



AMIT A. DABHADE

Advocate, Buldana.

Mob. No. 9822989863

Annexure- C :- Certificate of title

1. I have examined the immovable property, which is the subject matter of the report, the original property was belonging to Upon verification of the Index-II register and Revenue Records for the period relevant to this search report. Upon verification of the Index-II register and Revenue Records for the period relevant to this search report. I have noticed as follows :-

That, Anand Builders & Developers, Buldana through its Prop. Sumitkumar Sahebrao Sardar acquired the title by virtue of following documents/transaction.

A sale deed dated 24/10/2011 registered on 25/10/2011 at Sub Registrar's Office by paying registration of Rs. 700/- vide receipt No. 388/2011. That, the sale deed was executed by Prakash Narayan Dandge, R/o. Dandge Lay-out, Buldana, Tq. Dist. Buldana by accepting a consideration of Rs. 15,61,000/- (Fifteen Lacks Sixty One Rupees) the said sale deed was executed by documents No. 6581/2011. The stamp duty of Rs. 93,700/- was duly paid on marketable value. Narayan Januji Dandge was owner and possessor of above said property which received as a share in partition by Prakash Narayan Dandge. All that, peace and parcel of land situated within the jurisdiction of Municipal Council, Buldana, Nazul Sheet No. 6, plot No. 11/3 (Layout Plot No.6) admeasuring 557.4 Sq.Mtrs i.e. 5997 Sq. Ft., (Which Actually on spot is only admeasuring 491.64 Sq. Mtrs. i.e. 5290 Sq. Ft.) come into existences vide order of Sub-Registrar office, Buldana. According to above transaction it is clear that, Shri. Sumitkumar Sahebrao Sardar purchased plot from Prakash Narayan Dandge on dated 25/10/2011 by way of sale deed document No. 6581/2011.

That, Prakash Narayan Dandge was owner and possessor of above said plot No. 11/3 which he received by way of registered partition bearing document No. 4997/2004 dated 18/06/2004 as a share in partition. That plot No. 11/3 come into existence vide order of Sub-Divisional Officer, Buldana in Revenue Case No. 9/2/1970-71/Buldana decided on 22.09.1971, permitting inter-alia to convert the user of Nazul Sheet No. 6.

On the basis of search made by me and others documents place before me I clarify

that, the property referred in schedule is owned and possessed by Anand Builders & Developers, Buldana through its Prop. Sumitkumar Sahebrao Sardar and free from any encumbrances, charges, liens and mortgages and other any claims affecting a clear title as on the date.

According to the document provided to me firm registered by Shri. Sumitkumar Sahebrao Sardar. He is the proprietor of Anand Builders & Developers, Buldana. Deed of declaration of Sumitkumar Sahebrao Sardar document no. 1213/17 shows that he is the proprietor of Anand Builders & Developers, Buldana. Deed of declaration clarifies that Sumitkumar Sahebrao Sardar Anand Builders & Developers, Buldana owner of above immovable mentioned property.

That all the relevant documents of title are placed before me and I have verified and tallied these documents from the record of Registered of documents. I am satisfied that, the property is heritable and transferable. The owner has right to transfer it. The property is not subject matter of any acquisition proceeding in result I have to state that, the property is free from encumbrances and it is readily marketable. It can be accepted as a good security for the loan.

That, the property falls in Buldana Municipal province area an as per certificate issued by Chief Officer, Municipal Council, Buldana the plot is free from any charges. Hence this title verification and Search Report.

Therefore, Anand Builders & Developers, Buldana through its Prop. Sumitkumar Sahebrao Sardar is the owner and possessor of the above mentioned immovable property, which is described in the schedule and his title there to, is clear, perfect, marketable. Hence title of the property is clear.

Registrar Office, Buldana Receipt No. 3523, dated 19/05/2017.

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2005 to 2017 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from Encumbrances.
6. **Not applicable**
7. **Not applicable**
8. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower **Anand Builders & Developers, Buldana through its Prop. Sumitkumar Sahebrao Sardar.**
9. I certify that **Anand Builders & Developers, Buldana through its Prop. Sumitkumar Sahebrao Sardar** has absolute, clear and Marketable title over the Schedule property.
10. Valid Mortgage can be created.

SCHEDULE OF THE PROPERTY (IS) :-

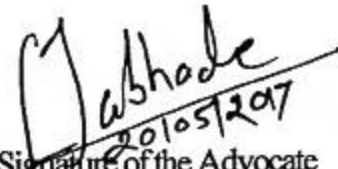
Municipal province	Nazul Sheet	Plot No.	Adm.
Buldana	6	Plot No. 11/3 (Lay plot No.6)	557.4 Sq.Mtrs (5997 Sq. Ft.)

Boundaries :-

Towards East	:-	House of Shri. Narkhede
Towards West	:-	House of Narayan Dandge
Towards North	:-	Road.
Towards South	:-	Service Lane

Place :- Buldana

Date :- 20/05/2017


Signature of the Advocate

Adv. Amitkumar Arun Dabhade
B.Sc., LL.B., M.B.A. (Pune)
Dist. & Sessions Court, Buldana.
Reg. No. Mah/3437/2006.