



B.com.L.L.B

ADVOCATE

Rail Duniya Road, Bhusawal

Mob - 9373587702, 7767977867

TITLE CLEARANCE/SEARCH REPORT

To,

H.D.F.C. LTD., JALGAON.

Name of Applicant - **SARSWATI CONSTRUCTION Partner**

1) Satish Bhagwan Talele.

2) Avinash Pandurang Mahajan.

Purpose of title clearnace /Search of the Property : To find out clear, free encumbrances, marketable and alienable title of the City Servey No.3873/30/1 area 328.6 Sq.m and 3873/30/2 area 44.4 Sq.m (total area of 373.00 sq.m.) situated at Bhusawal, within limit of Bhusawal Muncipal council, Tal.Bhusawal, Dist- jalgaon

PART I - Documents Scrutinized

Sr. No.	Date of Document	Name of the Document	Whether Original/Zerox
1.	24/04/2017	Sale Deed	Original
2.	15/06/2017	Property Extract	Certified
3.	15/06/2017	Mutation Entries	Certified
4.	01/09/2017	Receipt of Sub Reg. Office Bsl. for last 30 years (1988 to 2017)	Original

PART II -

Description of property - City Servey No.3873/30/1 area 328.6 Sq.m and 3873/30/2 area 44.4 Sq.m (total area of 373.00 sq.m.) situated at Bhusawal, within limit of Bhusawal Muncipal council, Tal.Bhusawal, Dist- jalgaon

Boundries of C.S. No.3873/30/1& 3873/30/2

East	West	North	South-
Govt.road	Adj. C.S.No. no. 3873/29/2	Road	Lane



PART III -

- Past and Present title of the property :** 1) On dated 20/09/1969 M.E.No. 70 took place for Weigher Rights on .C.S. No.3873/30/1& 3873/30/2 by will ,Application and Statment of Gajajnan Keshav. This land was owned and possessed by Gajanan keshav kanade
- 2) On dated 03/12/1969 M.E.No. 105 took place for Weigher Rights transfered to Pushpa Gajanan Kande on .C.S. No.3873/30/1& 3873/30/2 by will ,Application and Statment of Gajajnan Keshav. This land was owned and possessed by Gajanan keshav kanade.
- 3) On dated 12/04/1983 took place for Revenue Charges by state Govt. Maharashtra of Revenue Dept.reneval charges on above city Servey No.
- 4) On dated 18/08/1995 M.E.took palce for Legal Heirs.Gajajnan Keshav Kanade died on dated 10/12/1982 therefore his legal heirs name muted on C.S. No.3873/30/1& 3873/30/2
- 5) On dated 16/02/2015 M.E.No.6042 took palce for Gazzet of State of Maharashtra. by the letter of Jama Bandi Commissioner And Director of City Serey Office Pune Wide Letter No. Urban lna 1/2015
- 6) On dated 03/03/2017 M.E.No.7421 took palce for Revocation of owners name . Smt. Pushpa Gajanan Kanade died on 01/09/2001.and Shri. Raindra Gajanan Kanade died on 26/05/2004 therefore their name reoked by application and Affidavit of kusumini Arun Lele and death certificate of late Pushpa And Ravindra.
- 7) On dated 23/05/2017 M.E.No.7487 took palce for purchased. SARSWATI CONSTRUCTION Partner 1)Satish Bhagwan Talele.
2)Avinash Pandurang Mahajan.purchase C.S. No.3873/30/1& 3873/30/2 situated at Bhusawal from Vijay Gajanan Kanade and others for the consideration of Rs.95,00,000/- by executing Regi.sale deed.Therefore Sarswati Construction of partner is the absolute owner and possessor. Their name is entering on record of 7/12 extract.

PART IV-

Encumbrances Certificates for the period of 30 years (from 1988to 2017)-

I have carried out search for 30 years from the year 1988 to till today in Sub- Registrar Office, Bhusawal.The receipt of payment of Search bearing no. 5169 application no.1632 of dt.01/09/2017 is attached here with.enue Charges



Legal Opinion

I, Nitin G. Surnase, Advocate, Bhusawal do hereby opinion that, on persual of the abovesaid documents produce by applicant. Original copy of N.A. order, inspected and verified 7/12 extract of property and various concerned mutation entries City Servey No.3873/30/1 area 328.6 Sq.m and 3873/30/2 area 44.4 Sq.m (total area of 373.00 sq.m.) situated at Bhusawal, within limit of Bhusawal Muncipal council, Tal.Bhusawal, Dist-jalgaon

After persued of this documents.

I here by opinion that **SARSWATI CONSTRUCTION Partner 1) Satish Bhagwan Talele. 2) Avinash Pandurang Mahajan.** are absolute owner, possessor and holder of City Servey No.3873/30/1 area 328.6 Sq.m and 3873/30/2 area 44.4 Sq.m (total area of 373.00 sq.m.) situated at Bhusawal, within limit of Bhusawal Muncipal council, Tal.Bhusawal, Dist-jalgaon

This property is free, clear and there is no charge on this property of any Govt. or private agencies and any other financial institutions.

This title is encumbrances free, clear alianable and marketable hence this property is good security to mortgatge, if to raise loan on this property.

This prperty is not acquired and reserved by any Govt. or Private agency.

The provision of Urban Land Celling & Regulation Act are not applicable to this property.

The provisions of land restoration to Schedule Cast & Schedule Tribes are not applicable to this property.

Ensure you before accepting

Hence this title Clearance / Search report given accordingly

Encl : Receipt No.5169

Date : 04/09/2017



N. Surnase
ADVOCATE

121/0

इतर पावती

Original/Duplicate

Friday, 01 September 2017 3:17 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5166 दिनांक: 01/09/2017

मावाचे नाव:

दत्तऐवजाबा अनुक्रमांक: बसव-0-2017

दत्तऐवजाबा प्रकार:

मादर करणान्याचे नाव: शोध अर्ज क्र 163॥ दिनांक 01.09.2017 अँड नितीन जी सुरनासे

वर्णन मौजे भुसावळ येथील सि.स.नं 3873/30/1 क्षेत्र 328.60 चौ.मी. व सि.स.नं 3873/30/2 चे क्षेत्र 44.4 चौ.मी. चे एकूण क्षेत्र 373.00 चौ.मी. सन 1988 ते 2017 एकूण 30 वर्षांचा र.र 750/- + 750/- असे र.र 1500/-

SEARCHFEE

रु. 1500.00

एकूण:

रु. 1500.00

Sub Registrar Bhusaval

सह. मुख्य निबंधक (वर्ग-२)

भुसावळ

1): देयकाचा प्रकार: By Cash रकम: रु 1500/-

9/1/2017