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अॅड. शरद ल. राखोंडे
बी.ए.,एल्एल्.बी.
नोटरी (भारत सरकार)
निवास : गिताई, एकतानगर,
गजानन महाराज मंदीराजवळ,
बुलडाणा. मो.नं. ९४२२८८१७१९

TITLE VERIFICATION & SEARCH REPORT (MASTER/SEARCH)

Date: 24/09/2018

To

_____,
_____,
_____.

TITLE VERIFICATION & SEARCH REPORT REGARDING PLOT NO. 39 OUT OF, SURVEY NO. 2 OF BULDANA TQ.&DIST BULDANA.

Sir,

Having been engaged for preparing the title investigation and search report in respect of **Prafulla Madhukar Patil and Nanda Jivan Patil,** I hereby submit my report as under :

1. LIST OF DOCUMENT OF THE PROPERTY

Adv. Sharad L. Rakhonde M/H/ 4603/99 Buldana

Sr. No	Nature of Documents	Dated / Registered	Parties to the document	Document No.	Original/ Copy
1.	N.A. Order	04/09/1971	N. A. Order passed by Sub Divisional Officer Buldana	RCN 2/2 Buldana/1 970-1971	Xerox Copy
2.	Sale Deed	10/01/1972	Executed by Dattatray Ramkrushna Dalal in favour of Sadhana Laxmikant Mahajan regarding	No. 82	Xerox Copy
3.	Mutation Entry	05/11/1989	Issued by Talathi Buldana	No. 646	Certified Copy
4.	Sale Deed	02/03/1973	Executed by Sadhana laxmikant Mahajan in favour of Madhukar Patil President The Buldana Zillha Parishad Karmachari Sah Gruh Nirman Sanstha regarding Plot No. 26 to 36	No. 254	Xerox Copy
5.	Mutation Entry	04/12/1998	Issued by Talathi Buldana	No. 4604	Certified Copy

6.	Gift Deed	08/06/2016	Executed by Madhukar Pundlik Patil in favour of Nanda Jivan Patil regarding Plot No. 26 to 36	No. 3650	Xerox Copy
7.	Mutation Entry	07/09/2018	Issued by Talathi Buldana	No. 20651	Certified Copy
8.	Gift Deed	08/06/2016	Executed by Madhukar Pundlik Patil in favour of Prafulla Madhukar Patil regarding Plot No. 26 to 36	No. 3651	Xerox Copy
9.	Mutation Entry	07/09/2018	Issued by Talathi Buldana	No. 20652	Certified Copy
10.	Developme nt Agreement	23/02/2017	Development Agreement in between Vyankateshwara Buildcon and Nanda Jeevan Patil and Prafula Madhukar Patil	No. 694	Xerox Copy
11.	Power of Attorney	23/02/2017	Executed by Nanda Jivan Patil and Prafulla Madhukar Patil in favour of Suvarna Shrikant Deshmukh partner Vyankateshwara Buildcon	No. 695	Xerox Copy
12.	Deed of Declaration	01/08/2018	Deed of Declaration by Vyankateshwara Buildcon thr. Partner Suvarna Shrikant Deshmukh in respect of Sankalp Residency Scheme	No. 4592	Xerox Copy
13.	Commence ment Letter with Approved Map	19/12/2017	Issued by Municipal Council Buldana	No. BPA\ 00096\201 7-18	Xerox Copy
14.	Letter of DDR	11/09/2018	Letter regarding The Buldana Zillha Parishad Karmachari Sah Gruh Nirman Sanstha does not exit now.	No.2827/2 018	Xerox copy
15.	7/12 extract Khodtod Nakkal	Latest	Issued by Talathi Buldana	No.--	Extract Copy
16.	7/12 extract	Latest	Issued by Talathi Buldana	No. --	Extract Copy
17.	Tax Receipt	Latest	Issued by Revenue	No.--	Xerox

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. 2, out of which layout Plot no. 29 admeasuring 371.60 sq.mtr. which is bounded as under:

Towards east - Plot No. 30
Towards west – Plot No. 28
Towards north - Service Lane
Towards south – Circular Toad
(*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. 2 admeasuring 29 Acer 2 Gunthe situated at Buldana Tq. Dist. Buldana which is original owned and possessed by Dattatray Remkrushna Dalal of Buldana, Tq. Dist. Buldana. Thereafter he applied to Sub Divisional Officer Buldana vide revenue case no. 2/2/Buldana/1970-1971 to conversion the agricultural land in to non agricultural used i.e. residential purpose. After necessary inquiry Sub Divisional Officer granted permission on dt. 04/09/1971 for non agricultural used.

Thereafter I found that Dattatray Ramkurshna Dalal sold out Plot No. 26 to 36 total 11 Plots in favour of Sadhana Laxmikant Mahajan by registered sale deed on dt. 10/01/1972 No. 82. Vide mutation entry no. 646 dt. 05/11/1989.

Thereafter I found that Sadhana Laxmikant Mahajan sold out Plot No. 26 to 36 total 11 Plots in favour of Madhukar Pundlik Patil President of The Buldana Zilla Parishad Karmachari Sah. Grun Nirman Sah Sanstha by registered sale deed on dt. 02/03/1673 No. 254. Vide mutation entry no. 4604 dt. 04/12/1998.

