

Adv. Anil P. Mane

B.A. LL.B.

S.B.I. Colony, Umarkhed
Tq. Umarkhed - 445206 Dist. Yavatmal
Mob No. 9767371969

Date : 08-05-2022

TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH REPORT

TO WHOME IT MAY CONERN,
THIS TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH
REPORT IN RESPECT OF LEGAL OPINION ISSUED AS FOLLOWS :-

- 1) Subject :- **TITLE VERIFICATION OF IMMOVABLE
PROPERTY CUM SEARCH REPORT**
- 2) Names of owners and possessors of immovable property.
1) Mr. Shankar Ajrun Mukewad,
2) Smt. Godavari Vishnu Borbantalwar,
both R/o Temburdara, Tq. Umarkhed Dist.
Yavatmal
- 3) Description of Documents scrutinized.

Sr. No.	Details of registration of document / conveyance	Date of Execution of Document	Place Sub-Regd. Office	Property falls under Sub-Registrar
1	Copy of 7/12 extract	08-05-2022	Umarkhed	Umarkhed
2	Copy of mutation No. 1418	13-09-2021	Umarkhed	Umarkhed

- 1) Description of property/ properties/ Nature of title.

Name of the owners & possessor of immovable property.	1) Mr. Shankar Ajrun Mukewad, 2) Smt. Godavari Vishnu Borbantalwar, both R/o Temburdara, Tq. Umarkhed Dist. Yavatmal
Extent of area (in acres/ hec.)	3 H. 00 R
Survey No/ Gut No. CST No./ House No.	Survey No. 205/1, Area 3 H. 00 R, L. R. Rs. 3=65 Ps situated at Temburdara Tq. Umarkhed Dist. Yavatmal (Maharashtra)
Is property lease hold/ freehold/ Govt. grant etc.	Freehold
Nature of property	Agricultural Land
Location	Temburdara Tq. Umarkhed Dist. Yavatmal (Maharashtra)
Boundaries	East West North South
Is photo of owners affixed (If not be taken after verification)	No.

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2) Trace of Title /History of Passing of title. Details of antecedent title deeds.
(Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified.)

Detailed information about property to be mortgaged :

Sr. No.	Details	Remark of counsel
1	Whether the documents of title given raise any doubts or suspicion.	No
2	Have the title deeds have been compared with those at registrar's office & particulars tally.	Yes
3	Whether any of the property intended to be given by way of sale is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	No
4	Whether property proposed to be sale is subject to the provisions contained under any special enactment/ local laws. State implications of such enactment on the charge proposed to be created.	No
5	Whether property to be sale is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/ allotment etc. obtained.	No
6	Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	No
7	Whether the user land has been converted under revenue law? Whether N.A. permission / change of user permission is obtained?	No
8	What is the tenure of land? (In case Lease Property) and whether necessary consent permission of lessor obtained.	Not Applicable
9	Whether the land is adiwasi (Tribal) Land?	No
10	Whether any prohibitory order from	No

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	income tax/ wealth tax of other authorities?	
11	Is land/ property subject to any reservations/ acquisitions/ requisitions?	No
12	Whether there are any restriction from corporation such as "education zone" "green zone" etc.?	No
13	Is the land taken on lease from State industrial development corporation? If yes whether tripartite agreement executed?	No
14	Whether there are any prior encumbrances. If yes details thereof?	No
15	In case of devolution of property by a will/ succession.	
	A) Whether probate of will/ succession certificate / letters of administration obtained? Details thereof.	No
	B) If probate/ succession certificate / letters of administration not obtained, then how the mortgagor proposes to prove the title?	No
	C) The safeguards suggested ensuring title of the property offered as security.	Yes
16	Whether title deeds perused are in conformity with the search taken.	Yes
17	Whether the chain of title is complete without any missing links.	Yes

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

That the transferor(s) acquired the title by virtue of following documents and transactions and the title history of last 30 years shows the following chain of transactions.

As per revenue record, the said land is ancestral property. Previously the said land S. No. 205/1, Admeasuring 3 H. 00 R. L. Rs. 3.65 Ps. Situated at Tembhurdara, Tq. Umarkhed Dist. Yavatmal was owned and possessed by **Smt. Sumitrabai Arjun Koli (Mukewad)**, R/o Tembhurdara, Tq. Umarkhed.

Thereafter **Smt. Sumitrabai Arjun Koli (Mukewad)** died on 17-09-2020 and the above said landed property was transferred in the name of legal heir of deceased **Smt. Sumitrabai Arjun Koli (Mukewad)** after his death. The above said property

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transferred in the name of (1) Mr. Shankar Arjun Mukewad, (2) Smt. Godavari Vishnu Borbantalwar, both R/o Tembhardara being the legal heirs of deceased Smt. Sumitrabai Arjun Koli (Mukewad) and accordingly entries were taken in the revenue record vide mutation case No. 1418 Dt. 13-09-2021.

As per copy of 7/12 extract issued by revenue department, (1) Mr. Shankar Arjun Mukewad, (2) Smt. Godavari Vishnu Borbantalwar, both R/o Tembhardara are an absolute owners and possessors of the above land S. No. 205/1, Admeasuring 3 H. 00 R. L. R. Rs. 3.65 Ps situated at Tembhardara Tq. Umarkhed.

I have examined the original title deeds relation to the property situated at Tembhardara, Tq. Umarkhed, Dist. Yavatmal bearing land Survey No. 205/1, Area 3 H. 00 R. L. R. Rs. 3=65 Ps and offered as security by way of registered sale deed / agreement to sale.

I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last 30 years i.e. 1993 to 2022 bearing receipt/GRN No. _____ Dt. 08/05/2022 (fee receipt enclosed).

I certify that, (1) Mr. Shankar Arjun Mukewad, (2) Smt. Godavari Vishnu Borbantalwar, both R/o Tembhardara, Tq. Umarkhed, Dist. Yavatmal has / have an absolute owner, clear and marketable title over the property. The above property is free from all the encumbrances.

I further advise that, It is necessary to obtain non encumbrances certificate from the co-operative society and banks, prior to registration of sale deed / agreement to sale.

Date :- 08-05-2022

Place :- Umarkhed

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TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH REPORT

TO WHOME IT MAY CONERN,
THIS TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH
REPORT IN RESPECT OF LEGAL OPINION ISSUED AS FOLLOWS :-

- 1) Subject :- **TITLE VERIFICATION OF IMMOVABLE
PROPERTY CUM SEARCH REPORT**
- 2) Names of owners and possessors of immovable property,
Mr. Seva Ramchandra Rathod,
R/o Temburdara, Tq. Umarkhed Dist. Yavatmal
- 3) Description of Documents scrutinized.

Sr. No.	Details of registration of document / conveyance	Date of Execution of Document	Place Sub-Regd. Office	Property falls under Sub-Registrar
1	Copy of 7/12 extract	08-05-2022	Umarkhed	Umarkhed
2	Copy of mutation No. 1352	05-02-2021	Umarkhed	Umarkhed

- 1) Description of property/ properties/ Nature of title.

Name of the owners & possessor of immovable property.	Mr. Seva Ramchandra Rathod, R/o Temburdara, Tq. Umarkhed Dist. Yavatmal	
Extent of area (in acres/ hec.)	1 H. 21 R.	
Survey No/ Gut No.CST No./ House No.	Survey No. 268/4, Area 1 H. 21 R, L. R. Rs. 0=60 Ps situated at Temburdara Tq. Umarkhed Dist. Yavatmal (Maharashtra)	
Is property lease hold/ freehold/ Govt. grant etc.	Freehold	
Nature of property	Agricultural Land	
Location	Temburdara Tq. Umarkhed Dist. Yavatmal (Maharashtra)	
Boundaries	East West North South	
Is photo of owners affixed (If not be taken after verification)	No.	

- 2) Trace of Title /History of Passing of title. Details of antecedent title deeds.

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(Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified.)

Detailed information about property to be mortgaged :

Sr. No.	Details	Remark of counsel
1	Whether the documents of title given raise any doubts or suspicion.	No
2	Have the title deeds have been compared with those at registrar's office & particulars tally.	Yes
3	Whether any of the property intended to be given by way of sale is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	No
4	Whether property proposed to be sale is subject to the provisions contained under any special enactment/ local laws. State implications of such enactment on the charge proposed to be created.	No
5	Whether property to be sale is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/ allotment etc. obtained.	No
6	Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	No
7	Whether the user land has been converted under revenue law? Whether N.A. permission / change of user permission is obtained?	No
8	What is the tenure of land? (In case Lease Property) and whether necessary consent permission of lessor obtained.	Not Applicable
9	Whether the land is adiwasi (Tribal) Land?	No
10	Whether any prohibitory order from income tax/ wealth tax of other	No

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	authorities?	
11	Is land/ property subject to any reservations/ acquisitions/ requisitions?	No
12	Whether there are any restriction from corporation such as "education zone" "green zone" etc.?	No
13	Is the land taken on lease from State industrial development corporation? If yes whether tripartite agreement executed?	No
14	Whether there are any prior encumbrances. If yes details thereof?	No
15	In case of devolution of property by a will/ succession.	
	A) Whether probate of will/ succession certificate / letters of administration obtained? Details thereof.	No
	B) If probate/ succession certificate / letters of administration not obtained, then how the mortgagor proposes to prove the title?	No
	C) The safeguards suggested ensuring title of the property offered as security.	Yes
16	Whether title deeds perused are in conformity with the search taken.	Yes
17	Whether the chain of title is complete without any missing links.	Yes

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

That the transferor(s) acquired the title by virtue of following documents and transactions and the title history of last 30 years shows the following chain of transactions.

As per revenue record, the said land S. No. 268/4, Admeasuring 2 H. 01 R situated at Tembhurdara, Tq. Umarkhed Dist. Yavatmal was owned and possessed by Mr. Seva Ramchandra Rathod, R/o Tembhurdara, Tq. Umarkhed.

Thereafter Mr. Seva Ramchandra Rathod, R/o Tembhurdara executed a Gift Deed in favour of his daughter Sau. Sangitabai Ramesh Jadhao (previous marriage name Sangitabai Seva Rathod), R/o Tembhurdara Tq. Umarkhed in respect of the above land by demarcating North-South axle towards West side 0 H.

