

Adv. Sharad L. Rakhonde

Notary (Govt. Of India)

B.A.LL.B.

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अॅड. शरद ल. राखोंडे

बी.ए., एल्ल.बी.

नोटरी (भारत सरकार)

निवास : गिताई, एकतानगर,

गजानन महाराज मंदीराजवळ,

बुलडाणा. मो.नं. ९४२२८८१७१९

दिनांक : / /

TITLE VERIFICATION & SEARCH REPORT (MASTER SEARCH)

Date: 29/11/2017

To,

TITLE VERIFICATION & SEARCH REPORT REGARDING PLOT NO. 36 OUT OF, SURVEY NO. Old 33/2 and 33/3 New 230 OF BULDANA TQ.&DIST BULDANA.

Sir,

Having been engaged for preparing the title investigation and search report in respect of **Lata Onkarsing Rajput**. I hereby submit my report as under :

1. LIST OF DOCUMENT OF THE PROPERTY

Sr. No	Nature of Documents	Dated / Registered	Parties to the document	Document No.	Original/ Copy
1.	N.A. Order	29/06/2004	N. A. Order passed by Additional Collector Buldana	NAP34/Bul dana/45/ 2002-2003	Xerox Copy
2.	Mutation Entry	09/11/2004	Issued by Talathi Buldana	No.9368	Certified Copy
3.	Mutation Entry	28/01/2014	Issued by Talathi Buldana retarding change of Survey No. 33/2 and 33/3 to 230	No. 18721	Certified Copy
4.	Mutation Entry	04/11/2004	Issued by Talathi Buldana	No. 9400	Certified Copy
5.	Sale Deed	22/04/2005	Executed by Sau. Asha Digambar Shingane in favour of Jayantrao Bhimrao Jadhao regarding Plot No. 36	No. 1518	Certified Copy
6.	Mutation Entry	22/06/2009	Issued by Talathi Buldana	No. 13379	Certified Copy
7.	Sale Deed	20/05/2013	Executed by Jayant Bhimrao Jadhao in favour of Lata Onkarsing Rajput regarding Plot No. 36	No. 2692	Certified Copy
8.	Mutation Entry	10/06/2013	Issued by Talathi Buldana	No. 18193	Certified Copy
9.	Commencement Letter with Approved Map	05/10/2017	Issued by Municipal Council Buldana	No. BPA\00078 \2017-2018	Xerox Copy

10.	Partnership Deed		Partnership in between Mohjitsing Onkarsing Rajput and Amol Vijaysing Rajput in respect of partnership business carried on under the name and style of M/s. Aadhar Builders and Land Developers	No. --	Xerox Copy
11.	Development Agreement	10/11/2017	Development agreement in between Party No. 1 Lata Onkarsing Rajput and Party No. 2 M/s. Aadhar Builders and Land Developers thr partner Mohjitsing Onkarsing Rajput and Amol Vijaysing Rajput	No. 5312	Xerox Copy
12.	Deed of Declaration	10/11/2017	Declaration by M/s. Aadhar Builders and Land Developers thr partner Mohjitsing Onkarsing Rajput, Amol Vijaysing Rajput and Lata Onkarsing Rajput in respect of Aadhar Residency Apartment Scheme.	No. 5313	Xerox Copy
13.	Power of Attorney	10/11/2017	Executed by Lata Onkarsing Rajput in favour of his son Mohjitsing Onkarsing Rajput	No.5314	Xerox Copy
14.	7/12 extract Khodtod Nakkal	Latest	Issued by Talathi Buldana	No.--	Extract Copy
15.	7/12 extract	Latest	Issued by Talathi Buldana	No. --	Extract Copy
16.	Tax Receipt	Latest	Issued by Municipal Council Buldana	No.--	Xerox Copy

It is suggested to get that all the document shall be verified with the originals of the documents.

2. DESCRIPTION OF PROPERTY

"Within the limits of Buldana Municipal Council and Sub-Registrar, Buldana, situated at Mauje Buldana, Tq. & Dist. Buldana within the jurisdiction of Buldana Sub Registrar Buldana, bearing field Survey No. Old 33/2 and 33/2 New 230, out of which layout Plot no. 36 admeasuring 217.25 sq.mtr., bounded as under:

- Towards east - Road
- Towards west - Service Line
- Towards north - Plot No. 20
- Towards south - Plot No. 22

(*Note - Actual boundaries should be ascertained by spot visit)

3. TITLE HISTORY OF THE SUBJECT PROPERTY

That on the basis of documents supplied to me it seem that originally The Agricultural Property i.e. Survey No. old 33/2 and 33/3 New 230 admeasuring 1 H 11 R and 0 H 43 R total 1 H 54 R situated at Buldana Tq. Dist. Buldana which is original owned and possessed by Vijay Sudhakar Kakade and others. Thereafter they applied through Secretary to Additional Collector Buldana vide revenue case no. NAP34/Buldana/45/2002-2003 to conversion the agricultural land in to non agricultural used i.e. residential purpose. After necessary inquiry Additional Collector granted permission on dt. 29/06/2004 for non agricultural used. Vide mutation entry No. 9368 dt. 09/11/2004.

