



SEARCH REPORT

To,

The Branch Manager

Buldana Urban Co-Op Credit Society Ltd. Buldana

Branch Malkapur

Tq. Malkapur Dist. Buldhana

I, myself having been engaged by Vyankateshwara Associates Malkapur, A partnership firm having its office at Harikiran Society Malkapur Partners - 1) Sandesh Subhashchand Chordiya, 2) Babanrao Donguji Patil & owner Prabhakar Nivrutti Deshmukh All R/o. Malkapur, Tq. Malkapur, Dist. Buldana for preparing a search report of the property owned by them at Mouza Malkapur, Tq. Malkapur, Dist. Buldhana as described in following schedule.

SCHEDULE OF THE PROPERTY

A) At Mouza Malkapur, Tq. Malkapur, Dist. Buldhana within Municipality limit Malkapur, Tq. Malkapur having Plot No. 227, Eastern Portion admeasuring 408.86 Sq.M. i.e. 4401 Sq.Ft. out of which 8750 Sq.Ft. being a part & parcel of Field Sur. No. 188/3, T.P. Scheme No. 1 which is bounded by :-

To the East	:- Plot No. 228
To the West	:- Plot no. 226
To the North	:- Road
To the South	:- 10 M. Service Line

B) At Mouza Malkapur, Tq. Malkapur, Dist. Buldhana within Municipality limit Malkapur, Tq. Malkapur having Field Sur. No. 144, converted plot no. 28, area 175.00 Sq. mts. i.e. 1883.00 Sq. feet plot [East-West [East-West 10 mts. North-south 17.50 mts.] plot only.

C) At Mouza Malkapur, Tq. Malkapur, Dist. Buldhana within Municipality limit Malkapur, Tq. Malkapur having Field Sur. No. 144, converted plot no. 29A, area 122.50 Sq. mts. i.e. 1318.10 Sq. feet plot [East-West 14 mts. North-south 08.75 mts.] plot only.

D) At Mouza Malkapur, Tq. Malkapur, Dist. Buldhana within Municipality limit Malkapur, Tq. Malkapur having Field Sur. No. 144, converted plot no. 29B, area 120.50 Sq. mts. i.e. 1296.58 Sq. feets plot [East-West 14 mts. North-south 08.75 mts.] plot only except 2 mts. circle corner which is bounded by {Four boundaries of Plot No. 28, 29A and 29B} :-

To the East	:- Plot No. 27
To the West	:- Layout Road
To the North	:- Plot No. 24B
To the South	:- Layout Road

I would like to submit my report as under:

1. That the claimant **Vyankateshwara Associates Malkapur, A partnership firm having its office at Harikiran Society Malkapur Partners - 1) Sandesh Subhashchand Chordiya, 2) Babanrao Donguji Patil & owner Prabhakar Nivrutti Deshmukh All R/o. Malkapur, Tq. Malkapur, Dist. Buldana** is an absolute owner of the property described in schedule.
2. The claimant **Vyankateshwara Associates Malkapur, A partnership firm having its office at Harikiran Society Malkapur Partners - 1) Sandesh Subhashchand Chordiya, 2) Babanrao Donguji Patil & owner Prabhakar Nivrutti Deshmukh All R/o. Malkapur, Tq. Malkapur, Dist. Buldana** is acquired a valid & good title to the said Property by way of regd. sale deed dated 20/04/13 vide document No.1175/13 and 18-04-2013 vide document no.1165/13.
3. The title history of last 13 years from this date shows that originally this field at Mouza Malkapur, Tq. Malkapur, Dist. Buldhana within Municipality limit Malkapur, Tq. Malkapur having Field Sur. No. 144 converted plot no. 26 area 340.00 Sq. Mts. and Plot no. 28 area 175.00 Sq.Mts. Plot No. 29A, area 122.50 Sq. Mts. Plot No. 29B, area 120.50 Sq. Mts. total 540.50 Sq.Mts. plot only were originally owned and possessed by Sau. Poonam Anand Bhattad, The applicant purchased the above both plots from Sau. Poonam Anand Bhattad by way of regd. sale deed 20/04/2013 vide document no. 1175/2013 and 18/04/2013 vide document no. 1165/13 for consideration of Rs. 13,09,000/- and 16,10,000/-. Prabhakar Nivrutti Deshmukh partners of the above firm executed a regd. general power of attorney in favour of Sandesh Subhashchand Chordiya. On dated 18/07/2016 vide document no.2035/16. On dated 18/07/2016 regd. development agreement was also executed in favour of Sandesh Subhashchand Chordiya & Babanrao Dhonguji Patil. As such the applicants are the owner and possessor of the above property.

