for title verification-cum-search report of Plots carved out in filed Survey No. 12/1 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-35/20012-13 Field Survey No. 13A, Mouza Sewagram, Wardha, passed by SDO Wardha.

Copy of Sale Deed dated 29/10/2013 executed by Babarao Janbaji Taksande, Maya Madhukar Shende, Chaya Kamlakar Patil, Minabai Janbaji Taksande in favour of Pawan Poddar of Southern side portion admeasuring 1.33 H.R of field No. 12, of Mouza Sewagram, Tah and Dist- Wardha, duly registered at the office of Sub Registrar, Wardha at Serial No. 7942/2013

Copy of Sale Deed dated 18/12/2018 executed by Pawan Poddar and Saurabh Poddar in favour of Madhuri Dilip Bokade of Plot No. 6 of Filed Survey No. 12/1 , of Mouza Sewagram, Tah and Dist- Wardha, duly registered at the office of Sub Registrar, Wardha at Serial No. 3346/18.

Adv. A. A. Sadawarte
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7/12 extract of Plot No. 1 to 5,7 to 56 of the survey number 12/1of , 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 6, 7 to 56 of the survey number 12/1 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- MH008781023320202lE dated 22-12-2020 at Wardha Sub-Registrar Office .

The title history of the above mentioned Plot No. 1 to 5 ,7 to 56 of the survey number 12/1 of , Mouza Sewagram , Tah and Dist- Wardha till this date shows the following chain of transaction:

4. That field survey number 12 , area 2.14 H.R. , occupant- class I, of mouza Sevagarm, Tahsil and District- Wardha was owned and possessed by Babarao Janbaji Taksande, Maya Madhukar Shende, Chaya Kamlakar Patil, Minabai Janbaji Taksande.

That Babarao Janraoji Taksande applied to Sub Divisional Office , Wardha for conversion of said land in to Non Agricultural purposes as they were intending to develop the residential layout therein .

That in mean time on dated 25/9/2018 Babarao Janbaji Taksande, Maya Madhukar Shende, Chaya Kamlakar Patil, Minabai Janbaji Taksande executed the sale deed of Southern side portion admeasuring 1.33 H.R of field No. 12, of Mouza Sewagram, Tah and Dist- Wardha, in favour of Pawan Poddar and Saurabh Poddar . Said sale deed is duly registered at the office of Sub Registrar, Wardha at Serial No. 7942/2013

5. That Sub Divisional Officer Wardha, passed the order of N.A. on 2-6-2018 in in Revenue Case No. NAP /34/ Sevagram-35/20012-13 Field

Adv. A. A. Sadawarte
'Darshan', Laxmi nagar, Wardha
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Survey No. 12/1, mouza Sewagram, Wardha passed by SDO Wardha, and converted that land in to residential layout. That total 56 plots were carved out in that filed property. That at the time of passing N.A. order Pawan Poddar and Saurabh Poddar Wardha were owner of said Field Survey No.12/1 area 1.33 H.R., of Mouza Swagram Tah and Dist- Wardha hence further compliance of was done by them as per procedure an law. Accordingly 7/12 extracts of plots were issued in the name of Pawan Poddar and Saurabh Poddar Wardha.

6. That on dated 18/12/2018 Pawan Poddar and Saurabh Poddar executed sale deed of Plot No. 6 of Filed Survey No. 12/1 , of Mouza Sewagram, Tah and Dist- Wardha, in favour of Madhuri Dilip Bokade which is duly registered at the Office of Sub Registrar, Wardha at Serial No. 3346/18.

7. As such as on today Pavan Shriram Poddar and Saurabh Pawan Poddar R/o. Poddar nagar , Mhasala , Wardha, Tah & Distt. Wardha are exclusive owner and possessor of Layout namely Aaradhya Nagar Part I carved out in Filed Survey No. 12/1, 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 I carved out in Filed Survey No. 12/1 , of Mouza Sewagram, Tah and Dist- Wardha is owned and possess by Pavan S/o Shriram Poddar and Saurabh Pawan Poddar both 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

A.A. Sadawarte.
Adv. A. A. Sadawarte
'Darshan', Laxmi nagar, Wardha
Cell No. : 9372911555

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
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CHALLAN

MTR Form Number-6

GRN	MH008780233202021E	BARCODE		Date	22/12/2020-11:59:46	Form ID	

Department	Inspector General Of Registration
	Search Fee
Type of Payment	Other Items
Office Name	WRD_WARDHA SUB REGISTRAR
Location	WARDHA
Year	2020-2021 One Time

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

Payer Details

TAX ID / TAN (If Any)	SEARCH FEE
PAN No.(If Applicable)	
Full Name	ADV A A SADAWARTE
Flat/Block No. Premises/Building	WARDHA
Road/Street	WARDHA
Area/Locality Town/City/District	WARDHA
PIN	4 4 2 0 0 1

Remarks (If Any)

MZA SEVAGRAM TAL AND DIST WARDHA F.S.NO. 12/1 PLOT NO. 1 TO 5 7 TO 56 FOR 13 YRS.

Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	UNION BANK OF INDIA

Cheque-DD Details

Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	02901792020122218612	500982097
Bank Date	RBI Date	22/12/2020-12:03:55	Not Verified with RBI
Bank-Branch		UNION BANK OF INDIA	
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 चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही.

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