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80 R land Out of S. No. 268/4 situated at Tembhardara Tq. Umarkhed vide registered gift deed dt. 22-06-2020, bearing its registration no. 892/2020.

And Mr. Seva Ramchandra Rathod, R/o Tembhardara is an owner and possessor of the remaining 1 H. 21 R land Out of S. No. 268/4 situated at Tembhardara Tq. Umarkhed. Accordingly the mutation is taken in the revenue record in the name of Mr. Seva Ramchandra Rathod vide mutation case No. 1352 Dt. 05-02-2021.

As per copy of 7/12 extract issued by revenue department, Mr. Seva Ramchandra Rathod, R/o Tembhardara are an absolute owner and possessor of the above land S. No. 268/4, Admeasuring 1 H, 21 R, L. R. Rs. 0.60 Ps situated at Tembhardara Tq. Umarkhed.

I have examined the original title deeds relation to the property situated at Tembhardara, Tq. Umarkhed, Dist. Yavatmal bearing land Survey No. 268/4, Area 1 H, 21 R, L. R. Rs. 0=60 Ps and offered as security by way of registered sale deed / agreement to sale.

I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last 30 years i.e. 1993 to 2022 bearing receipt/GRN No. _____ Dt. 08/05/2022 (fee receipt enclosed).

I certify that, Mr. Seva Ramchandra Rathod, R/o Tembhardara, Tq. Umarkhed, Dist. Yavatmal has / have an absolute owner, clear and marketable title over the property. The above property is free from all the encumbrances.

I further advise that, It is necessary to obtain non encumbrances certificate from the co-operative society and banks, prior to registration of sale deed / agreement to sale.

Date :- 08-05-2022

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Date : 08-05-2022

TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH REPORT

TO WHOME IT MAY CONCERN,
THIS TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH
REPORT IN RESPECT OF LEGAL OPINION ISSUED AS FOLLOWS :-

- 1) Subject : **TITLE VERIFICATION OF IMMOVABLE
PROPERTY CUM SEARCH REPORT**
- 2) Names of owners and possessors of immovable property.
Mr. Datta Gemsing Jadhao,
R/o Tembhardara, Tq. Umarkhed Dist. Yavatmal
- 3) Description of Documents scrutinized,

Sr. No.	Details of registration of document / conveyance	Date of Execution of Document	Place Sub-Regd. Office	Property falls under Sub-Registrar
1	Copy of 7/12 extract	08-05-2022	Umarkhed	Umarkhed
2	Copy of mutation No. 1296	27-03-2019	Umarkhed	Umarkhed

- 1) Description of property/ properties/ Nature of title.

Name of the owners & possessor of immovable property.	Mr. Datta Gemsing Jadhao, R/o Tembhardara, Tq. Umarkhed Dist. Yavatmal	
Extent of area (in acres/ hec.)	1 H. 84 R	
Survey No/ Gut No.CST No./ House No.	Survey No. 267/1/A, Area 1 H. 84 R, L. R. Rs. 1=18 Ps situated at Tembhardara Tq. Umarkhed Dist. Yavatmal (Maharashtra)	
Is property lease hold/ freehold/ Govt. grant etc.	Freehold	
Nature of property	Agricultural Land	
Location	Tembhardara Tq. Umarkhed Dist. Yavatmal (Maharashtra)	
Boundaries	East West North South	
Is photo of owners affixed (If not be taken after verification)	No.	

- 2) Trace of Title /History of Passing of title. Details of antecedent title deeds.

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(Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified.)

Detailed information about property to be mortgaged :

Sr. No.	Details	Remark of counsel
1	Whether the documents of title given raise any doubts or suspicion.	No
2	Have the title deeds have been compared with those at registrar's office & particulars tally.	Yes
3	Whether any of the property intended to be given by way of sale is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	No
4	Whether property proposed to be sale is subject to the provisions contained under any special enactment/ local laws. State implications of such enactment on the charge proposed to be created.	No
5	Whether property to be sale is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/ allotment etc. obtained.	No
6	Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	No
7	Whether the user land has been converted under revenue law? Whether N.A. permission / change of user permission is obtained?	No
8	What is the tenure of land? (In case Lease Property) and whether necessary consent permission of lessor obtained.	Not Applicable
9	Whether the land is adiwasi (Tribal) Land?	No
10	Whether any prohibitory order from income tax/ wealth tax of other	No

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Mob No. 9767371969

	authorities?	
11	Is land/ property subject to any reservations/ acquisitions/ requisitions?	No
12	Whether there are any restriction from corporation such as "education zone" "green zone" etc.?	No
13	Is the land taken on lease from State industrial development corporation? If yes whether tripartite agreement executed?	No
14	Whether there are any prior encumbrances. If yes details thereof?	No
15	In case of devolution of property by a will/ succession.	
	A) Whether probate of will/ succession certificate / letters of administration obtained? Details thereof.	No
	B) If probate/ succession certificate / letters of administration not obtained, then how the mortgagor proposes to prove the title?	No
	C) The safeguards suggested ensuring title of the property offered as security.	Yes
16	Whether title deeds perused are in conformity with the search taken.	Yes
17	Whether the chain of title is complete without any missing links.	Yes

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

That the transferor(s) acquired the title by virtue of following documents and transactions and the title history of last 30 years shows the following chain of transactions.

As per revenue record, the said landed property is ancestral property. Previously the said land S. No. 267/1/A, Admeasuring 3 H. 68 R situated at Tembhardara, Tq. Umarkhed Dist. Yavatmal was owned and possessed by Smt. Rukhmabai Gemsing Jadhao, R/o Tembhardara, Tq. Umarkhed.

Thereafter Smt. Rukhmabai Gemsing Jadhao, R/o Tembhardara executed a partition deed in between her sons namely (1) Bhiku Gemsing Jadhao, (2) Datta Gemsing Jadhao, all R/o Tembhardara Tq. Umarkhed on Dt. 17-01-2019 and as per the said partition deed the said land by demarcating East-West axle towards

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South side 1 H. 84 R Out of S. No. 267/1/A situated at Tembhardara Tq. Mahagaon allotted to the share of Mr. Datta Gemsing Jadhao, R/o Tembhardara. Since the date of partition deed Mr. Datta Gemsing Jadhao, R/o Tembhardara becomes the owner and possessor of the above landed property. Accordingly the mutation is taken in the revenue record in the name of Mr. Datta Gemsing Jadhao vide mutation case No. 1296 Dt. 27-03-2019.

As per copy of 7/12 extract issued by revenue department, Mr. Datta Gemsing Jadhao, R/o Tembhardara are an absolute owner and possessor of the above land S. No. 267/1/A, Admeasuring 1 H, 84 R, L. R. Rs. 1.18 Ps situated at Tembhardara Tq. Umarkhed.

I have examined the original title deeds relation to the property situated at Tembhardara, Tq. Umarkhed, Dist. Yavatmal bearing land Survey No. 267/1/A, Area 1 H. 84 R, L. R. Rs. 1=18 Ps and offered as security by way of registered sale deed / agreement to sale.

I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last 30 years i.e. 1993 to 2022 bearing receipt/GRN No. _____ Dt. 08/05/2022 (fee receipt enclosed).

I certify that, Mr. Datta Gemsing Jadhao, R/o Tembhardara, Tq. Umarkhed, Dist. Yavatmal has / have an absolute owner, clear and marketable title over the property. The above property is free from all the encumbrances.

I further advise that, It is necessary to obtain non encumbrances certificate from the co-operative society and banks, prior to registration of sale deed / agreement to sale.

Date :- 08-05-2022

Place :- Umarkhed

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Date : 08-05-2022

TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH REPORT

TO WHOME IT MAY CONERN,
THIS TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH
REPORT IN RESPECT OF LEGAL OPINION ISSUED AS FOLLOWS :-

- 1) Subject :- **TITLE VERIFICATION OF IMMOVABLE
PROPERTY CUM SEARCH REPORT**
- 2) Names of owners and possessors of immovable property,
Mr. Bhiku Gemsing Jadhao,
R/o Tembhardara, Tq. Umarkhed Dist. Yavatmal
- 3) Description of Documents scrutinized.

Sr. No.	Details of registration of document / conveyance	Date of Execution of Document	Place Sub-Regd. Office	Property falls under Sub-Registrar
1	Copy of 7/12 extract	08-05-2022	Umarkhed	Umarkhed
2	Copy of mutation No. 1296	27-03-2019	Umarkhed	Umarkhed

- 1) Description of property/ properties/ Nature of title.

Name of the owners & possessor of immovable property.	Mr. Bhiku Gemsing Jadhao, R/o Tembhardara, Tq. Umarkhed Dist. Yavatmal		
Extent of area (in acres/ hec.)	1 H. 84 R		
Survey No/ Gut No.CST No./ House No.	Survey No. 267/1/A, Area 1 H. 84 R, L. R. Rs. 1=18 Ps situated at Tembhardara Tq. Umarkhed Dist. Yavatmal (Maharashtra)		
Is property lease hold/ freehold/ Govt. grant etc.	Freehold		
Nature of property	Agricultural Land		
Location	Tembhardara Tq. Umarkhed Dist. Yavatmal (Maharashtra)		
Boundaries	East West North South		
Is photo of owners affixed (If not be taken after verification)	No.		

- 2) Trace of Title /History of Passing of title. Details of antecedent title deeds.

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Tq. Umarkhed - 445206 Dist. Yavatmal

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(Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified.)

