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अॅड. शारद ल. राखोंडे
बी.ए., एल्ले.बी.

नोटरी (भारत सरकार)

निवास : गिताई, एकतानगर,

गजानन महाराज मंदीराजवळ,

बुलडण्णा. मो.नं. ९४२२८८१७१९

दिनांक : / /

TITLE VERIFICATION & SEARCH REPORT (MASTER SEARCH)

To,

Date: 20/03/2017

TITLE VERIFICATION & SEARCH REPORT REGARDING PLOT NO. 22 OUT OF, SURVEY NO. 28/2 AND 29/1 OF BULDANA TO.&DIST BULDANA.

Sir,

Having been engaged for preparing the title investigation and search report in respect of **Samruddhi Builders, Buldana Prop. Sanjay Vinayak Kolte**, 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	16/09/2002	N. A. Order passed by Additional Collector Buldana	NAP34/Buldana/28/2 and 29/1 2001-2002	Xerox Copy
2.	Mutation Entry	12/11/2002	Issued by Talathi Buldana	No. 7812	Certified Copy
3.	Sale Deed	09/03/2010	Executed by Dattu Maroti Chumkar thr. POA holder Dndeo Haribhau Katkar in favour of Archana Sanjay Kothari regarding Plot No. 22	No. 1192	Xerox Copy
4.	Mutation Entry	27/04/2010	Issued by Talathi Buldana	No. 14075	Certified Copy
5.	Sale Deed	25/11/2011	Executed by Archana Sanjay Kothari in favour of Sanjay Vinayak Kolte regarding Plot No. 22	No. 7243	Xerox Copy
6.	Mutation Entry	18/09/2012	Issued by Talathi Buldana	No. 16508	Certified Copy
7.	Mortgage Deed	29/01/2016	Executed by Sanjay Vinayak Kolte in favour of Radhakrushna Nagari Sah, Patsanstha Ltd. Malkapur Br. Buldana	No. 6137	Xerox Copy
8.	Commencement Letter with Approved Map	28/10/2016	Issued by Municipal Council Buldana	No. BPA\00047\2016-17	Xerox Copy



9.	Deed of Declaration	16/03/2017	Declaration by M/s. Samruddhi Builders the proprietor Sanjay Vinayak Kolte in respect of Kalpavruksha Apartment Scheme.	No. 1005	Xerox Copy
10.	7/12 extract Khodtod Nakkai	Latest	Issued by Talathi Buldana	No.--	Extract Copy
11.	7/12 extract	Latest	Issued by Talathi Buldana	No. --	Extract Copy
12.	Tax Receipt	Latest	Issued by Revenue Department	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, situated at Mauje Buldana, Tq. & Dist. Buldana within the jurisdiction of Buldana Sub Registrar Buldana, bearing field Survey No. 28/2 and 29/1, out of which layout Plot no. 22 admeasuring 303.28 sq.mtr. which is bounded as under:

Towards east - Road
Towards west - Plot No. 23
Towards north - Road
Towards south - Plot No. 27

(*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. 28/2 admeasuring 4 H 58 R and Survey No. 29/1 admeasuring 3 H 62 R situated at Buldana Tq. Dist. Buldana which is original owned and possessed by Sau Rekha Shrikrushna Chimkar, Dattu Maroti Chimkar and Shmt Dwartakabai Shankarrao Padmane of Buldana, Tq. Dist. Buldana. Thereafter he applied to Additional Collector Buldana vide revenue case no. NAP34/Buldana/44/2001-2002 to conversion the agricultural land in to non agricultural used i.e. residential purpose. After necessary inquiry Additional Collector granted permission on dt. 16/09/2002 for non agricultural used.

Thereafter I found that Sau Rekha Shrikrushna Chimkar, Dattu Maroti Chimkar and Shmt Dwartakabai Shankarrao Padmane made non registered partition deed. As per this partition deed Plot No. 22 i.e. 303.28 Sq. Mtr. Came to the share of Dattu Maroti Chimkar. Vide mutation entry No. 7812 Dt. 22/11/2002.

Thereafter I found that Dattu Maroti Chimkar sold out Plot No. 22 i.e. 303.28 Sq.Mtr. in favour of Sau. Archana Sanjay Kothari by registered sale deed on dt. 09/03/2010 No. 1192. Vide mutation entry No. 7814 Dt. 27/04/2010.

