Bhairav B. Pandey
ADVOCATE

Tiwari Wada, Chaitanya Wadi, Buldana – 443 001.
Ph. No. 244590, Mobile : 9423144590
bhairavpandey.adv@gmail.com

TITLE VERIFICATION & SEARCH REPORT

To,

WHOM SO EVER IT MAY CONCERN

Subject-:- Title verification & search report in respect of property owned & possessed by **Sukhakarta Builders & Developers through partners Sau.Urmila Ashwin Satpute and Shri Gopal Pandurang Pandit** R/o. Buldana Tq. & Dist. Buldana, situated in **Gut No. 441**, in which Plot No. 1 admeasuring 199.87 sq. mtrs., Plot No. 28 admeasuring 404.75 sq. mtrs. on which multi storied Building named "Sukhkarta Towers " is to be constructed which is situated within the jurisdiction of village Yelgoan, Tq. & Dist. Buldana.

R/Sir,

As per the instruction given to me by **Sukhakarta Builders & Developers through partners Sau.Urmila Ashwin Satpute and Shri Gopal Pandurang Pandit** R/o. Buldana to submit search report with respect to immovable property situated in **Gut No. 441**, in which Plot No. 1 admeasuring 199.87 sq. mtrs., Plot No. 28 admeasuring 404.75 sq. mtrs. situated within the jurisdiction of village Yelgoan, Tq. & Dist. Buldana owned and possessed by them, for the period of last 13 years. I submit my report as follows. :-

That I have inspected the Index-II register maintained at Sub-Registrar office Buldana, for the period of last 13 years i.e. 2009 to 2021. During my course of inspection at SRO, Buldana I have noticed following transactions regarding the above referred property owned and possessed by **Sukhakarta Builders & Developers through partners Sau.Urmila Ashwin Satpute and Shri Gopal Pandurang Pandit** R/o. Buldann.

Adv Bhairav Pandey Buldana

That during the course of my inspection and from the documents placed before me it is seen that, **Shri Vilasrao Sahebrao Deshmukh along with Sau.Sharda Rajendra Babhulkar and Shri Kishor Gopala Hiwale** have executed a registered sale deed with respect to agriculture land admeasuring 81R out of total 2H 83R from Gut No.441 of village Yelgaon in favour of **Shri Sanjay Uttamchand Bothara** for a valuable consideration of Rs.3,21,000/- on 22/04/2003 and which registered at Sr.No.1177/2003 at SRO Buldana.

So, on the basis of above referred registered sale deed dated 22/04/2003 Sanjay Uttamchand Bothara acquired title and possession with respect to above referred land admeasuring 81R out of total 2H 83R from Gut No.441 of village Yelgaon.

Thereafter it is seen that, **Sanjay Uttamchand Bothara** has moved an application before the Sub Divisional Officer, Buldana for converting the agriculture land admeasuring 81R land from Gut No.441 of village Yelgaon for non agriculture purposes. The SDO, Buldana by its **order dated 29/10/2003 passed in Rev. case no. NAP-34/Yelgaon/7/2003-2004** has converted the above referred property for non agriculture purposes and total 29 plots were demarcated.

So on the basis of above referred N.A. order dt.29/10/2003 name of **Sanjay Uttamchand Bothara** is recorded in the in the 7/12 extract column as owner and possessor of the plot no.1 to 29 demarcated there in, on the basis of **mutation entry no.4810** and which can be gathered by perusing the certified copy of khod-tod (corrected) 7/12 extract of Plot No.1 , 28 & 29 attcahed herewith issued by Talathi .

Thereafter it is seen that, **Sanjay Uttamchand Bothara** has executed registered sale-deed with respect to **Plot No.1 admeasuring 199.87 sq.mtrs along with** Plot No.2 admeasuring 150 sq.mtrs., Plot No.3 admeasuring 150 sq.mtrs., Plot No.4 admeasuring 150 sq.mtrs., Plot No.5 admeasuring 150 sq.mtrs., Plot No.6 admeasuring 150 sq.mtrs., Plot No.7 admeasuring 150 sq.mtrs., Plot No.8 admeasuring 150 sq.mtrs., Plot No.9 admeasuring 150 sq.mtrs.,

Adv. Bhairav Pandey Buldana

Plot No.10 admeasuring 172 sq.mtrs., from Gut No.441 of village Yelgaon in favour of **Sukhakarta Builders & Developers through partners Sau.Urmila Ashwin Satpute and Shri Gopal Pandurang Pandit** for a valuable consideration of Rs.36,20,000/- on 21/04/2018 and which is registered at Sr.No.2185/2018 at SRO Buldana.

