278/0 इतर पावती Original/Duplicate

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Regn.:39M

पावती क्रं.: 2010 दिनांक: 05/10/2017

गावाचे नाव: सितलवाडी

दस्तऐवजाचा अनुक्रमांक: रमट-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड ए. जी. कारेमोरे, रा. रामटेक

वर्णन शोध अर्ज क्र 593/2017 असुन शोध सन 2008 ते 2017 असे एकुण 10 वर्ष असुन यात मौजा सितलवाडी येथील सर्वे नं 89 असुन यात पावतीचे 350 रुपये घटविण्यात येत आहे

SEARCHFEE	रु. 350.00
एकूण:	रु. 350.00

दुय्यम निबंधक,रामटेक

1); देयकाचा प्रकार: eChallan रक्कम: रु.350/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006009958201718E दिनांक: 05/10/2017

बँकेचे नाव व पत्ता:

A.G.Karemore,
Advocate,
Ramtek,
Distt. Nagpur.

Residence:
Plot No.25, Balaji Nagar 1
KITS College Road,
Bhojapur, Tahsil Ramtek,
District Nagpur.
Mobile No.9422822707.

Ref._____ **Dt.05/10/2017.**

TO WHOMSOEVER IT MAY CONCERN

SUB:- TITLE VERIFICATION CERTIFICATE /SEARCH REPORT.

Sir,

As per the instruction and documents given by Smt. Usha W/o Ravindra Sethiya, R/o Near Old Power House, Khirkapura, Chhindwara (M.P.), I have taken a search of revenue record for the period of 10 years i.e. from 2008 to 05/10/2017 in the Sub-Registrar's Office at Ramtek, District Nagpur concerning field property bearing S.No.89, admeasuring area 3.93 H.R. situated at Mouza Sitalwadi, Mouza No.360, P.C.No.38, Tahsil Ramtek, District Nagpur belonging to (i) Smt. Usha Ravindra Sethiya having 25% undivided share, R/o Near Old Power House, Khirkapura, Chhindwara (M.P.) (ii) Shri Gaju Baburao Bisane having 60% undivided share, R/o Bhagatsingh Ward, Ramtek, Tahsil Ramtek, District Nagpur and (iii) Shri Sanjay S/o Manoharrao Bobade having 15% undivided share, R/o Plot No.29, Srushti Near Guruganesh Nagar, Kothrud, Maharashtra in the said land as follows:

S.No.	Area in Hectare.	Right
89	3.93	Class-I

That the above described field property situated at Mouza Sitalwadi, within the limits of Gram Panchayat, Sitalwadi (Parsoda), Mouza No.360, P.C.No.38, Tahsil-Ramtek, District Nagpur bounded as below:-

On or towards the East	:	By the S.No.88,
On or towards the West	:	By the S.No.____,
On or towards the North	:	By the S.No.91
On or towards the South	:	By the Road,

I certify that the field bearing S.No.89, admeasuring area 3.93 H.R., Right Occupancy Class-I situated at Mouza Sitalwadi, Mouza No.360, P.C.No.38, Tahsil-Ramtek, District Nagpur was previously owned by Shri Dayaram S/o Lahanu Ambagade, R/o Ramtek, Tahsil Ramtek, District Nagpur being his acquired field property.

That Shri Dayaram S/o Lahanu Ambagade, R/o Ramtek, Tahsil Ramtek, District Nagpur later on applied for diversion of the said field property bearing S.No.89, admeasuring area 3.93 H.R., Right Occupancy Class-I for N.A. purpose to the Tahsildar, Ramtek in the year 1992-93 and accordingly the Tahsildar, Ramtek granted permission for diversion of the said field for purpose of construction of residential houses vide order dt.04/06/1993 in Rev. Case No.7/NAP-34/1992-1993. The concern talathi took a ferfar to that effect vide Ferfar No.313, Dt.12/08/1998.

That Shri Dayaram S/o Lahanu Ambagade, R/o Ramtek, Tahsil Ramtek, District Nagpur later on died. After his death the legal heirs namely (i) Shri Laxmikant S/o Dayaram Ambagade, (ii) Shri Trimbak S/o Dayaram Ambagade, both R/o Ramtek, Tahsil Ramtek, District Nagpur, (iii) Smt. Pramila W/o Jagdish Khante, R/o Plot No.D-27, Sainagar, Ring Road, Manewada, Nagpur (iv) Smt. Pratibha W/o Suresh Tadse, R/o Plot No.C-20, Sainagar, Ring Road, Manewada, Nagpur and (v) Smt. Bharti W/o Wasudeo Deshmukh, R/o Plot No.101, Besa Road, Omkar Nagar, Nagpur became the joint owners of the said property bearing N.A.S.No.89, admeasuring area 3.93 H.R., Right Occupancy Class-I by way of inheritance vide Ferfar No.2376+98, Dt.30/12/2009.

