Sanjay H. Dhawad
Advocate

Office & Residence :-
Kunbipura,Sharda Chowk,Katol
Tah-Katol,Dist-Nagpur-441302
Mob - 9823206955
Email - sanjudhawad30@gmail.com

Date : 27/12/2019

# SEARCH & TITLE VERIFICATION REPORT

## (TO WHOM SO EVER IT MAY CONCERN)

I, **S.H. DHAWAD, Advocate** on the basis of the Xerox copy forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed Search And Investigation and submit my report as under :-

Ref : **Title Opinion on the Agricultural property situated at Mouza – Katol** P.H.No. **44**,Mouza No. **32, Survey No. 294, admeasuring 2.76 HR, Land Revenue Rs. 27.07, Class-I Within the limits of Nagar Parishad, Katol, Tah. Katol, Dist. Nagpur.**

1. **NAME(S) AND ADDRESS(ES) OF THE TITLE HOLDER(S)**

   **SHRI. PRAKASH KASTURCHAND CHANDAK**
   R/o. Raman Chandak Layout, Dhantoli, Katol
   Tah. Katol, Dist. Nagpur-441 302

2. **TITLE DEEDS SEEN BY ME**

| | | |
|---|---|---|
| i) | 7/12 and 8-A extrat of S. No. 294 | dt. 15/11/2019 |
| ii) | N.A. Order | dt. 07/09/2019 |
| iii) | Layout Sanction map | |
| iv) | Adhikar Abhilekh Panji | dt. 14/02/2011 |

3. i) **DESCRIPTION OF IMMOVABLE PROPERTY :-**

All the piece and parcel of Agriculture field possessed by **Prakash Kasturchand Chandak**, situated at **Mouza - Katol,** P.H.No. **44**,Mouza No. **32, Survey No. 294, admeasuring 2.76 HR, Land Revenue Rs.**

Adv.Sanjay H.Dhawad KATOL

Scanned by CamScanner

Sanjay H. Dhawad
Advocate

Office & Residence :-
Kunbipura,Sharda Chowk,Katol
Tah-Katol,Dist-Nagpur-441302
Mob - 9823206955
Email - sanjudhawad30@gmail.com

Date : 27/12/2019

27.07, Class-I Within the limits of Nagar Parishad, Katol, Tah. Katol, Dist. Nagpur.

**BOUNDARIES OF SURVEY NO. 294** :

East - Survey No. 295/1+2+3

West - Survey No. 837

North - Survey No. 268

South - Survey No. 298

4. **Search in Sub Registrar's Office – Katol**

i) **Location of property :**

Situated at Mouza - **Katol**, Tah.- Katol, Distt.-Nagpur within the jurisdiction of **Sub Registrar Office, Katol.**

ii) **Search and Investigation :**

That, the title history of the last **10 years (i.e. 2010 to 2019)** from this date shows the following chain of transaction.

**HISTORY –**

That, the field survey No. **294, admeasuring about 2.76 HR** owned by Shri. **Prakash Kasturchand Chandak** as his ancestral property. He has applied for the conversion of agricultural land into Non-agricultural i.e. for residential purpose Before Chief Officer, Municipal Officer, Katol and accordingly Officer, Municipal Officer, Katol has granted permission on **07.09.2019** vide its order नपका/बांध/रेखांकन मंजुरी/३५३/२०१९, The Assistant Director, Town Planning, Nagpur also approved the sanction plan on 15/11/2017. The Tahsildar, Katol has also granted the permission for conversion of agricultural land into Non-agricultural i.e. for

Scanned by CamScanner

Sanjay H. Dhawad
Advocate

Office & Residence :-
Kunbipura,Sharda Chowk,Katol
Tah-Katol,Dist-Nagpur-441302
Mob - 9823206955
Email - sanjudhawad30@gmail.com

Date : 27/12/2019

residential purpose in its order dated 27/08/2019 in revenue case No. 3/NAP-34/2017-18. That, as per my opinion the property referred in the schedule **Shri. Prakash Kasturchand Chandak is** absolute ownership right.

iii) **There is no any minors interest is involved** in the abovesaid property and no any permission is required to create the mortgage of the abovesaid property.

iv) No any document pending for registration.

5. Whether urban Land (Ceiling And Regulation) Act 1976 is applicable in the State where the property is located. If applicable whether the immovable property(ies) fall(s) within the purview of the Act, verification and investigation should be made under sections 26, 27 and 28 of the Act to ensure that mortgagor(s) has/have obtained necessary permission from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report.

**. . . . Not applicable**

6. Whether the property is acquired under Land Acquisition Act, 1894 and applicability of other State Legislations.

**. . . . Not applicable**

7. Leasehold immovable Property (where land/building is leasehold, please verify the terms of lease, whether any permission/NOC from the lessor /competent authority is required for creation of mortgage of such leasehold property and advice the precautions to be taken while obtaining such property in mortgage).

Adv.Sanjay * KATOL * PEN

Scanned by CamScanner

Sanjay H. Dhawad
Advocate

Office & Residence :-
Kunbipura,Sharda Chowk,Katol
Tah-Katol,Dist-Nagpur-441302
Mob - 9823206955
Email - sanjudhawad30@gmail.com

Date : 27/12/2019

**. . . . Not applicable**

8. **INVESTIGATION UNDER INCOME TAX ACT 1961.**

(Any permission of the concerned Assessing Officer under any of the provisions of I.T. Act is required for creating mortgage or any Certificate to be submitted to the Bank to show that no dues are outstanding to income Tax Dept.

**. . . . Not applicable**

9. **INVESTIGATION IN REGARD TO AGRICULTURAL LAND**

Investigate and search the necessary records etc. with specific reference to the land if it is surplus, self cultivated, if consolidation of holding/acquisition proceedings etc. is in progress in the area, whether Government loan/any loan raised against the land and details about the charges/encumbrances may be specified, specifically with reference to the Agricultural Land Laws.

- That the abovesaid agricultural land is not surplus, self cultivated.
- There is no any consolidation of holding/acquisition proceedings etc. is in progress in the area.
- There is no any Govt. Loan raised against the abovesaid agricultural land.

**..Not applicable**

- There is **NO CHARGES /ENCUMBRANCES** is recorded against the abovesaid Layout Property.

10. The details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor.

11. Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.

**. . . . Not applicable**

Adv.Sanjay H.Dhawad

Scanned by CamScanner

**Sanjay H. Dhawad**
**Advocate**

Office & Residence :-
Kunbipura,Sharda Chowk,Katol
Tah-Katol,Dist-Nagpur-441302
Mob - 9823206955
Email - sanjudhawad30@gmail.com

*Date :* 27/12/2019

12. That, I have taken and carried **online search** of the record of the **Sub-Registrar's Office, Katol,** Dist. **Nagpur** and other relevant record for last **10 years** i.e. from **2010 to 2019.** The search document is attached herewith.
13. On the basis of the online search made by me I have not found any entry in respect of the abovesaid property at office of the **Sub Registrar, Katol,** That, the property referred in the schedule **Shri. Prakash Kasturchand Chandak is** absolute ownership right, **and there is no any charge,** lien, lease, mortgage is recorded against the abovesaid property. I hereby return the documents forwarded to me.

Hence this report.

Katol
Date : **27-12-2019**

Yours faithfully

**S.H. Dhawad**
**Advocate, Katol**
SANJAY H. DHAWAD
ADVOCATE
SHARDA CHOWK, KATOL
DIST.NAGPUR MOB.9823206955

Scanned by CamScanner