Detailed information about property to be mortgaged :

Sr. No.	Details	Remark of counsel
1	Whether the documents of title given raise any doubts or suspicion.	No
2	Have the title deeds have been compared with those at registrar's office & particulars tally.	Yes
3	Whether any of the property intended to be given by way of sale is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	No
4	Whether property proposed to be sale is subject to the provisions contained under any special enactment/ local laws. State implications of such enactment on the charge proposed to be created.	No
5	Whether property to be sale is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/ allotment etc. obtained.	No
6	Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	No
7	Whether the user land has been converted under revenue law? Whether N.A. permission / change of user permission is obtained?	No
8	What is the tenure of land? (In case Lease Property) and whether necessary consent permission of lessor obtained.	Not Applicable
9	Whether the land is adiwasi (Tribal) Land?	No
10	Whether any prohibitory order from income tax/ wealth tax of other	No

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Tq. Umarkhed - 445206 Dist. Yavatmal

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	authorities?	
11	Is land/ property subject to any reservations/ acquisitions/ requisitions?	No
12	Whether there are any restriction from corporation such as "education zone" "green zone" etc.?	No
13	Is the land taken on lease from State industrial development corporation? If yes whether tripartite agreement executed?	No
14	Whether there are any prior encumbrances. If yes details thereof?	No
15	In case of devolution of property by a will/ succession.	
	A) Whether probate of will/ succession certificate / letters of administration obtained? Details thereof.	No
	B) If probate/ succession certificate / letters of administration not obtained, then how the mortgagor proposes to prove the title?	No
	C) The safeguards suggested ensuring title of the property offered as security.	Yes
16	Whether title deeds perused are in conformity with the search taken.	Yes
17	Whether the chain of title is complete without any missing links.	Yes

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

That the transferor(s) acquired the title by virtue of following documents and transactions and the title history of last 30 years shows the following chain of transactions.

As per revenue record, the said landed property is ancestral property. Previously the said land S. No. 267/1/A, Admeasuring 3 H. 68 R situated at Tembhardara, Tq. Umarkhed Dist. Yavatmal was owned and possessed by Smt. Rukhmabai Gemsing Jadhao, R/o Tembhardara, Tq. Umarkhed.

Thereafter Smt. Rukhmabai Gemsing Jadhao, R/o Tembhardara executed a partition deed in between her sons namely (1) Bhiku Gemsing Jadhao, (2) Datta Gemsing Jadhao, all R/o Tembhardara Tq. Umarkhed on Dt. 17-01-2019 and as per the said partition deed the said land by demarcating East-West axle towards

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S.B.I. Colony, Umarkhed

Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

North side 1 H. 84 R Out of S. No. 267/1/A situated at Tembhardara Tq. Mahagaon allotted to the share of Mr. Bhiku Gemsing Jadhao, R/o Tembhardara. Since the date of partition deed Mr. Bhiku Gemsing Jadhao, R/o Tembhardara becomes the owner and possessor of the above landed property. Accordingly the mutation is taken in the revenue record in the name of Mr. Bhiku Gemsing Jadhao vide mutation case No. 1296 Dt. 27-03-2019.

As per copy of 7/12 extract issued by revenue department, Mr. Bhiku Gemsing Jadhao, R/o Tembhardara are an absolute owner and possessor of the above land S. No. 267/1/A, Admeasuring 1 H. 84 R, L. R. Rs. 1.18 Ps situated at Tembhardara Tq. Umarkhed.

I have examined the original title deeds relation to the property situated at Tembhardara, Tq. Umarkhed, Dist. Yavatmal bearing land Survey No. 267/1/A, Area 1 H. 84 R, L. R. Rs. 1=18 Ps and offered as security by way of registered sale deed / agreement to sale.

I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last 30 years i.e. 1993 to 2022 bearing receipt/GRN No. _____ Dt. 08/05/2022 (fee receipt enclosed).

I certify that, Mr. Bhiku Gemsing Jadhao, R/o Tembhardara, Tq. Umarkhed, Dist. Yavatmal has / have an absolute owner, clear and marketable title over the property. The above property is free from all the encumbrances.

I further advise that, It is necessary to obtain non encumbrances certificate from the co-operative society and banks, prior to registration of sale deed / agreement to sale.

Date :- 08-05-2022

Place :- Umarkhed

Adv. Anil P. Mane

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B.A. LL.B.

S.B.I. Colony, Umarkhed

Tq. Umarkhed - 445208 Dist. Yavatmal

Mob No. 9767371969

Date : 08-05-2022

TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH REPORT

TO WHOME IT MAY CONERN,
THIS TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH
REPORT IN RESPECT OF LEGAL OPINION ISSUED AS FOLLOWS :-

- 1) Subject :- **TITLE VERIFICATION OF IMMOVABLE
PROPERTY CUM SEARCH REPORT**
- 2) Names of owners and possessors of immovable property,
Smt. Vidya Pandurang Mukewad,
R/o Tembhardara, Tq. Umarkhed Dist. Yavatmal
- 3) Description of Documents scrutinized

Sr. No.	Details of registration of document / conveyance	Date of Execution of Document	Place Sub-Regd. Office	Property falls under Sub-Registrar
1	Copy of 7/12 extract	08-05-2022	Umarkhed	Umarkhed
2	Copy of mutation No. 1221	28-07-2018	Umarkhed	Umarkhed

- 1) Description of property/ properties/ Nature of title.

Name of the owners & possessor of immovable property.	Smt. Vidya Pandurang Mukewad, R/o Tembhardara, Tq. Umarkhed Dist. Yavatmal		
Extent of area (in acres/ hec.)	0 H. 80 R		
Survey No/ Gut No.CST No./ House No.	Survey No. 205/1, Area 0 H. 80 R, L. R. Rs. 1=02 Ps situated at Tembhardara Tq. Umarkhed Dist. Yavatmal (Maharashtra)		
Is property lease hold/ freehold/ Govt. grant etc.	Freehold		
Nature of property	Agricultural Land		
Location	Tembhardara Tq. Umarkhed Dist. Yavatmal (Maharashtra)		
Boundaries	East		
	West		
	North		
	South		
Is photo of owners affixed (If not be taken after verification)	No.		

- 2) Trace of Title /History of Passing of title. Details of antecedent title deeds.

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Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371989

(Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified.)

Detailed information about property to be mortgaged :

Sr. No.	Details	Remark of counsel
1	Whether the documents of title given raise any doubts or suspicion.	No
2	Have the title deeds have been compared with those at registrar's office & particulars tally.	Yes
3	Whether any of the property intended to be given by way of sale is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	No
4	Whether property proposed to be sale is subject to the provisions contained under any special enactment/ local laws. State implications of such enactment on the charge proposed to be created.	No
5	Whether property to be sale is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/ allotment etc. obtained.	No
6	Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	No
7	Whether the user land has been converted under revenue law? Whether N.A. permission / change of user permission is obtained?	No
8	What is the tenure of land? (In case Lease Property) and whether necessary consent permission of lessor obtained.	Not Applicable
9	Whether the land is adiwasi (Tribal) Land?	No
10	Whether any prohibitory order from income tax/ wealth tax of other	No

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Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

	authorities?	
11	Is land/ property subject to any reservations/ acquisitions/ requisitions?	No
12	Whether there are any restriction from corporation such as "education zone" "green zone" etc.?	No
13	Is the land taken on lease from State industrial development corporation? If yes whether tripartite agreement executed?	No
14	Whether there are any prior encumbrances. If yes details thereof?	No
15	In case of devolution of property by a will/ succession.	
	A) Whether probate of will/ succession certificate / letters of administration obtained? Details thereof.	No
	B) If probate/ succession certificate / letters of administration not obtained, then how the mortgagor proposes to prove the title?	No
	C) The safeguards suggested ensuring title of the property offered as security.	Yes
16	Whether title deeds perused are in conformity with the search taken.	Yes
17	Whether the chain of title is complete without any missing links.	Yes

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

That the transferor(s) acquired the title by virtue of following documents and transactions and the title history of last 30 years shows the following chain of transactions.

As per revenue record, the said land is ancestral property. Previously the said land S. No. 205/1, Admeasuring 2 H. 00 R situated at Tembhardara, Tq. Umarkhed Dist. Yavatmal was owned and possessed by Mr. Devrao Narayan Mukewad, R/o Tembhardara, Tq. Umarkhed.

Thereafter Mr. Devrao Narayan Mukewad, R/o Tembhardara, Tq. Umarkhed sold the said land by demarcating North-South axle towards West side 0 H. 80 R Out of S. No. 205/1 situated at Tembhardara Tq. Umarkhed to Smt. Vidya Pandurang Mukewad, R/o Tembhardara for consideration amount of Rs. 383000/- vide

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Mob No. 9767371969

registered sale deed Dt. 17-04-2018, bearing its registration No. 933/2018. Since the date of sale deed **Smt. Vidya Pandurang Mukewad**, R/o Tembhurdara becomes the owner and possessor of the above landed property. Accordingly the mutation is taken in the revenue record in the name of **Smt. Vidya Pandurang Mukewad** vide mutation case No. 1221 Dt. 26-07-2018.

As per copy of 7/12 extract issued by revenue department, **Smt. Vidya Pandurang Mukewad**, R/o Tembhurdara are an absolute owner and possessor of the above land S. No. 205/1, Admeasuring 0 H, 80 R, L. R. Rs. 1.02 Ps situated at Tembhurdara Tq. Umarkhed,

I have examined the original title deeds relation to the property situated at Tembhurdara, Tq. Umarkhed, Dist. Yavatmal bearing land Survey No. 205/1, Area 0 H, 80 R, L. R. Rs. 1=02 Ps and offered as security by way of registered sale deed / agreement to sale.

I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last 30 years i.e. 1993 to 2022 bearing receipt/GRN No. _____ Dt. 08/05/2022 (fee receipt enclosed).

I certify that, **Smt. Vidya Pandurang Mukewad**, R/o Tembhurdara, Tq. Umarkhed, Dist. Yavatmal has / have an absolute owner, clear and marketable title over the property. The above property is free from all the encumbrances.

I further advise that, It is necessary to obtain non encumbrances certificate from the co-operative society and banks, prior to registration of sale deed / agreement to sale.

Date :- 08-05-2022

Place :- Umarkhed

Adv. Anil P. Mane

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Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

Date : 08-05-2022

TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH REPORT

TO WHOME IT MAY CONERN,
THIS TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH
REPORT IN RESPECT OF LEGAL OPINION ISSUED AS FOLLOWS :-

- 1) Subject **TITLE VERIFICATION OF IMMOVABLE
PROPERTY CUM SEARCH REPORT**
- 2) Names of owners and possessors of immovable property.
1) Mr. Shankar Ajrun Mukewad,
2) Smt. Godavari Vishnu Borbantalwar,
both R/o Tembhardara, Tq. Umarkhed Dist.
Yavatmal
- 3) Description of Documents scrutinized.