Thereafter I found that Madhukar Pundlik Patil President of The Buldana Zilla Parishad Karmachari Sah. Grun Nirman Sah Sanstha made non registered allotment deed in between themselves (Member of the Society). As per this allotment deed Plot No. 29 Came to the share of Madhukar Pundlik Patil. But the mutation entry is not found in revenue record. Tahsildar Buldana also issued Letter no. 2568/2018 Dt. 01/10/2018. But as 7/12 Khodtod Nakkal and 7/12 Extract Plot No. 29 Came to the Share of Madhukar Pundlik Patil.

Thereafter I found that Madhukar Pundlik Patil gifted Plot No. 29 (P) I.e.185.80 Sq.Mtr. by registered gift deed in favour of Nanda Jeetan Patil on dt 08/06/2016 Sr. No.

3650. Vide Mutation entry No. 20651 Dt. 07/09/2018. Since then she is the absolute owner and possessor of the said plot.

Thereafter I found that Madhukar Pundlik Patil gifted Plot No. 29 (P) I.e.185.80 Sq.Mtr. by registered gift deed in favour of Praful Madhukar Patil on dt 08/06/2016 Sr. No. 3651. Vide Mutation entry No. 0652 t. 07/09/2018. Since then he is the absolute owner and possessor of the said plot.

Thereafter Nanada Jeevan Patil and Praful Madhukar Patil executed registered development agreement in respect of to develop the said plot with construction of Sankalp Residency with Vyankateshwara Buildcon Buldana partner Suvarna Shrikant Deshmukh on dt. 23/02/2047 Sr. No. 694.

Likewise I have also noticed that Nanda Jeevan Patil and Praful Madhukar Patil has executed a registered general power of attorney in favour of Vyankateshwara Buildcon Partner Suvarna Shrikant Deshmukh in respect of to sale their share flats and shop constructed in 'Sankalp Residency' on plot no. 29 from Survey No. 2 of Buldana and said power of attorney is registered on 23/02/2017 and is registered at Sr. No. 695 at SRO, Buldana.

So on the basis of above referred original registered POA dt. 23/02/2017 bearing Reg. No. 695 Vyankateshwara Buildcon Partner Suvarna Shrikant Deshmukh was given authority to enter into transaction with respect to the above referred property i. e. all the flats constructed on plot no. 29 from Survey No. 2 of Buldana.

So also I was made available with the copy of registered partnership deed dt. 24/05/2016 at Sr. No. 3106 and registered correction in partnership deed dt. 24/05/2017 registered at Sr. No. 2396/2017 entered in between the partners of M/s. Vyankteshwara Buildcon Buldana i.e. Sau. Suvarna Shrikant Deshmukh, Shital Jayant Sonune and M/s Vyankateshwara Developers partner Sandesh Chordiya and by said partnership deed has also given authority to one of the partners named Mrs. Suvarna Shrikantrao Deshmukh to enter into transactions on behalf of two other partners.

Thereafter it is seen that Nanda Jeevan Patil and Praul Madhukar Patil and M/s. Vekanteshwara Buildcon Buldana through partner Sau. Suvarna Shrikant Deshmukh have executed a registered deed of declaration on 01/08/2018 which is registered at Sr. No. 4592 at SRO, Buldana and by way of that document has declared regarding the construction of proposed site named and styled as "Sankalp Residency" in view of permission granted by Chief Officer, Municipal Council, Buldana dt. 19/12/2017 bearing Permit No. BPA/00096/2017-18. So also on going through the contents of registered deed of declaration it is seen that it is declared by the owner of plot no. 29 along with builder / developer i.e. M/s. Vekanteshwara Buildcon Buldana that the original owner of plot no. 29 i.e. Nanda Jeevan Patil and Praful Madhukar Patil will retain with themself the Ground Floor Shop No. 1 and 2, Flat no. 1, 2 and 3 from First Floor along with Flat no. 10 and 12 from Fourth Floor and they will be the exclusive owner of those two shops and five flats where as the original owner of plot no. 29 i.e. Nanda Jeevan patil and Praful Madhukar Patil will retain with themselves. Likewise it is seen that the remaining flats i.e.

Shop No. 1, from Ground Floor, flat no. 4, 5 & 6 from Second Floor along with Flat No. 7, 8, & 9 from Third Floor, Flat no. 11 from Fourth Floor is decided to be retained / jointly owned and possessed by M/s. Vyanteshwara Buildcon Buldana through its partners.

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 -

That I have taken search of Index No. II Register, in the Sub Registrar Office, Buldana the period of last 30 years from the 1987 to 2018. I have to cause the search with Sub Registrar office vides Search receipt No. 6920, dated 24/09/2018. 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.

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 **Nanda Jeevan Patil and Praul Madhukar Patil** is the recorded owner and holder of said property described in para No. II nd 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 : 24/09/2018

Yours faithfully,

Adv. Sharad L. Rakhonde
Notary Advocate
Dist. & Session Court
Buldana.

[redacted]

इतर पावती

Original/Duplicate

Wednesday,03 October 2018 1:43 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 8486 दिनांक: 03/10/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: बलन-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड शरद एस राखोंडे, बुलडाणा

वर्णन शोध मौजे बुलडाणा - स नं 2 - प्लॉट नं 29 - 371.60 चौ.मि. - सन 1989 ते 2018 - 30 वर्ष

शोध व निरीक्षणे रु. 750.00

एकूण: रु. 750.00

Sub Registrar Buldana

सह. दुय्यम निबंधक वर्ग २
बुलडाणा.

1): देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006783073201819E दिनांक: 03/10/2018

बँकेचे नाव व पत्ता: