

Thereafter I found that Sau. Archana Sanjay Kothari sold out Plot No. 22 i.e. 303.28 Sq.Mtr. in favour of Sanjay Vinayak Kolte by registered sale deed on dt. 25/11/2011 No. 7243. Vide mutation entry no. 16508 dt. 18/06/2012. Since then he is the absolute owner and possessor of the said plot.

As well as I also found that Sanjay Vinayak Kolte register Proprietorship business shall be carried and under the name and style of M/s. Samruddhi Builders.

Thereafter I also found that M/s. Samruddhi Builders thr Proprietor Sanjay Vinayak Kolte have also executed a registered deed of declaration with respect to his proposed construction upon Plot No. 22 of **Kalpavruksha Apartment** at Buldana Tq. Dist. Buldana on dt. 16/03/2017 Sr.No. 1005.

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. 1111174201, dated 20/03/2017. That as the Index No. II registered for the year 2016-2017 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. Samruddhi Builders Prop. Sanjay Vinayak Kolte** is the recorded owner and holder of said property described in para No. II and said property registered mortgaged in favour of Radhakrushna Nagari Sah. Patsanstha Ltd. Malkapur Br Buldana. except this transaction I have not found any adverse entry.



MH009607206201617E

Government
of
Maharashtra

Regn. 39 M

Department of Registration and Stamps

20 Mar 2017

Receipt

Receipt no.: 1111174201

Name of the Applicant :

SHARAD LAXMAN
RAKHONDEDetails of property of which
document has to be searched :Dist : Buldhana Village
: Buladana S.No/CTS
No/G.No. : 28

Period of search :

From : 2005 To : 2017

Received Fee :

325

The above mentioned Search fee has been credited to government vide GRN no
:MH009607206201617E

As this is a computer generated receipt, no stamp or signature is required.

For Physical search in office, Please bring this receipt along with mentioned Gras Challan.

Payment of search fee through GRAS challan can be verified on
'gras.mahakosh.gov.in/challan/views/frnSearchChallanWithOutReg.php'.



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 : 20/03/2017



Signed faithfully,
Adv. Sharad L. Rakhonde

Notary Advocate

Civil & Sessions Court

Buldana