Sr. No.	Details of registration of document / conveyance	Date of Execution of Document	Place Sub-Regd. Office	Property falls under Sub-Registrar
1	Copy of 7/12 extract	08-05-2022	Umarkhed	Umarkhed
2	Copy of mutation No. 1386	23-12-2020	Umarkhed	Umarkhed

- 1) Description of property/ properties/ Nature of title.

Name of the owners & possessor of immovable property	1) Mr. Shankar Ajrun Mukewad, 2) Smt. Godavari Vishnu Borbantalwar, both R/o Tembhardara, Tq. Umarkhed Dist. Yavatmal	
Extent of area (in acres/ hec.)	2 H. 00 R	
Survey No/ Gut No.CST No./ House No.	Survey No. 205/2, Area 2 H. 00 R, L. R. Rs. 2=00 Ps situated at Tembhardara Tq. Umarkhed Dist. Yavatmal (Maharashtra)	
Is property lease hold/ freehold/ Govt. grant etc.	Freehold	
Nature of property	Agricultural Land	
Location	Tembhardara Tq. Umarkhed Dist. Yavatmal (Maharashtra)	
Boundaries	East West North South	
Is photo of owners affixed (If not be taken after verification)	No.	

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Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371989

2) Trace of Title /History of Passing of title, Details of antecedent title deeds.
(Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified.)

Detailed information about property to be mortgaged :

Sr. No.	Details	Remark of counsel
1	Whether the documents of title given raise any doubts or suspicion.	No
2	Have the title deeds have been compared with those at registrar's office & particulars tally.	Yes
3	Whether any of the property intended to be given by way of sale is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	No
4	Whether property proposed to be sale is subject to the provisions contained under any special enactment/ local laws. State implications of such enactment on the charge proposed to be created.	No
5	Whether property to be sale is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/ allotment etc. obtained.	No
6	Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	No
7	Whether the user land has been converted under revenue law? Whether N.A. permission / change of user permission is obtained?	No
8	What is the tenure of land? (In case Lease Property) and whether necessary consent permission of lessor obtained.	Not Applicable
9	Whether the land is adiwasi (Tribal) Land?	No
10	Whether any prohibitory order from	No

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Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

	income tax/ wealth tax of other authorities?	
11	Is land/ property subject to any reservations/ acquisitions/ requisitions?	No
12	Whether there are any restriction from corporation such as "education zone" "green zone" etc.?	No
13	Is the land taken on lease from State industrial development corporation? If yes whether tripartite agreement executed?	No
14	Whether there are any prior encumbrances. If yes details thereof?	No
15	In case of devolution of property by a will/ succession.	
	A) Whether probate of will/ succession certificate / letters of administration obtained? Details thereof.	No
	B) If probate/ succession certificate / letters of administration not obtained, then how the mortgagor proposes to prove the title?	No
	C) The safeguards suggested ensuring title of the property offered as security.	Yes
16	Whether title deeds perused are in conformity with the search taken.	Yes
17	Whether the chain of title is complete without any missing links.	Yes

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

That the transferor(s) acquired the title by virtue of following documents and transactions and the title history of last 30 years shows the following chain of transactions.

As per revenue record, the said land is ancestral property. Previously the said land S. No. 205/2, Admeasuring 2 H. 00 R. L. Rs. 2.00 Ps. Situated at Tembhardara, Tq. Umarkhed Dist. Yavatmal was owned and possessed by **Smt. Sumitrabai Arjun Mukewad**, R/o Tembhardara, Tq. Umarkhed.

Thereafter **Smt. Sumitrabai Arjun Mukewad** died on 17-09-2020 and the above said landed property was transferred in the name of legal heir of deceased **Smt. Sumitrabai Arjun Mukewad** after his death. The above said property

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transferred in the name of (1) Mr. Shankar Arjun Mukewad, (2) Smt. Godavari Vishnu Borbantalwar, both R/o Tembhardara being the legal heirs of deceased Smt. Sumitrabai Arjun Mukewad and accordingly entries were taken in the revenue record vide mutation case No. 1386 Dt. 23-12-2020.

As per copy of 7/12 extract issued by revenue department, (1) Mr. Shankar Arjun Mukewad, (2) Smt. Godavari Vishnu Borbantalwar, both R/o Tembhardara are an absolute owners and possessors of the above land S. No. 205/2, Admeasuring 2 H. 00 R, L. R. Rs. 2.00 Ps situated at Tembhardara Tq. Umarkhed.

I have examined the original title deeds relation to the property situated at Tembhardara, Tq. Umarkhed, Dist. Yavatmal bearing land Survey No. 205/2, Area 2 H. 00 R, L. R. Rs. 2=00 Ps and offered as security by way of registered sale deed / agreement to sale.

I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last 30 years i.e, 1993 to 2022 bearing receipt/GRN No. _____ Dt. 08/05/2022 (fee receipt enclosed).

I certify that, (1) Mr. Shankar Arjun Mukewad, (2) Smt. Godavari Vishnu Borbantalwar, both R/o Tembhardara, Tq. Umarkhed, Dist. Yavatmal has / have an absolute owner, clear and marketable title over the property. The above property is free from all the encumbrances.

I further advise that, It is necessary to obtain non encumbrances certificate from the co-operative society and banks, prior to registration of sale deed / agreement to sale.

Date :- 08-05-2022

Place :- Umarkhed

Adv. Anil P. Mane

Adv. Anil P. Mane

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S.B.I. Colony, Umarkhed
Tq. Umarkhed - 445206 Dist. Yavatmal
Mob No. 9767371969

Date : 08-05-2022

TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH REPORT

TO WHOME IT MAY CONERN,
THIS TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH
REPORT IN RESPECT OF LEGAL OPINION ISSUED AS FOLLOWS :-

- 1) Subject :- **TITLE VERIFICATION OF IMMOVABLE
PROPERTY CUM SEARCH REPORT**
- 2) Names of owners and possessors of immovable property.
Mr. Seva Ramchandra Rathod,
R/o Temburdara, Tq. Umarkhed Dist. Yavatmal
- 3) Description of Documents scrutinized.

Sr. No	Details of registration of document / conveyance	Date of Execution of Document	Place Sub-Regd. Office	Property falls under Sub-Registrar
1	Copy of 7/12 extract	08-05-2022	Umarkhed	Umarkhed
2	Copy of mutation No. 1352	05-02-2021	Umarkhed	Umarkhed

- 1) Description of property/ properties/ Nature of title.

Name of the owners & possessor of immovable property.	Sau. Sangitabai Ramesh Jadhao (previous marriage name Sangitabai Seva Rathod), R/o Temburdara, Tq. Umarkhed Dist. Yavatmal	
Extent of area (in acres/ hec)	0 H. 80 R	
Survey No/ Gut No.CST No./ House No.	Survey No. 268/4, Area 0 H. 80 R, L. R. Rs. 0=40 Ps situated at Temburdara Tq. Umarkhed Dist. Yavatmal (Maharashtra)	
Is property lease hold/ freehold/ Govt. grant etc.	Freehold	
Nature of property	Agricultural Land	
Location	Temburdara Tq. Umarkhed Dist. Yavatmal (Maharashtra)	
Boundaries	East West North South	
Is photo of owners affixed (If not be taken after verification)	No.	

- 2) Trace of Title /History of Passing of title. Details of antecedent title deeds.

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Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

(Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified.)

Detailed information about property to be mortgaged :

Sr. No.	Details	Remark of counsel
1	Whether the documents of title given raise any doubts or suspicion.	No
2	Have the title deeds have been compared with those at registrar's office & particulars tally.	Yes
3	Whether any of the property intended to be given by way of sale is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	No
4	Whether property proposed to be sale is subject to the provisions contained under any special enactment/ local laws. State implications of such enactment on the charge proposed to be created	No
5	Whether property to be sale is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/ allotment etc. obtained.	No
6	Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	No
7	Whether the user land has been converted under revenue law? Whether N.A. permission / change of user permission is obtained?	No
8	What is the tenure of land? (In case Lease Property) and whether necessary consent permission of lessor obtained.	Not Applicable
9	Whether the land is adiwasi (Tribal) Land?	No
10	Whether any prohibitory order from income tax/ wealth tax of other	No

Adv. Anil P. Mane

B.A. LL.B.

S.B.I. Colony, Umarkhed

Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

	authorities?	
11	Is land/ property subject to any reservations/ acquisitions/ requisitions?	No
12	Whether there are any restriction from corporation such as "education zone" "green zone" etc.?	No
13	Is the land taken on lease from State industrial development corporation? If yes whether tripartite agreement executed?	No
14	Whether there are any prior encumbrances. If yes details thereof?	No
15	In case of devolution of property by a will/ succession.	
	A) Whether probate of will/ succession certificate / letters of administration obtained? Details thereof.	No
	B) If probate/ succession certificate / letters of administration not obtained, then how the mortgagor proposes to prove the title?	No
	C) The safeguards suggested ensuring title of the property offered as security.	Yes
16	Whether title deeds perused are in conformity with the search taken.	Yes
17	Whether the chain of title is complete without any missing links.	Yes

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

That the transferor(s) acquired the title by virtue of following documents and transactions and the title history of last 30 years shows the following chain of transactions.

As per revenue record, the said land S. No. 268/4, Admeasuring 2 H. 01 R situated at Tembhardara, Tq. Umarkhed Dist. Yavatmal was owned and possessed by Mr. Seva Ramchandra Rathod, R/o Tembhardara, Tq. Umarkhed.