That (i) Smt. Pratibha W/o Suresh Tadse, R/o Plot No.C-20, Sainagar, Ring Road, Manewada, Nagpur and (ii) Smt. Bharti W/o Wasudeo Deshmukh, R/o Plot No.101, Besa Road, Omkar Nagar, Nagpur executed a Regd. General Power of Attorney with respect to above said property bearing N.A.S.No.89, admeasuring area 3.93 H.R., Right Occupancy Class-I in favour of Shri Laxmikant S/o Dayaram Ambagade on dt.14/10/2014 vide General Power of Attorney Dt.14/10/2014 at Sr.No.5327/2014.

That Smt. Pramila W/o Jagdish Khante, R/o Plot No.D-27, Sainagar, Ring Road, Manewada, Nagpur executed a Regd. General Power of Attorney with respect to above said property bearing N.A.S.No.89, admeasuring area 3.93 H.R., Right Occupancy Class-I in favour of Shri Laxmikant S/o Dayaram Ambagade on dt.02/12/2014 vide General Power of Attorney Dt.02/12/2014 at Sr.No.6173/2014.

That (i) Shri Laxmikant S/o Dayaram Ambagade, (ii) Shri Trimbak S/o Dayaram Ambagade, both R/o Ramtek, Tahsil Ramtek, District Nagpur, (iii) Smt. Pramila W/o Jagdish Khante, R/o Plot No.D-27, Sainagar, Ring Road, Manewada, Nagpur (iv) Smt. Pratibha W/o Suresh Tadse, R/o Plot No.C-20, Sainagar, Ring Road, Manewada, Nagpur and (v) Smt. Bharti W/o Wasudeo Deshmukh, R/o Plot No.101, Besa Road, Omkar Nagar, Nagpur later on executed a Regd. sale-deed of the said property bearing S.No.89, admeasuring area 3.93 H.R., Rent Rs.3930.00 Ps. Right Occupancy Class-I situated at Mouza Sitalwadi, Mouza No.360, P.C.No.38, Tahsil-Ramtek, District Nagpur through Power of Attorney Holder Shri Laxmikant Dayaram Ambagade for

No.3, 4 and 5 in favour of (i) Smt. Usha Ravindra Sethiya having 25% undivided share, R/o Near Old Power House, Khirkapura, Chhindwara (M.P.) (ii) Shri Gaju Baburao Bisane having 60% undivided share, R/o Bhagatsingh Ward, Ramtek, Tahsil Ramtek, District Nagpur and (iii) Shri Sanjay S/o Manoharrao Bobade having 15% undivided share, R/o Plot No.29, Srushti Near Guruganesh Nagar, Kothrud, Maharashtra for a valuable consideration of Rs.1,40,00,000/- on dt.14/01/2015 vide Regd. sale-deed Dt.14/01/2015 at Sr.No.109/2015. The concerned Talathi took ferfar to that effect vide Ferfar No.1076, Dt.02/05/2015.

That (i) Smt. Usha Ravindra Sethiya having 25% undivided share, R/o Near Old Power House, Khirkapura, Chhindwara (M.P.) (ii) Shri Gaju Baburao Bisane having 60% undivided share, R/o Bhagatsingh Ward, Ramtek, Tahsil Ramtek, District Nagpur and (iii) Shri Sanjay S/o Manoharrao Bobade having 15% undivided share, R/o Plot No.29, Srushti Near Guruganesh Nagar, Kothrud, Maharashtra later on prepared the lay-out of plots over said S.No.89 and approved the lay-out map from the competent authority. That in the lay-out, there are total plots 159 of different sizes and dimension in the said lay-out, which are as follows:-

Plot Nos.	Area of Plot in Sq.Mtr.	Nos.	Total area in Sq.mtr.
1, 3	408.75	2	817.50
2	341.25	1	341.24
4	362.50	1	362.50
5, 6, 7	275.00	3	825.00
8	312.50	1	312.50
9	367.50	1	367.50
10	416.25	1	416.25
11 to 17, 20 to 28 31 to 39, 42 to 48 50 to 53 59 to 71 86 to 97 100 to 117 120 to 135 138 to 158	150.00	116	17400.00
18, 19, 40, 41, 118, 119, 136, 137	180.00	8	1440.00
29	172.50	1	172.50
30	157.50	1	157.50
49	172.50	1	172.50
54	153.75	1	153.75

55	168.75	1	168.75
56	236.25	1	236.25
57	183.00	1	183.00
58	157.50	1	157.50
72	233.25	1	233.25
73	379.50	1	379.50
74	225.00	1	225.00
75	215.00	1	215.00
76	205.00	1	205.00
77	195.00	1	195.00
78	185.00	1	185.00
79	175.00	1	175.00
80	165.00	1	165.00
81	155.00	1	155.00
82	145.00	1	145.00
83	135.00	1	135.00
84	125.00	1	125.00
85	115.00	1	115.00
98, 99	173.55	2	347.10
159	135.00	1	135.00

Thereafter they orally made partition of the lay-out of plots in the said S.No.89 as per their undivided share mentioned in the sale-deed Dt.14/01/2015 at Sr.No.109/2015. In that partition Smt. Usha Ravindra Sethiya got the plot Nos.9 to 48, total admeasuring area 6632.75 sq.mtr., Shri Gaju Baburao Bisane got the plot Nos.2 to 8, 49 to 111, 119 to 136, 153 to 159, total admeasuring area 16088.85 sq.mtr. and Shri Sanjay S/o Manoharrao Bobade got Plot Nos.1, 112 to 118, 137 to 152, total admeasuring area 3918.75 sq.mtr.

That Smt. Usha Ravindra Sethiya is the owner of plot Nos.9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48, admeasuring area 5916.50 sq.mtr. and the same are put in her possession as owner thereof and intends to sale the said plots.

I further certify that Smt. Usha Ravindra Sethiya, R/o Near Old Power House, Khirkapura, Chhindwara (M.P.) is the owner of the said plots/property bearing Plot Nos. 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48, admeasuring area 5916.50 sq.mtr. out of N.A.S.No.89 situated at Mouza Sitalwadi, within the limits of Gram Panchayat, Sitalwadi-Parsoda Mouza No.360, P.C.No.38, Tahsil Ramtek, District Nagpur and since day of purchase, he is in peaceful undisturbed possession of the said plots in the capacity of the absolute and sole owner and also having title to the said plots. The title of the said plots is clear as per the inspection of index registers from the concerned Sub-Registrar's Office at Ramtek, District Nagpur. No other

transactions are seen while taking inspection of index registers at the office of the Sub-Registrar at Ramtek ever since 2008 till 05/10/2017. The link in the chain of transactions have been properly established and all the necessary transactions have been properly verified from the office of the Sub-Registrar, at Ramtek.

I have taken a search of records of Sub-Registrar's Office at Ramtek from Index Registers, online Index and other relevant records for a period of more than 10 years i.e. from 2008 till 05/10/2017 by paying necessary search fee charges of Rs.350/- paid vide receipt No.2010, Dt.05/10/2017. The original search fee receipt is enclosed herewith.

I further certify that all the relevant documents of title placed before me are Photostate copies only and appear to be genuine. The documents placed before me are as under:-

i) Photocopy of title-deed dt.14/01/2015 at Sr.No.109/2015 with respect to field property bearing S.No.89, admeasuring area 3.93 H.R., Right Class-I situated at Mouza Sitalwadi, within the limits of Gram Panchayat, Sitalwadi-Parsoda Mouza No.360, P.C.No.38, Tahsil Ramtek, District Nagpur.

ii) True Copy of 7/12 extracts of Plot Nos. 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48 out of N.A.S.No.89 of Mouza Sitalwadi, Tahsil Ramtek, District Nagpur issued by Talathi, P.C.No.38, on dt.05/05/2017.

iii) Lay-Out Map of N.A.S.No.89 of Mouza Sitalwadi, P.C.No.38, Tahsil Ramtek, District Nagpur.

vii) Ferfar Panji of Ferfar No.1076, Dt.02/05/2015 with respect to S.No.89, admeasuring area 3.93 H.R., Right Class-I situated at Mouza Sitalwadi, issued by Talathi, P.C.No.38, Tahsil Ramtek, District Nagpur on dt.26/09/2017.

I further certify that the said property i.e. plots bearing Plot Nos. 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48, admeasuring area 5916.50 sq.mtr. out of N.A.S.No.89 situated at Mouza Sitalwadi, within the limits of Gram Panchayat, Sitalwadi-Parsoda Mouza No.360, P.C.No.38, Tahsil Ramtek, District Nagpur are owned by Smt. Usha Ravindra Sethiya, R/o Near Old Power House, Khirkapura, Chhindwara (M.P.) is readily marketable and free from all types of encumbrances and there is no any impediment.

And such property i.e. plots will be good and marketable for sale-purchase transaction.

Hence this Certificate/Report.

Ramtek:
Dated :05/10/2017.

(A.G.Karemore, Advocate)
Ramtek.