Thereafter I found that Vijay Sudhakar Kakade and others made non registered partition deed in between themselves regarding layout plots. As per this partition deed Plot No. 26,30,31

and 36 came to the share of Sau. Asha Digambar Shingane. Vide Mutation Entry No. 9400 Dt. 04/11/2004.

Thereafter I found that Sau. Asha Digambar Shingane sold out Plot No. 36 i. e. 217.25 Sq.Mtr. Infavour of Jaywantrao Bhimrao Jadhao by registered sale deed on dt. 22/04/2005 No. 1518. Vide mutation entry no. 13379 dt. 22/06/2009.

Thereafter I found that Jaywantrao Bhimrao Jadhao sold out Plot No. 36 i. e. 217.50 Sq.Mtr. In favour of Lata Onkarsing Rajput by registered sale deed on dt. 20/05/2013 No. 2692. Vide mutation entry no. 18193 dt. 22/06/2013. Since then she is the absolute owner and possessor of the said plot.

Thereafter I Found that Lata Onkarsing Rajput executed Registered Development Agreement with M/s. Aadhar Builders and Land Developers thr partner Mohjitsing Onkarsing Rajput and Amol Vijaysing Rajput regarding to develop and construct the Residential Flat Scheme. Regd No. 5312 Dt. 10/11/2017. As well as I also found that Mohjitsing Onkarsing Rajput and Amol Vijaysing Rajput executed partnership deed in respect of partnership business shall be carried and under the name and style of M/s. Aadhar Builders and Land Developers.

Thereafter I also found that M/s. Aadhar Builders and Land Developers thr partner Mohjitsing Onkarsing Rajput, Amol Vijaysing Rajput and Lata Onkarsing Rajput have also executed a registered deed of declaration with respect to his proposed construction upon Plot No. 21 of **Aadhar Residency** at Buldana Tq. Dist. Buldana on dt. 10/11/2017 Sr.No. 5313.

That as per the amendment to the section 17 of Registration Act 1908, the document of deposit of title deed is required to be registered with the Sub Registrar of Assurances. Hence, such deposit of title deeds is advised to be registered.

4. SEARCH REPORT COVERING THE PERIOD OF 30 YEARS PRIOR TO SCRUTINY OF TITLE -

1. That I have taken search of Index No. II Register, in the Sub Registrar Office, Buldana the period of last 30 years from the 1988 to 2017. I have to cause the search with Sub Registrar office vides Search receipt No. 8885, dated 29/11/2017. That as the Index No. II registered for the year 2016 is yet to be prepared, search for the said period could not be taken and hence affidavit regarding the ownership shall be taken from the borrower before disbursing any loan. I have also cause search of the computerized Index with the Sub Registrar, Buldana. I have also got confirmed that the said property is not the subject matter of any acquisition proceedings and is not covered under or affected by the Urban Land Ceiling Regulation Act, Bombay Land Requisition Act or Enactment providing for restoration of the land to the persons belonging to Schedule Tribes or any other enactment for the time being in force or sanctioned development plan of Municipal Council Buldana.

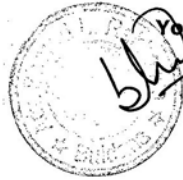
2. That on the basis search taken by me and after scrutinizing documents as mentioned above and produced before me, I am of the opinion and accordingly I certify that **M/s. Aadhar Builders and Land Developers thr partner Mohjitsing Onkarsing Rajput, Amol Vijaysing Rajput and Lata Onkarsing Rajput** is the recorded owner and holder of said property described in para No. II and has got clear and marketable title free from all encumbrances. Hence, I am the opinion that the aforesaid property can be accepted as a security for advancing the loan to the applicant by creating equitable mortgage or any other type of mortgage of the of the said property, which bank deem fit.

5. **OPINION**

In result I have to state that, I have personally visited the office of Sub-Registrar / Revenue Authorities and personally search and verified the information furnished in this report. I have compared the Sale Deed / Documents given to me with the copy of it available in the office of Sub Registrar and have found that both tallying with each other. I also stated that the title deeds in respect of the captioned properties are genuine, original and properly executed.

Place : Buldana

Date : 29/11/2017



Yours faithfully,

Adv. Sharad L. Bakhonde
Advocate
Dist. & S.D. Court
Buldana.



इतर
पावती

Original/Duplicate

Wednesday, 29 November
2017 4:07 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8885 दिनांक: 29/11/2017

गावाचे नाव: बुलडाणा

दस्तऐवजाचा अनुक्रमांक: बलन-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **अॅड.शरद एल.राखोडे** रा.बुलडाणा

वर्णन स.नं.33/2 व 33/3 नविन 230 प्लॉट नं.36 चा शोध सन 1988 ते 2017 एकूण 30 वर्ष
शोध व निरीक्षणे रु. 750.00

एकूण:

रु. 750.00

Sub.Registrar Buldhana

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007714355201718E दिनांक: 29/11/2017

बँकेचे नाव व पत्ता: