



TITLE VERIFICATION AND SEARCH REPORT

WHOMSOEVER IT MAY CONCERN

NAME: Sushil Dnyaneshwar Bhagat (Intending borrower) R/o. Torantala, Tq. Darwaha & Dist. Yavatmal.

PROPERTY: That the property situated within the local limits of Karanja and within jurisdiction of Sub-Registrar office Karanja, from Field Survey no. 174 converted into non-agricultural land vide Revenue case no. NAP-34/Kali-22/2006-2007 order dated 20.03.2007, therein Plot no. 43 total admeasuring 1452.6 sq. ft. (135.00 sq. mtr.) situated at Mouje-Kali, Tq. Karanja (Lad) & Dist. Washim.

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Adv Ravindra R Watane

TITLE VERIFICATION AND SEARCH REPORT

WHOMSOEVER IT MAY CONCERN

Subject: - Search and title verification report in respect of Loan Proposal of **Sushil Dnyaneshwar Bhagat** (Intending borrower) R/o. Torantala, Tq. Darwaha & Dist. Yavatmal

Dear Sir,

I Ravindra R Watane, Advocate, R/o above mentioned address having been engaged **Sushil Dnyaneshwar Bhagat** (Intending borrower) R/o. Torantala, Tq. Darwaha & Dist. Yavatmal for preparing the title verification and Search Report to be mortgaged for securing the financial assistance, I do hereby submit title investigation and search report for the period of 2014 to 2026, for the property described in schedule of property herein under:

LIST OF DOCUMENTS

That the document given to me for conducting search are:

- 1) Xerox copy of N. A. Order
- 2) Xerox copy of Sale deed dated 24.12.2012 registered at Sr. no. 5649
- 3) Xerox copy of gaon namuna 7/12
- 4) Xerox copy of Draft of sale deed



TITLE HISTORY OF LAST 13 YEARS

That the property situated within the local limits of Karanja and within jurisdiction of Sub-Registrar office Karanja, from Field Survey no. 174 converted into non-agricultural land vide Revenue case no. NAP-34/Kali-22/2006-2007 order dated 20.03.2007, therein Plot no. 43 total admeasuring 1452.6 sq. ft. (135.00 sq. mtr.) situated at Mouje-Kali, Tq. Karanja (Lad) & Dist. Washim is owned by **Arun Shaligram Bhagat**. That the above owner owned the said plot by virtue of the following transaction and title history of last 13 Years is as under:-

- 1) On perusal of the documents provided for conducting the search report, I find that land out of field Survey no. 174 situated at Mouje-Kali converted into residential purpose by Hon'ble Tahsildar, Karanja Lad passed the order in Rev. C. no. NAP-34/Kali-22/2006-2007 order dated 20.03.2007.
- 2) Initially, it is found that the Plot no. 43 total admeasuring 1452.6 sq. ft. (135.00 sq. mtr.) from Field survey no. 174 situated at Mouje-Kali was owned by Sau. Sarala Dipak Chandak.
- 3) Finally, it is found that the above said owner i.e. Sau. Sarala Dipak Chandak through her POA holder Shri. Dipak Vitthaldas Chandak sold the above mentioned Plot no. 43 to the present owner **Shri. Arun Shaligram Thakare** through the registered sale deed dated 24.12.2012 registered at Sr. no. 5649.
- 4) Now, **Sushil Dnyaneshwar Bhagat** wants to purchase the subject property i.e. **Plot no. 43** from its present owner i.e. **Shri. Arun Shaligram Thakare** for which he is availing housing loan facility from your financial institution.
- 5) I have taken the search record for last 13 years vide E-Challan No. MH010586596202627E dated 22.09.2026 of Registrar office and verified the index II register. The transaction referred above as duly reflected in records of Sub-registrar Office, Karanja (Lad). I have not come across any other transaction in relation to said property and link in chain is therefore duly established.
- 6) I have also confirmed from the government and Public Land Acquisition Authorities that the property described in schedule is not subject to any acquisition or requisition from these authorities.



7) That all the relevant documents of placed before me is Xerox copy of original and appear to be genuine and I have verified and tallied these documents from the records of registrar of Document at Karanja (Lad).

LEGAL OPINION

I have examined the copy of Sale deed shows name of present Owner **Shri. Arun Shaligram Thakare** which are main document of title deeds and valid evidence of right, title and interest which will satisfy the requirements of creation of equitable Mortgage.

- I further certify that -

1A) I have taken a search for the period of last 13 years i.e. 2014 to 2026 in office of Sub Registrar, Karanja (Lad) on 22.09.2026 vide search E-Challan no. MH010586596202627E. During my search, I do not find anything adverse, which would prevent the Seller i.e. **Shri. Arun Shaligram Thakare** from selling the subject property to proposed Purchaser **Sushil Dnyaneshwar Bhagat** (Intending borrower). Then on the basis of regd. Sale deed, there will nothing to prevent them as Title Holder from creating a valid mortgage in favor of institution.

2) Following scrutiny of records related Title Deeds as well as Search taken in office of S.R.O. I hereby certify the genuineness of the Title Deeds.

3) The property in question or flat is not mortgaged with any financial institution by its owner and it is free from lien, mortgage, encumbrances etc.

4) There is no interest of minor in the property.

5) I certify that, **Shri. Arun Shaligram Thakare** is an absolute, clear and marketable title over the schedule property. I further certify that **Sushil Dnyaneshwar Bhagat** (Intending borrower) has no obstacle to purchase it by owner i.e. **Shri. Arun Shaligram Thakare**. The equitable mortgage can be created by intending borrower/purchaser i.e. **Sushil Dnyaneshwar Bhagat** (Intending borrower) as soon as he becomes owner on the basis of Regd. sale deed and said mortgage would be enforceable.



SCHEDULE OF PROPERTY

That the property situated within the local limits of Karanja and within jurisdiction of Sub-Registrar office Karanja, from Field Survey no. 174 converted into non-agricultural land vide Revenue case no. NAP-34/Kali-22/2006-2007 order dated 20.03.2007, therein Plot no. 43 total admeasuring 1452.6 sq. ft. (135.00 sq. mtr.) situated at Mouje-Kali, Tq. Karanja (Lad) & Dist. Washim bounded as under:

Towards East: Plot no. 42
Towards West: Colony Road
Towards North: Plot no. 45
Towards South: Plot no. 41

Date: 22.09.2026

RAVINDRA
RUPRAO
WATANE
Digitally signed by
RAVINDRA RUPRAO
WATANE
Date: 2026.09.22
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Adv Ravindra R Watane