K. S. Deshmukh, Advocate
District Bar Room, District Court
Premises, Wardha, T.D., Wardha

To,

MAHARERA,

Housefin Bhavan, Plot no. C-21,

E Block, Bandra Kurla Complex,

Bandra (E), Mumbai-400051

LEGAL TITLE REPORT

Sub.: Title Verification-cum-Search Report in respect of diverted field Survey No. 91/1, area 1.30 H.R. situated at mouza Nalwadi, within the limits of Gram Panchayat Nalwadi, Tah. Distt, Wardha, owned and possessed by Shri Sudhakar Govindrao Kachole, r/o Nalwadi.

I have investigated the title of the said plot on the request of Shri Sudhakar Govindrao Kachole and following documents i.e' :-

1) Description of the property.

That all those pieces and parcels of land situated being and laying at property i.e., situated at Field Survey No. 91/1, area 1.30 HR., Mouza Nalwadi , Tah. Dist. Wardha.

2) The documents of allotment of plot.

i.Copy of Reg. Civil Suit No. 258/2011 with mediation report and terms & conditions of amicable settlement.

ii. 7/12 extract in the name of Shri Sudhakar Govindrao Kachole.

iii. Copy of N.A. Order.

3) 7 /'12 extract or property card issued by gram panchayat Nalwadi
4) Search report for 30 years from 1992 to 2022.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Shri Sudhakar Govindrao Kachole over diverted field survey No. 91/1 area 1.30 H.R. of mouza Nalwadi, Tah. Distt. Wardha, as described above is clear, valid, absolute, marketable and free from all kind of encumbrances.

Owners of the Land and Diverted layout

Shri Sudhakar Govindrao Kachole resident of Wardha.

The report reflecting the flow of the title of Shri Sudhakar Govindrao Kachole on the said land is enclosed herewith as annexure.

ENCL : ANNEXURE

Date : 09/12/2022

(Kishor S. Deshmukh)

Advocate.

K S Deshmukh
Advocate
WARDHA

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District Bar Room, District Court
Premises, Wardha, T.D., Wardha

FORMAT - A

(Circular No.:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 Extract / PR Card as on date of application for Registration.

2) Mutation Copy.

3) Search report for 30 years from 1993 to 2023 from SR Office Wardha

NARRATION ON FLOW OF TITLE:

Whereas the property situated at Field Survey no. 91, area 2.59 HR, situated at mouza Nalwadi , Tah. Dist. Wardha. was owned by Shri. Govindrao S/o Mahadeorao Kachole. Further, Sau. Sau. Pushpabai Purushottamrao Sawarkar (Wife of Shri Govindrao S/o Mahadeorao Kachole), had filed a civil suit bearing Reg. Civil Suit No. 258/2011 in the Court at Wardha, against Shri Govindrao Mahadeorao Kachole & 4 others, for declaration, partition and separate possession and permanent injunction, in respect of ancestral immovable property. Field Survey No. 91 area 2.59 H.R. of mouza Nalwadi was also one of the subject matter of the said suit. During the pendency of the said suit with the consent of all parties, the matter was referred before Mediator for mediation vide order dated 19/4/2016 passed below Exh.1 in the said suit by 5th Jt. Civil Judge Junior Division, Wardha. Accordingly mediation was successful as per mediation report at Exh. 48 vide order dated 30/4/2016 passed by 4th Jt. Civil Judge Junior Division, Wardha, as per terms & conditions amicably settled which recorded into writing.

In pursuant to the amicable settlement before court among the parties to the above suit, Shri Govindrao Mahadeorao Kachole, Sau. Sunita Meenakshi Namdeorao Sawarkar, Sau. Shewantabai Govindrao Kachole and Sau. Pushpa Purushottamrao Sawarkar, relinquished their right in field survey No. 91, area 2.59 H.R. Thus, as per amicable settlement and relinquishment of right as stated above, by making east-west division of field survey No.91, the northern side half portion 1.30 H.R. is given to Shri Sudhakar Govindrao Kachole and southern side half portion 1.29 H.R. is given to Shri Ravindra Govindrao Kachole. The portion 1.30 H.R. given to Shri Sudhakar Govindrao

Kachole is numbered as F.S. No. 91/1 and the portion 1.29 H.R. given to Shri Ravindra Govindrao Kachole is numbered as field survey No. 91/2, in 7/12 extracts. As such, Shri Sudhakar Govindrao Kachole, has become an absolute owner and possessor of field survey No. 91/1. The field survey No. 91/1 is bounded by ;

To the East-Mhasala Shiv.

To the West - Lay-out of Chhangani

To the North - Dattapur Shiv

To the South - Field Survey No. 91/2.

2. The said Shri Sudhakar Govindrao Kachole then got diverted the above field survey No. 91/1 area 1.30 H.R. for non-agriculture use for residential purpose vide order dated 14/7/2022 passed by the Sub- Divisional Officer Wardha in Revenue Case No.35/ NAP-34/2020-21.

I have also got taken on line search in the office of Sub- Registrar, Wardha for last 30 years i.e. 1992 to 2022 by paying search fee vide Receipt No. GRNMHO 1184098120222Edated 8/12/2022. During the search, I have not found any registered charge or liability by way of sale, gift, transfer etc. whatsoever in any manner over the above described field and it is found to be free from all kind of encumbrances. Thus, the diverted field survey No. 91/1 is an absolute property of Shri Sudhakar Govindrao Kachole. It is an ancestral property. The chain of change of title in his favour has also been properly established.

4. Any other relevant Title : No

5. Any Other Litigation : No

(Kishor S. Deshmukh)

Advocate.

K S Deshmukh
Advocate
WARDHA