4. The links in the chain of title of this property is well & properly established. All the transactions have been duly verified from the record of registrar of document. Mutation have been properly taken by Concern Talathi Malkapur to that effect mutation was also effected & 7/12 extract is also in name of applicant.

5. I have taken the search of Record of registrar office by taking inspection of the Book I, Index II and Revenue record for last 13 years i.e. 2005 to 2017 maintained by Sub Registrar Office Malkapur by paying necessary search fees of Rs. 325/- vide original search fee receipt no. MH00836441320161718 E dated 09/02/2017, Which is annexed with the search report of plot no. 24 [A,B] and xerox copy is attached here with vide application no.00040572017020914458/2017 dated 09/02/17.

6. On the basis of search taken and the document persued by me i.e, certificate of ownership, mutation record, it is certified that the property referred in schedule is owned by **Vyankateshwara Associates Malkapur, A partnership firm having its office at Harikiran Society Malkapur Partners - 1) Sandesh Subhashchand Chordiya, 2) Babanrao Donguji Patil & owner Prabhakar Nivrutti Deshmukh All R/o. Malkapur, Tq. Malkapur, Dist. Buldana** and property is heritable & transferable with clear title. The above property is already mortgaged to The Buldana Urban co.op. credit society Branch Malkapur. The above plots are converted for the N.A.purposes vide order passed by Additional Collector Buldana in Rev. Case No. N.A.P.-34/Malkapur/14/2001-02 dated 11-06-2003.

7. It is also confirmed from the Govt, of public land acquisition authorities that the property described in schedule is not Subject to acquisition from this authorities.

8. There is no any impediment of claimants mortgage the said property to Society in the transaction of loan as such property can be good and marketable and valuable security for the loan.

9. Before mortgage the above said property towrds the society. It is always admisible and necessary to call no dues, other documents & Affidivate for verification because it may happens that there may be equitable mortgaged accepted by other banks or society as considering relationship with the barrower and there is no records of such entries at the office of Sub. Registrar hence do the same.

10. Finally in conclusion I have to state that after the necessary search taken at concerned sub-registrars office upto date, I am satisfied that the property in question is free from all other types of encumbrances, I also found that there is no any litigation of tenancy or any other in respect of said Plot nor said Plots been mortgaged and there is a clear title.

This search report.
Date: 09/02/2017

Signature

Advocate N.B.Dhoot
Malkapur



CHALLAN
MTR Form Number-6

GRN	MH008364413201617E	BARCODE			Date	09/02/2017-10:52:13		Form ID			
Department Inspector General Of Registration				Payer Details							
Search Fee				TAX ID (If Any)							
Type of Payment Other Items				PAN No.(If Applicable)							
Office Name MLK_MALKAPUR SUB REGISTRAR				Full Name		Adv. Shri N. B. Dhoot					
Location BULDHANA											
Year 2016-2017 One Time				Flat/Block No.		Telephone Colony					
Account Head Details			Amount In Rs.		Premises/Building						
0030072201 SEARCH FEE			325.00		Road/Street						
					Area/Locality		MALKAPUR				
					Town/City/District						
					PIN		4 4 3 1 0 1				
					Remarks (If Any)						
					Search for 13 yrs of Plot No 227 in Field S No 188/3 at Malkapur To						
					Malkapur						
Total			325.00		Amount In Words		Three Hundred Twenty Five Rupees Only				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN		Ref. No.		00040572017020914458		IK00CENLO1	
Cheque/DD No.				Date		09/02/2017-10:52:48					
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Mobile No. : Not Available



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E-Receipt

**Government of MAHARASHTRA
GRAS Department**

Name of the Depositor	Adv Shri N B Dhoot
Government Reference Number	MH008364413201617E
SBI Reference Number	IK00CENLO1
Challan Amount	325.00
Amount(In Words)	Three Hundred And Twenty Five Rupees
Transaction Date and Time	09-Feb-2017 10:52:42 AM
Status	Success