

Date : 10/01/2020

TITLE VERIFICATION & SEARCH REPORT

To whomsoever concern...

Respected Sir/Madam,

Having been engaged by the Shri. Arun Shaligram Arbat, the partner of Shri Sai Gajanan Tower, Shegaon, for preparing the title verification and search report for the property **Nazul Sheet No.21A Plot No.-14-11/2** of Shegaon. I, Anant V. Bhatkar, Advocate, Shegaon, hereby submit my report as under. . .

1. **DESCRIPTION OF THE PROPERTY:**

The plot is situated at Shegaon, Tq-Shegaon, Distt- Buldana, which is within the precincts of Shegaon Municipal Council, Shegaon, old Ward No.-14, Municipal council Property No.-Z1W14000008, Nazul Sheet No.-21A Plot No.-14-11/2 adms. 441.172 Sq.Mtr (4747.00 Sq.ft) having Tenure- "A"

Which is bounded as under :-

to the East : piece of plot adms. 8 Sq.Mtr belongs to vendor
to the West : Govt. Road
to the North : Main Road
to the South : Plot belongs to Balaji Sansthan

2. The title history of subject property mentioned above from the 04.08.2006 to 24.09.2015 shows following chain of transactions...

a) I have verified the title pertaining to the immovable subject property described in the above para no.-1. During my verification, it transpired to me that the property of plot no.-14-11/2 Nazul Sheet No.-21A of Shegaon was initially belongs to Jaysukhlal Kapurchand Gujrathi, who died on 27.01.2001. Thereafter the property of plot no.-14-

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Anant V. Bhatkar Adv

11/2 Nazul Sheet No.-21A of Shegaon has been devolved upon Ramesh Jaysukhlal Kordiya, Prakash Jaysukhlal Kordiya, Bharat Jaysukhlal Kordiya, Bipin Jaysukhlal Kordiya, Sou. Daksha Jawahar Mehta, Swati Virendra Kordiya, Manisha Virendra Kordiya, Hemanshu Virendra Kordiya by virtue of succession. Accordingly the mutation was taken in that respect vide mutation Entry No.-1655 dtd-04.08.2006 in the record of right with the Dy. Supdt. Land Record, Shegaon.

b) That, after perusing the partnership agreement dtd-21.11.2013, it appears that (i) Pratap Narayan Pateriya, (ii) Manish Muktilal Modi, (iii) Abhay Omprakash Goenka, (iv) Manish Jagdishprasad Narnoliya, (v) Muktilal Mahadeo Sapoliya (Agrawal), (vi) Vijay Makhkhanlal Padia, (vii) Ashish Santosh Kediya, (viii) Nikhil Ghanshyam Khetan, (ix) Arun Shaligram Arbat, being the partners, has formed partnership firm with style and name "Sai Gajanan Towers" and accordingly they have executed the partnership agreement on 21.11.2013 and the same was registered on 27.03.2014 with The Assistant Registrar of Firms, Nagpur, having it's Registration no.-NG000000663.

c) That, after perusing the General Power of Attorney Sr.No.-2166 dtd-21.05.2012, it appears that (i) Ramesh Jaysukhlal Kordiya, (ii) Bharat Jaysukhlal Kordiya, (iii) Bipin Jaysukhlal Kordiya, (iv) Sou. Daksha Jawahar Mehta, (v) Swati Virendra Kordiya, (vi) Manisha Virendra Kordiya, (vii) Hemanshu Virendra Kordiya has executed deed of general power of attorney and thereby they have appointed Prakash Jaysukhlal Kordiya to be their attorney to do all required and necessary act in respect of sale process of Plot No.-14-11/2 of Nazul Sheet No.-21A of Shegaon. It further appears that said Deed of General Power of Attorney is registered with Sub. Registrar Office, Shegaon at Sr.No.-2166/2012 on 21.05.2012.

d) That, after perusing the Regd. Sale Deed Sr.No.-2220/2015 dtd-01.09.2015, it appears that said (i) Prakash Jaysukhlal Kordiya for himself and general power of attorney holder for (ii) to (viii) i.e. (ii) Ramesh Jaysukhlal Kordiya, (iii) Bharat Jaysukhlal Kordiya, (iv) Bipin Jaysukhlal Kordiya, (v) Sou. Daksha Jawahar Mehta, (vi) Swati Virendra Kordiya, (vii) Manisha Virendra Kordiya, (viii) Hemanshu Virendra Kordiya sold the plot adms.441.172 Sq.Mtr (4747.00 Sq.ft) having Tenure- "A" of the plot no.14-11/2 Nazul

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Prakash Adv

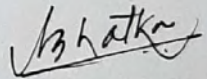
sheet no.21A of Shegaon to Sai Gajanan Towers, Shegaon through it's partners (i) Pratap Narayan Pateriya, (ii) Manish Muktilal Modi, (iii) Abhay Omprakash Goenka, (iv) Manish Jagdishprasad Namoliya, (v) Muktilal Mahadeo Sapoliya (Agrawal), (vi) Vijay Makhkhanlal Padia, (vii) Ashish Santosh Kediya, (viii) Nikhil Ghanshyam Khetan, (ix) Arun Shaligram Arbat, vide Regd. Sale Deed Sr.No.-2220/2015 registered on 01.09.2015. Accordingly the mutation was taken in that respect vide mutation Entry No.-4763 dtd-24.09.2015 in the record of right with the office of the Dy. Supdt. Land Record, Shegaon.

3. That, I have taken the search from the record of Index-II register at Sub-Registrar office, Shegaon by paying the necessary fees of Rs.300/- on 09.01.2020 paid vide Receipt No.107.

4. From the documents which are placed before me, on inspections thereof and search taken by me, I have come to the conclusion that vide Regd. Sale Deed Sr.No.-2220/2015 registered on 01.09.2015, the property mentioned in para-1 of this report, is purchased by the partnership firm i.e. Sai Gajanan Towers, Shegaon and I further certify that the said property was free from any encumbrance till 24.09.2015.

SHEGAON

Date : 10.01.2020


(ANANT V. BHATKAR)
Advocate

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Thursday, 09 January 2020 11:31 AM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 107 दिनांक: 09/01/2020

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: सगळ-0-2020

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अँड अनंत विश्वनाथ भटकर रा. शेगांव दि. ११/०१/२०२० ते २४/०१/२०२० शेगांव

वर्णन कसबे शेगांव येथील न.शिट नं 21 ए प्लॉट नं 14-11/2 सन (2006 ते 2015) एकुण 10 वर्ष शोध पावती

शोध व निरीक्षणे

रु. 300.00

एकूण:

रु. 300.00

Sub Registrar Shegaon

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-