Thereafter Mr. Seva Ramchandra Rathod, R/o Tembhardara executed a Gift Deed in favour of his daughter Sau. Sangitabai Ramesh Jadhao (previous marriage name Sangitabai Seva Rathod), R/o Tembhardara Tq. Umarkhed in respect of the above land by demarcating North-South axle towards West side 0 H. 80 R land Out of S. No. 268/4 situated at Tembhardara Tq. Umarkhed vide

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S.B.I. Colony, Umarched

Tq. Umarched - 445206 Dist. Yavatmal

Mob No. 9767371969

registered gift deed dt. 22-06-2020, bearing its registration no. 892/2020. Since the date of gift deed **Sau. Sangitabai Ramesh Jadhao** (previous marriage name **Sangitabai Seva Rathod**) becomes the owner and possessor of the above landed property. Accordingly the mutation is taken in the revenue record in the name of **Sau. Sangitabai Ramesh Jadhao** (previous marriage name **Sangitabai Seva Rathod**) vide mutation case No. 1352 Dt. 05-02-2021.

As per copy of 7/12 extract issued by revenue department, **Sau. Sangitabai Ramesh Jadhao** (previous marriage name **Sangitabai Seva Rathod**), R/o Tembhurdara are an absolute owner and possessor of the above land S. No. 268/4, Admeasuring 0 H. 80 R. L. R. Rs. 0.40 Ps situated at Tembhurdara Tq. Umarched.

I have examined the original title deeds relation to the property situated at Tembhurdara, Tq. Umarched, Dist. Yavatmal bearing land Survey No. 268/4, Area 0 H. 80 R. L. R. Rs. 0.40 Ps and offered as security by way of registered sale deed / agreement to sale.

I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last 30 years i.e. 1993 to 2022 bearing receipt/GRN No. _____ Dt. 08/05/2022 (fee receipt enclosed).

I certify that, **Mr. Seva Ramchandra Rathod**, R/o Tembhurdara, Tq. Umarched, Dist. Yavatmal has / have an absolute owner, clear and marketable title over the property. The above property is free from all the encumbrances.

I further advise that, It is necessary to obtain non encumbrances certificate from the co-operative society and banks, prior to registration of sale deed / agreement to sale.

Date :- 08-05-2022

Place :- Umarched

Adv. Anil P. Mane

Adv. Anil P. Mane

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S.B.I. Colony, Umarkhed

Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

Date : 08-05-2022

TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH REPORT

TO WHOME IT MAY CONERN,
THIS TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH
REPORT IN RESPECT OF LEGAL OPINION ISSUED AS FOLLOWS :-

- 1) Subject. **TITLE VERIFICATION OF IMMOVABLE
PROPERTY CUM SEARCH REPORT**
- 2) Names of owners and possessors of immovable property.
- 1) Seva Ramchandra Rathod,
 - 2) Devrao Ramchandra Rathod,
 - 3) Pripibai Ramchandra Rathod,
 - 4) Paribai Ramchandra Rathod,
 - 5) Janabai Ramchandra Rathod,
 - 6) Amol Namdeo Rathod,
 - 7) Simol Namdeo Rathod,
 - 8) Resha Yuvraj Chavhan,
 - 9) Surekha Shrawan Jadhao,
- R/o Tembhardara, Tq. Umarkhed Dist. Yavatmal
- 3) Description of Documents scrutinized.

Sr. No.	Details of registration of document / conveyance	Date of Execution of Document	Place Sub-Regd. Office	Property falls under Sub-Registrar
1	Copy of 7/12 extract	08-05-2022	Umarkhed	Umarkhed
2	Copy of mutation No. 1169	10-09-2016	Umarkhed	Umarkhed

- 1) Description of property/ properties/ Nature of title.

Name of the owners & possessor of immovable property.	1) Seva Ramchandra Rathod, 2) Devrao Ramchandra Rathod, 3) Pripibai Ramchandra Rathod, 4) Paribai Ramchandra Rathod, 5) Janabai Ramchandra Rathod, 6) Amol Namdeo Rathod, 7) Simol Namdeo Rathod, 8) Resha Yuvraj Chavhan, 9) Surekha Shrawan Jadhao, All R/o Tembhardara, Tq. Umarkhed Dist. Yavatmal
Extent of area (in acres/ hec.)	3 H. 89 R
Survey No/ Gut No./ CST No./ House No.	Survey No. 268/3, Area 3 H. 89 R, L. R. Rs. 1=50 Ps situated at Tembhardara Tq. Umarkhed Dist. Yavatmal (Maharashtra)

Adv. Anil P. Mane

B.A. LL.B.

S.B.I. Colony, Umarkhed

Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

Is property lease hold/ freehold/ Govt. grant etc.	Freehold
Nature of property	Agricultural Land
Location	Tembhurdara Tq. Umarkhed Dist. Yavatmal (Maharashtra)
Boundaries	East West North South
Is photo of owners affixed (If not be taken after verification)	No.

2) Trace of Title /History of Passing of title. Details of antecedent title deeds. (Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified.)

Detailed information about property to be mortgaged :

Sr. No.	Details	Remark of counsel
1	Whether the documents of title given raise any doubts or suspicion.	No
2	Have the title deeds have been compared with those at registrar's office & particulars tally.	Yes
3	Whether any of the property intended to be given by way of sale is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	No
4	Whether property proposed to be sale is subject to the provisions contained under any special enactment/ local laws. State implications of such enactment on the charge proposed to be created.	No
5	Whether property to be sale is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/ allotment etc. obtained.	Yes, it is necessary to obtain permission of sale from Bhudan Yadnya Mandal.
6	Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	No

7	Whether the user land has been converted under revenue law? Whether N.A. permission / change of user permission is obtained?	No
8	What is the tenure of land? (In case Lease Property) and whether necessary consent permission of lessor obtained.	Not Applicable
9	Whether the land is adiwasi (Tribal) Land?	No
10	Whether any prohibitory order from income tax/ wealth tax of other authorities?	No
11	Is land/ property subject to any reservations/ acquisitions/ requisitions?	No
12	Whether there are any restriction from corporation such as "education zone" "green zone" etc.?	No
13	Is the land taken on lease from State industrial development corporation? If yes whether tripartite agreement executed?	No
14	Whether there are any prior encumbrances. If yes details thereof?	No
15	In case of devolution of property by a will/ succession.	
	A) Whether probate of will/ succession certificate / letters of administration obtained? Details thereof.	No
	B) If probate/ succession certificate / letters of administration not obtained, then how the mortgagor proposes to prove the title?	No
	C) The safeguards suggested ensuring title of the property offered as security.	Yes
16	Whether title deeds perused are in conformity with the search taken.	Yes
17	Whether the chain of title is complete without any missing links.	Yes

Adv. Anil P. Mane

B.A. LL.B.

S.B.I. Colony, Umarkhed

Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

That the transferor(s) acquired the title by virtue of following documents and transactions and the title history of last 30 years shows the following chain of transactions.

As per revenue record, previously the said land S. No. 268/3, Admeasuring 3 H. 89 R. L. Rs. 1.50 Ps. Situated at Tembhardara, Tq. Umarkhed Dist. Yavatmal was owned and possessed by **Shri. Ramchandra Rathod**, R/o Tembhardara, Tq. Umarkhed.

Thereafter **Shri. Ramchandra Rathod** died and the above said landed property was transferred in the name of legal heir of deceased **Shri. Ramchandra Rathod** after his death. The above said property transferred in the name of 1) **Seva Ramchandra Rathod**, 2) **Devrao Ramchandra Rathod**, 3) **Zipibai Ramchandra Rathod**, 4) **Paribai Ramchandra Rathod**, 5) **Janabai Ramchandra Rathod @@@**, all R/o Tembhardara being the legal heirs of deceased **Mr. Maroti Champati Beldar (Mohite)** and accordingly entries were taken in the revenue record vide mutation case No. 1201 Dt. 02-11-2017.

As per copy of 7/12 extract issued by revenue department, 1) **Mr. Tanaji Maroti Mohite**, 2) **Shivaji Maroti Mohite**, 3) **Rukhma Roun Chavhan**, all R/o Tembhardara are an absolute owners and possessors of the above land S. No. 279/1, Admeasuring 1 H. 86 R. L. R. Rs. 4.00 Ps situated at Tembhardara Tq. Umarkhed.

I have examined the original title deeds relation to the property situated at Tembhardara, Tq. Umarkhed, Dist. Yavatmal bearing land Survey No. 279/1, Area 1 H. 86 R. L. R. Rs. 4=00 Ps and offered as security by way of registered sale deed / agreement to sale.

I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last 30 years i.e. 1993 to 2022 bearing receipt/GRN No. _____ Dt. **08/05/2022** (fee receipt enclosed).

I certify that, 1) **Mr. Tanaji Maroti Mohite**, 2) **Shivaji Maroti Mohite**, 3) **Rukhma Roun Chavhan**, all R/o Tembhardara, Tq. Umarkhed, Dist. Yavatmal has / have an absolute owner, clear and marketable title over the property. The above property is free from all the encumbrances.

I further advise that, It is necessary to obtain non encumbrances certificate from the co-operative society and banks, prior to registration of sale deed / agreement to sale.

Date :- 08-05-2022

Place :- Umarkhed

Adv. Anil P. Mane

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B.A. LL.B.

S.B.I. Colony, Umarkhed
Tq. Umarkhed - 445206 Dist. Yavatmal
Mob No. 9767371969

Date : 08-05-2022

TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH REPORT

TO WHOME IT MAY CONSERN,
THIS TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH
REPORT IN RESPECT OF LEGAL OPINION ISSUED AS FOLLOWS :-

- 1) Subject - **TITLE VERIFICATION OF IMMOVABLE
PROPERTY CUM SEARCH REPORT**
- 2) Names of owners and possessors of immovable property.
 - 1) Mr. Tanaji Maroti Mohite,
 - 2) Shivaji Maroti Mohite,
 - 3) Rukhma Roun Chavhan,all R/o Temburdara, Tq. Umarkhed Dist. Yavatmal
- 3) Description of Documents scrutinized.

Sr No.	Details of registration of document / conveyance	Date of Execution of Document	Place Sub-Regd. Office	Property falls under Sub-Registrar
1	Copy of 7/12 extract	08-05-2022	Umarkhed	Umarkhed
2	Copy of mutation No. 1418	13-09-2021	Umarkhed	Umarkhed

- 1) Description of property/ properties/ Nature of title.

Name of the owners & possessor of immovable property	1) Mr. Tanaji Maroti Mohite, 2) Shivaji Maroti Mohite, 3) Rukhma Roun Chavhan, All R/o Temburdara, Tq. Umarkhed Dist. Yavatmal	
Extent of area (in acres/ hec.)	1 H. 86 R	
Survey No/ Gut No.CST No./ House No.	Survey No. 279/1, Area 1 H. 86 R, L. R. Rs. 4=00 Ps situated at Temburdara Tq. Umarkhed Dist. Yavatmal (Maharashtra)	
Is property lease hold/ freehold/ Govt. grant etc.	Freehold	
Nature of property	Agricultural Land	
Location	Temburdara Tq. Umarkhed Dist. Yavatmal (Maharashtra)	
Boundaries	East West North South	
Is photo of owners affixed (If not be taken after verification)	No.	

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2) Trace of Title /History of Passing of title. Details of antecedent title deeds.
(Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified.)

Detailed information about property to be mortgaged :

Sr. No.	Details	Remark of counsel
1	Whether the documents of title given raise any doubts or suspicion.	No
2	Have the title deeds have been compared with those at registrar's office & particulars tally.	Yes
3	Whether any of the property intended to be given by way of sale is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	No
4	Whether property proposed to be sale is subject to the provisions contained under any special enactment/ local laws. State implications of such enactment on the charge proposed to be created.	No
5	Whether property to be sale is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/ allotment etc. obtained.	No
6	Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	No
7	Whether the user land has been converted under revenue law? Whether N.A. permission / change of user permission is obtained?	No
8	What is the tenure of land? (In case Lease Property) and whether necessary consent permission of lessor obtained.	Not Applicable
9	Whether the land is adiwasi (Tribal) Land?	No
10	Whether any prohibitory order from	No

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	income tax/ wealth tax of other authorities?	
11	Is land/ property subject to any reservations/ acquisitions/ requisitions?	No
12	Whether there are any restriction from corporation such as "education zone" "green zone" etc.?	No
13	Is the land taken on lease from State industrial development corporation? If yes whether tripartite agreement executed?	No
14	Whether there are any prior encumbrances. If yes details thereof?	No
15	In case of devolution of property by a will/ succession.	
	A) Whether probate of will/ succession certificate / letters of administration obtained? Details thereof	No
	B) If probate/ succession certificate / letters of administration not obtained, then how the mortgagor proposes to prove the title?	No
	C) The safeguards suggested ensuring title of the property offered as security.	Yes
16	Whether title deeds perused are in conformity with the search taken.	Yes
17	Whether the chain of title is complete without any missing links.	Yes

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

That the transferor(s) acquired the title by virtue of following documents and transactions and the title history of last 30 years shows the following chain of transactions.

As per revenue record, previously the said land S. No. 279/1, Admeasuring 3 H. 89 R. L. Rs. 4.00 Ps. Situated at Tembhurdara, Tq. Umarkhed Dist. Yavatmal was owned and possessed by Mr. Maroti Champati Beldar (Mohite), R/o Tembhurdara, Tq. Umarkhed.

Thereafter Land Acquisition Officer Dam Project Yavatmal acquired the said 2 H. 03 R land Out of S. No. 279/1 situated at Tembhurdara Tq. Umarkhed for purpose of dam project vide Revenue Case No. 54-65/80-81. And Mr. Maroti Champati

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Mob No. 9767371969

Beldar (Mohite), R/o Tembhardara, Tq. Umarkhed is an absolute owner and possessor of the remaining 1 H. 86 R Out of S. No. 279/1 situated at Tembhardara Tq. Umarkhed.

Thereafter Mr. Maroti Champati Beldar (Mohite) died on 08-03-2016 and the above said landed property was transferred in the name of legal heir of deceased Mr. Maroti Champati Beldar (Mohite) after his death. The above said property transferred in the name of 1) Mr. Tanaji Maroti Mohite, 2) Shivaji Maroti Mohite, 3) Rukhma Roun Chavhan, all R/o Tembhardara being the legal heirs of deceased Mr. Maroti Champati Beldar (Mohite) and accordingly entries were taken in the revenue record vide mutation case No. 1201 Dt. 02-11-2017.

As per copy of 7/12 extract issued by revenue department. 1) Mr. Tanaji Maroti Mohite, 2) Shivaji Maroti Mohite, 3) Rukhma Roun Chavhan, all R/o Tembhardara are an absolute owners and possessors of the above land S. No. 279/1, Admeasuring 1 H. 86 R, L. R. Rs. 4.00 Ps situated at Tembhardara Tq. Umarkhed.

I have examined the original title deeds relation to the property situated at Tembhardara, Tq. Umarkhed, Dist. Yavatmal bearing land Survey No. 279/1, Area 1 H. 86 R, L. R. Rs. 4=00 Ps and offered as security by way of registered sale deed / agreement to sale.

I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last 30 years i.e. 1993 to 2022 bearing receipt/GRN No. _____ Dt. 08/05/2022 (fee receipt enclosed).

I certify that, 1) Mr. Tanaji Maroti Mohite, 2) Shivaji Maroti Mohite, 3) Rukhma Roun Chavhan, all R/o Tembhardara, Tq. Umarkhed, Dist. Yavatmal has / have an absolute owner, clear and marketable title over the property. The above property is free from all the encumbrances.

I further advise that, It is necessary to obtain non encumbrances certificate from the co-operative society and banks, prior to registration of sale deed / agreement to sale.

Date :- 08-05-2022

Place :- Umarkhed

Adv. Anil P. Mane

Adv. Anil P. Mane

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S.B.I. Colony, Umarkhed

Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

Date : 08-05-2022

TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH REPORT

TO WHOME IT MAY CONCERN,
THIS TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH
REPORT IN RESPECT OF LEGAL OPINION ISSUED AS FOLLOWS :-

- 1) Subject **TITLE VERIFICATION OF IMMOVABLE
PROPERTY CUM SEARCH REPORT**
- 2) Names of owners and possessors of immovable property.
Mr. Ganpat Nanu Jadhao,
R/o Temburdara, Tq. Umarkhed Dist. Yavatmal
- 3) Description of Documents scrutinized.

Sr. No.	Details of registration of document / conveyance	Date of Execution of Document	Place Sub-Regd. Office	Property falls under Sub-Registrar
1	Copy of 7/12 extract	08-05-2022	Umarkhed	Umarkhed
2	Copy of mutation No. 1374	03-12-2020	Umarkhed	Umarkhed

- 1) Description of property/ properties/ Nature of title.

Name of the owners & possessor of immovable property.	Mr. Ganpat Nanu Jadhao, R/o Temburdara, Tq. Umarkhed Dist. Yavatmal	
Extent of area (in acres/ hec.)	0 H. 60 R	
Survey No/ Gut No.CST No./ House No.	Survey No. 254, Area 0 H. 60 R, L. R. Rs. 0=27 Ps situated at Temburdara Tq. Umarkhed Dist. Yavatmal (Maharashtra)	
Is property lease hold/ freehold/ Govt. grant etc.	Freehold	
Nature of property	Agricultural Land	
Location	Temburdara Tq. Umarkhed Dist. Yavatmal (Maharashtra)	
Boundaries	East West North South	
Is photo of owners affixed (If not be taken after verification)	No.	

- 2) Trace of Title /History of Passing of title. Details of antecedent title deeds.

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Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

(Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified.)

Detailed information about property to be mortgaged :

Sr. No.	Details	Remark of counsel
1	Whether the documents of title given raise any doubts or suspicion.	No
2	Have the title deeds have been compared with those at registrar's office & particulars tally.	Yes
3	Whether any of the property intended to be given by way of sale is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	No
4	Whether property proposed to be sale is subject to the provisions contained under any special enactment/ local laws. State implications of such enactment on the charge proposed to be created.	No
5	Whether property to be sale is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/ allotment etc. obtained.	No
6	Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	No
7	Whether the user land has been converted under revenue law? Whether N.A. permission / change of user permission is obtained?	No
8	What is the tenure of land? (In case Lease Property) and whether necessary consent permission of lessor obtained.	Not Applicable
9	Whether the land is adiwasi (Tribal) Land?	No
10	Whether any prohibitory order from income tax/ wealth tax of other	No

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Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

	authorities?	
11	Is land/ property subject to any reservations/ acquisitions/ requisitions?	No
12	Whether there are any restriction from corporation such as "education zone" "green zone" etc.?	No
13	Is the land taken on lease from State industrial development corporation? If yes whether tripartite agreement executed?	No
14	Whether there are any prior encumbrances. If yes details thereof?	The charge of Vividh Karyakari Sahkari Society Tembhurdara over the said landed property.
15	In case of devolution of property by a will/ succession.	
	A) Whether probate of will/ succession certificate / letters of administration obtained? Details thereof.	No
	B) If probate/ succession certificate / letters of administration not obtained, then how the mortgagor proposes to prove the title?	No
	C) The safeguards suggested ensuring title of the property offered as security.	Yes
16	Whether title deeds perused are in conformity with the search taken.	Yes
17	Whether the chain of title is complete without any missing links	Yes

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

That the transferor(s) acquired the title by virtue of following documents and transactions and the title history of last 30 years shows the following chain of transactions.

As per revenue record, the said landed property is ancestral property. Previously the said land S. No. 254, Admeasuring 3 H. 89 R situated at Tembhurdara, Tq. Umarkhed Dist. Yavatmal was owned and possessed by Smt. Rukhmabai Nanu Jadhao, R/o Tembhurdara, Tq. Umarkhed.

Thereafter Smt. Rukhmabai Nanu Jadhao, R/o Tembhurdara executed a partition deed in between her sons namely (1) Ganpat Nanu Jadhao, (2) Sheshrao Nanu Jadhao, (3) Nagorao Nanu Jadhao, all R/o Tembhurdara Tq. Umarkhed on

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Dt. 09-10-2020 and as per the said partition deed the said land by demarcating East-West axle towards North side 0 H. 60 R Out of S. No. 254 situated at Tembhurdara Tq. Mahagaon allotted to the share of **Mr. Ganpat Nanu Jadhao**, R/o Tembhurdara vide notarized partition deed Dt. 09-10-2020, bearing its notary Sr.No. 1217/2020. Since the date of partition deed **Mr. Ganpat Nanu Jadhao**, R/o Tembhurdara becomes the owner and possessor of the above landed property. Accordingly the mutation is taken in the revenue record in the name of **Mr. Ganpat Nanu Jadhao** vide mutation case No. 1374 Dt. 03-12-2020.

As per copy of 7/12 extract issued by revenue department, **Mr. Ganpat Nanu Jadhao**, R/o Tembhurdara are an absolute owner and possessor of the above land S. No. 254, Admeasuring 0 H. 60 R. L. R. Rs. 0:27 Ps situated at Tembhurdara Tq. Umarkhed.

I have examined the original title deeds relation to the property situated at Tembhurdara, Tq. Umarkhed, Dist. Yavatmal bearing land Survey No. 254, Area 0 H. 60 R. L. R. Rs. 0=27 Ps and offered as security by way of registered sale deed / agreement to sale.

I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last 30 years i.e. 1993 to 2022 bearing receipt/GRN No. _____ Dt. 08/05/2022 (fee receipt enclosed).

I certify that, **Mr. Ganpat Nanu Jadhao**, R/o Tembhurdara, Tq. Umarkhed, Dist. Yavatmal has / have an absolute owner, clear and marketable title over the property. The above property is free from all the encumbrances. **Except the charge of Vividh Karyakari Sahkari Society Tembhurdara.**

I further advise that, It is necessary to obtain non encumbrances certificate from the co-operative society and banks, prior to registration of sale deed / agreement to sale.

Date :- 08-05-2022

Place :- Umarkhed

Adv. Anil P. Mane

Adv. Anil P. Mane

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S.B.I. Colony, Umarkhed

Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

Date : 08-05-2022

TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH REPORT

TO WHOME IT MAY CONERN,
THIS TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH
REPORT IN RESPECT OF LEGAL OPINION ISSUED AS FOLLOWS :-

- 1) Subject :- **TITLE VERIFICATION OF IMMOVABLE
PROPERTY CUM SEARCH REPORT**
- 2) Names of owners and possessors of immovable property.
Mr. Nagorao Nanu Jadhao,
R/o Temburdara, Tq. Umarkhed Dist. Yavatmal
- 3) Description of Documents scrutinized.

Sr No	Details of registration of document / conveyance	Date of Execution of Document	Place Sub- Regd. Office	Property falls under Sub- Registrar
1	Copy of 7/12 extract	08-05-2022	Umarkhed	Umarkhed
2	Copy of mutation No. 1374	03-12-2020	Umarkhed	Umarkhed

- 1) Description of property/ properties/ Nature of title.

Name of the owners & possessor of immovable property.	Mr. Nagorao Nanu Jadhao, R/o Temburdara, Tq. Umarkhed Dist. Yavatmal	
Extent of area (in acres/ hec.)	1 H. 65 R	
Survey No/ Gut No.CST No./ House No.	Survey No. 254, Area 1 H. 65 R, L. R. Rs. 0=74 Ps situated at Temburdara Tq. Umarkhed Dist. Yavatmal (Maharashtra)	
Is property lease hold/ freehold/ Govt. grant etc	Freehold	
Nature of property	Agricultural Land	
Location	Temburdara Tq. Umarkhed Dist. Yavatmal (Maharashtra)	
Boundaries	East West North South	
Is photo of owners affixed (If not be taken after verification)	No.	

- 2) Trace of Title /History of Passing of title. Details of antecedent title deeds.

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Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

(Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified.)

Detailed information about property to be mortgaged :

Sr. No.	Details	Remark of counsel
1	Whether the documents of title given raise any doubts or suspicion.	No
2	Have the title deeds have been compared with those at registrar's office & particulars tally.	Yes
3	Whether any of the property intended to be given by way of sale is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	No
4	Whether property proposed to be sale is subject to the provisions contained under any special enactment/ local laws. State implications of such enactment on the charge proposed to be created.	No
5	Whether property to be sale is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/ allotment etc. obtained.	No
6	Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	No
7	Whether the user land has been converted under revenue law? Whether N.A. permission / change of user permission is obtained?	No
8	What is the tenure of land? (In case Lease Property) and whether necessary consent permission of lessor obtained.	Not Applicable
9	Whether the land is adiwasi (Tribal) Land?	No
10	Whether any prohibitory order from income tax/ wealth tax of other	No

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B.A. LL.B.

S.B.I. Colony, Umarkhed

Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

	authorities?	
11	Is land/ property subject to any reservations/ acquisitions/ requisitions?	No
12	Whether there are any restriction from corporation such as "education zone" "green zone" etc.?	No
13	Is the land taken on lease from State industrial development corporation? If yes whether tripartite agreement executed?	No
14	Whether there are any prior encumbrances. If yes details thereof?	The charge of Vividh Karyakari Sahkari Society Tembhardara over the said landed property.
15	In case of devolution of property by a will/ succession.	
	A) Whether probate of will/ succession certificate / letters of administration obtained? Details thereof.	No
	B) If probate/ succession certificate / letters of administration not obtained, then how the mortgagor proposes to prove the title?	No
	C) The safeguards suggested ensuring title of the property offered as security.	Yes
16	Whether title deeds perused are in conformity with the search taken.	Yes
17	Whether the chain of title is complete without any missing links.	Yes

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

That the transferor(s) acquired the title by virtue of following documents and transactions and the title history of last 30 years shows the following chain of transactions.

As per revenue record, the said landed property is ancestral property. Previously the said land S. No. 254, Admeasuring 3 H. 89 R situated at Tembhardara, Tq. Umarkhed Dist. Yavatmal was owned and possessed by Smt. Rukhmabai Nanu Jadhao, R/o Tembhardara, Tq. Umarkhed.

Thereafter Smt. Rukhmabai Nanu Jadhao, R/o Tembhardara executed a partition deed in between her sons namely (1) Ganpat Nanu Jadhao, (2) Sheshrao Nanu Jadhao, (3) Nagorao Nanu Jadhao, all R/o Tembhardara Tq. Umarkhed on

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Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

Dt. 09-10-2020 and as per the said partition deed the said land by demarcating North-South axle towards East side 1 H. 65 R Out of S. No. 254 situated at Tembhardara Tq. Mahagaon allotted to the share of Mr. Nagorao Nanu Jadhao, R/o Tembhardara vide notarized partition deed Dt. 09-10-2020, bearing its notary Sr.No. 1217/2020. Since the date of partition deed Mr. Nagorao Nanu Jadhao, R/o Tembhardara becomes the owner and possessor of the above landed property. Accordingly the mutation is taken in the revenue record in the name of Mr. Nagorao Nanu Jadhao vide mutation case No. 1374 Dt. 03-12-2020.

As per copy of 7/12 extract issued by revenue department, Mr. Nagorao Nanu Jadhao, R/o Tembhardara are an absolute owner and possessor of the above land S. No. 254, Admeasuring 1 H. 65 R, L. R. Rs. 0.74 Ps situated at Tembhardara Tq. Umarkhed.

I have examined the original title deeds relation to the property situated at Tembhardara, Tq. Umarkhed, Dist. Yavatmal bearing land Survey No. 254, Area 1 H. 65 R, L. R. Rs. 0=74 Ps and offered as security by way of registered sale deed / agreement to sale.

I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last 30 years i.e. 1993 to 2022 bearing receipt/GRN No. _____ Dt. 08/05/2022 (fee receipt enclosed).

I certify that, Mr. Nagorao Nanu Jadhao, R/o Tembhardara, Tq. Umarkhed, Dist. Yavatmal has / have an absolute owner, clear and marketable title over the property. The above property is free from all the encumbrances. **Except the charge of Vividh Karyakari Sahkari Society Tembhardara.**

I further advise that, It is necessary to obtain non encumbrances certificate from the co-operative society and banks, prior to registration of sale deed / agreement to sale.

Date :- 08-05-2022

Place :- Umarkhed

Adv. Anil P. Mane

Adv. Anil P. Mane

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S.B.I. Colony, Umarkhed
Tq. Umarkhed - 445206 Dist. Yavatmal
Mob No. 9767371969

Date : 08-05-2022

TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH REPORT

TO WHOME IT MAY CONCERN,
THIS TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH
REPORT IN RESPECT OF LEGAL OPINION ISSUED AS FOLLOWS :-

- 1) Subject :- **TITLE VERIFICATION OF IMMOVABLE
PROPERTY CUM SEARCH REPORT**
- 2) Names of owners and possessors of immovable property.
Mr. Sheshrao Nanu Jadhao,
R/o Temburdara, Tq. Umarkhed Dist. Yavatmal
- 3) Description of Documents scrutinized.

Sr. No.	Details of registration of document / conveyance	Date of Execution of Document	Place Sub-Regd. Office	Property falls under Sub-Registrar
1	Copy of 7/12 extract	08-05-2022	Umarkhed	Umarkhed
2	Copy of mutation No. 1374	03-12-2020	Umarkhed	Umarkhed

- 1) Description of property/ properties/ Nature of title.

Name of the owners & possessor of immovable property.	Mr. Sheshrao Nanu Jadhao, R/o Temburdara, Tq. Umarkhed Dist. Yavatmal	
Extent of area (in acres/ hec.)	1 H. 64 R	
Survey No/ Gut No./ CST No./ House No	Survey No. 254, Area 1 H. 64 R, L. R. Rs. 0=74 Ps situated at Temburdara Tq. Umarkhed Dist. Yavatmal (Maharashtra)	
Is property lease hold/ freehold/ Govt. grant etc.	Freehold	
Nature of property	Agricultural Land	
Location	Temburdara Tq. Umarkhed Dist. Yavatmal (Maharashtra)	
Boundaries	East West North South	
Is photo of owners affixed (If not be taken after verification)	No.	

- 2) Trace of Title /History of Passing of title. Details of antecedent title deeds.

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Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

(Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified.)

Detailed information about property to be mortgaged :

Sr. No.	Details	Remark of counsel
1	Whether the documents of title given raise any doubts or suspicion.	No
2	Have the title deeds have been compared with those at registrar's office & particulars tally.	Yes
3	Whether any of the property intended to be given by way of sale is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	No
4	Whether property proposed to be sale is subject to the provisions contained under any special enactment/ local laws. State implications of such enactment on the charge proposed to be created.	No
5	Whether property to be sale is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/ allotment etc obtained.	No
6	Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	No
7	Whether the user land has been converted under revenue law? Whether N.A. permission / change of user permission is obtained?	No
8	What is the tenure of land? (In case Lease Property) and whether necessary consent permission of lessor obtained.	Not Applicable
9	Whether the land is adiwasi (Tribal) Land?	No
10	Whether any prohibitory order from income tax/ wealth tax of other	No

Adv. Anil P. Mane

B.A. LL.B.

S.B.I. Colony, Umarkhed

Tq. Umarkhed - 445206 Dist. Yavatmal

Mob No. 9767371969

	authorities?	
11	Is land/ property subject to any reservations/ acquisitions/ requisitions?	No
12	Whether there are any restriction from corporation such as "education zone" "green zone" etc.?	No
13	Is the land taken on lease from State industrial development corporation? If yes whether tripartite agreement executed?	No
14	Whether there are any prior encumbrances. If yes details thereof?	The charge of Vividh Karyakari Sahkari Society Tembhurdara over the said landed property.
15	In case of devolution of property by a will/ succession.	
	A) Whether probate of will/ succession certificate / letters of administration obtained? Details thereof.	No
	B) If probate/ succession certificate / letters of administration not obtained, then how the mortgagor proposes to prove the title?	No
	C) The safeguards suggested ensuring title of the property offered as security.	Yes
16	Whether title deeds perused are in conformity with the search taken.	Yes
17	Whether the chain of title is complete without any missing links.	Yes

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

That the transferor(s) acquired the title by virtue of following documents and transactions and the title history of last 30 years shows the following chain of transactions.

As per revenue record, the said landed property is ancestral property. Previously the said land S. No. 254, Admeasuring 3 H. 89 R situated at Tembhurdara, Tq. Umarkhed Dist. Yavatmal was owned and possessed by Smt. Rukhmabai Nanu Jadhao, R/o Tembhurdara, Tq. Umarkhed.

Thereafter Smt. Rukhmabai Nanu Jadhao, R/o Tembhurdara executed a partition deed in between her sons namely (1) Ganpat Nanu Jadhao, (2) Sheshrao Nanu Jadhao, (3) Nagorao Nanu Jadhao, all R/o Tembhurdara Tq. Umarkhed on

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Dt. 09-10-2020 and as per the said partition deed the said land by demarcating North-South axle towards West side 1 H. 64 R Out of S. No. 254 situated at Tembhardara Tq. Mahagaon allotted to the share of Mr. Sheshrao Nanu Jadhao, R/o Tembhardara vide notarized partition deed Dt. 09-10-2020, bearing its notary Sr.No. 1217/2020. Since the date of partition deed Mr. Sheshrao Nanu Jadhao, R/o Tembhardara becomes the owner and possessor of the above landed property. Accordingly the mutation is taken in the revenue record in the name of Mr. Sheshrao Nanu Jadhao vide mutation case No. 1374 Dt. 03-12-2020.

As per copy of 7/12 extract issued by revenue department, Mr. Sheshrao Nanu Jadhao, R/o Tembhardara are an absolute owner and possessor of the above land S. No. 254, Admeasuring 1 H. 64 R, L. R. Rs. 0.74 Ps situated at Tembhardara Tq. Umarkhed.

I have examined the original title deeds relation to the property situated at Tembhardara, Tq. Umarkhed, Dist. Yavatmal bearing land Survey No. 254, Area 1 H. 64 R, L. R. Rs. 0.74 Ps and offered as security by way of registered sale deed / agreement to sale.

I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last 30 years i.e. 1993 to 2022 bearing receipt/GRN No. _____ Dt. 08/05/2022 (fee receipt enclosed).

I certify that, Mr. Sheshrao Nanu Jadhao, R/o Tembhardara, Tq. Umarkhed, Dist. Yavatmal has / have an absolute owner, clear and marketable title over the property. The above property is free from all the encumbrances. Except the charge of Vividh Karyakari Sahkari Society Tembhardara.

I further advise that, It is necessary to obtain non encumbrances certificate from the co-operative society and banks, prior to registration of sale deed / agreement to sale.

Date :- 08-05-2022

Place :- Umarkhed

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Mob No. 9767371969

Date : 08-05-2022

TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH REPORT

TO WHOME IT MAY CONSERN,
THIS TITLE VERIFICATION OF IMMOVABLE PROPERTY CUM SEARCH
REPORT IN RESPECT OF LEGAL OPINION ISSUED AS FOLLOWS :-

- 1) Subject :- **TITLE VERIFICATION OF IMMOVABLE
PROPERTY CUM SEARCH REPORT**
- 2) Names of owners and possessors of immovable property.
Mr. Devrao Narayan Mukewad,
R/o Tembhardara, Tq. Umarkhed Dist. Yavatmal
- 3) Description of Documents scrutinized.

Sr. No.	Details of registration of document / conveyance	Date of Execution of Document	Place Sub-Regd. Office	Property falls under Sub-Registrar
1	Copy of 7/12 extract	08-05-2022	Umarkhed	Umarkhed
2	Copy of mutation No. 1221	26-07-2018	Umarkhed	Umarkhed

- 1) Description of property/ properties/ Nature of title.

Name of the owners & possessor of immovable property.	Devrao Narayan Mukewad, R/o Tembhardara, Tq. Umarkhed Dist. Yavatmal		
Extent of area (in acres/ hec.)	1 H. 20 R		
Survey No/ Gut No.CST No./ House No.	Survey No. 205/1, Area 1 H. 20 R, L. R. Rs. 1=48 Ps situated at Tembhardara Tq. Umarkhed Dist. Yavatmal (Maharashtra)		
Is property lease hold/ freehold/ Govt. grant etc.	Freehold		
Nature of property	Agricultural Land		
Location	Tembhardara Tq. Umarkhed Dist. Yavatmal (Maharashtra)		
Boundaries	East West North South		
Is photo of owners affixed (if not be taken after verification)	No.		

- 2) Trace of Title /History of Passing of title. Details of antecedent title deeds.

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(Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified.)

Detailed information about property to be mortgaged :

Sr. No.	Details	Remark of counsel
1	Whether the documents of title given raise any doubts or suspicion.	No
2	Have the title deeds have been compared with those at registrar's office & particulars tally.	Yes
3	Whether any of the property intended to be given by way of sale is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	No
4	Whether property proposed to be sale is subject to the provisions contained under any special enactment/ local laws. State implications of such enactment on the charge proposed to be created.	No
5	Whether property to be sale is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/ allotment etc. obtained.	No
6	Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	No
7	Whether the user land has been converted under revenue law? Whether N.A. permission / change of user permission is obtained?	No
8	What is the tenure of land? (In case Lease Property) and whether necessary consent permission of lessor obtained.	Not Applicable
9	Whether the land is adiwasi (Tribal) Land?	No
10	Whether any prohibitory order from income tax/ wealth tax of other	No

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	authorities?	
11	Is land/ property subject to any reservations/ acquisitions/ requisitions?	No
12	Whether there are any restriction from corporation such as "education zone" "green zone" etc.?	No
13	Is the land taken on lease from State industrial development corporation? If yes whether tripartite agreement executed?	No
14	Whether there are any prior encumbrances. If yes details thereof?	No
15	In case of devolution of property by a will/ succession.	
	A) Whether probate of will/ succession certificate / letters of administration obtained? Details thereof.	No
	B) If probate/ succession certificate / letters of administration not obtained, then how the mortgagor proposes to prove the title?	No
	C) The safeguards suggested ensuring title of the property offered as security.	Yes
16	Whether title deeds perused are in conformity with the search taken.	Yes
17	Whether the chain of title is complete without any missing links.	Yes

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

That the transferor(s) acquired the title by virtue of following documents and transactions and the title history of last 30 years shows the following chain of transactions.

As per revenue record, the said land is ancestral property. Previously the said land S. No. 205/1, Admeasuring 2 H. 00 R situated at Tembhurdara, Tq. Umarkhed Dist. Yavatmal was owned and possessed by **Mr. Devrao Narayan Mukewad**, R/o Tembhurdara, Tq. Umarkhed.

Thereafter **Mr. Devrao Narayan Mukewad**, R/o Tembhurdara, Tq. Umarkhed sold the said land by demarcating North-South axle towards West side 0 H. 80 R Out of S. No. 205/1 situated at Tembhurdara Tq. Umarkhed to **Smt. Vidya Pandurang**

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Mukewad, R/o Tembhardara for consideration amount of Rs. 383000/- vide registered sale deed Dt. 17-04-2018, bearing its registration No. 933/2018.

And Mr. Devrao Narayan Mukewad, R/o Tembhardara is and absolute owner and possessor of the remaining 1 H. 20 R land Out of S. No. 205/1 situated at Tembhardara Tq. Umarkhed. Accordingly the mutation is taken in the revenue record vide mutation case No. 1221 Dt. 26-07-2018.

As per copy of 7/12 extract issued by revenue department, Mr. Devrao Narayan Mukewad, R/o Tembhardara are an absolute owner and possessor of the above land S. No. 205/1, Admeasuring 1 H. 20 R, L. R. Rs. 1.48 Ps situated at Tembhardara Tq. Umarkhed.

I have examined the original title deeds relation to the property situated at Tembhardara, Tq. Umarkhed, Dist. Yavatmal bearing land Survey No. 205/1, Area 1 H. 20 R, L. R. Rs. 1=48 Ps and offered as security by way of registered sale deed / agreement to sale.

I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last 30 years i.e. 1993 to 2022 bearing receipt/GRN No. _____ Dt. 08/05/2022 (fee receipt enclosed).

I certify that, Mr. Devrao Narayan Mukewad, R/o Tembhardara Tq. Umarkhed, Dist. Yavatmal has / have an absolute owner, clear and marketable title over the property. The above property is free from all the encumbrances.

I further advise that, It is necessary to obtain non encumbrances certificate from the co-operative society and banks, prior to registration of sale deed / agreement to sale.

Date :- 08-05-2022

Place :- Umarkhed

Adv. Anil P. Mane