So on the basis of above referred registered sale deed dt.21/04/2018 **Sukhakarta Builders & Developers through partners Sau.Urmila Ashwin Satpute and Shri Gopal Pandurang Pandit** acquired title and possession with respect to above referred plots and accordingly **mutation entry no.13563 has been recorded and certified on 24/05/2018** and their names are recorded in the in the 7/12 extract column as owner and possessor of the **Plot No.1** to 10 from Gut No.441 of village Yelgaon and which can be gathered by perusing the certified copy of mutation entry no.13563 and certified copy of 7/12 extract of Plot No.1 issued by Talathi attached herewith

Thereafter it is seen that, **Sanjay Uttamchand Bothara** has executed registered sale-deed with respect to Plot No.13 admeasuring 197.50 sq.mtrs., Plot No.14 admeasuring 175.50 sq.mtrs.,. Plot No.15 admeasuring 157.18 sq.mtrs., Plot No.16 admeasuring 167.18 sq.mtrs., Plot No.17 admeasuring 171.87 sq.mtrs., Plot No.19 admeasuring 197.37 sq.mtrs., Plot No.26 admeasuring 180 sq.mtrs., Plot No.27 admeasuring 189.87 sq.mtrs., **Plot No.28 admeasuring 212.75 sq.mtrs. & Plot No.29 admeasuring 192 sq.mtrs.,** from Gut No.441 of village Yelgaon in favour of **Sukhakarta Builders & Developers through partners Sau.Urmila Ashwin Satpute and Shri Gopal Pandurang Pandit** for a valuable consideration of Rs.42,35,000/- on 01/08/2018 and which is registered at Sr.No.4584/2018 at SRO Buldana.

So on the basis of above referred registered sale deed dt.01/08/2018 **Sukhakarta Builders & Developers through partners Sau.Urmila Ashwin Satpute and Shri Gopal Pandurang Pandit** acquired title and possession with respect to above referred plots and accordingly **mutation entry no.13758 has been recorded and certified on 21/08/2018** and their names are recorded in the in the 7/12 extract column as owner and possessor of the Plot No.13 to 17, 19 ,26, 27 along with Plot no. 28 & 29 from Gut No.441 of village Yelgaon and which can be gathered by perusing the certified copy of

Adv. Bhairav Pandit Buldana

mutation entry no.13758 and certified copy of 7/12 extract of Plot No. 28 & 29 issued by Talathi attached herewith.

So on the basis of all the above referred both the registered sale-deed dated 21/04/2018 & 01/08/2018 **Sukhakarta Builders & Developers through partners Sau.Urmila Ashwin Satpute and Shri Gopal Pandurang Pandit** acquired title and possession with respect to above referred Plot No. 1, 28 & 29 from Gut No.441 of village Yelgaon.

Thereafter it is seen that, **Sukhakarta Builders & Developers through partners Sau.Urmila Ashwin Satpute and Shri Gopal Pandurang Pandit** have moved an application before the **Sub Divisional Officer Buldana** for amalgamating the Plot No. 28 admeasuring 212.75 sq. mtrs., and Plot No. 29 admeasuring 192 sq. mtrs., i.e. total 404.75 sq. mtrs., situated within the jurisdiction of village Yelgaon & accordingly after verification and due inquiry **The Sub Divisional Officer Buldana by its order dated 20/11/2020 bearing Rev. Case No.MRC-81/Yelgaon/02/2020-21 has amalgamated the plot no. 28 & plot no. 29 & after amalgamation the area of new Plot no. 28 is shown as total admeasuring 404.75 Sqr Mts** .

Thereafter **Sau. Urmila Ashwin Satpute and Gopal Pandurang Pandit partners of Sukhkarta Builders and Devlopers** have decided to develop the aforesaid Plot No. 1 admeasuring 199.87 sq. mtrs., Plot No. 28 admeasuring 404.75 sq. mtrs., situated within the jurisdiction of village Yelgaon & have applied before Sub Divisional Officer Buldana for obtaining construction permission by two different application one regarding the construction on Plot No. 1 and another regarding construction on Plot No. 28 of Gut No. 441 of village Yelgaon.

The Sub Divisional Officer Buldana has granted construction permission on Plot No. 1 to **"Sau. Urmila Ashwin Satpute and Gopal Pandurang Pandit partners of Sukhkarta Builders and Devlopers"** and the Town Planning Buldana has approved/sanctioned the plan submitted by "Sau. Urmila Ashwin Satpute and Gopal

Adv. Bhaktay Pandey Buldana

Pandurang Pandit partners of Sukhkarta Builders and Devlopers" in respect of the Apartment Scheme proposed to be constructed over the said Plot No. 1 admeasuring 199.87 sq. mtrs., situated within the jurisdiction of village Yelgaon on 04/03/2021 bearing Rev. Case No. Construction Permission/Yelgaon/23/2020.

The Sub Divisional Officer Buldana has granted construction permission on Plot No. 28 to **"Sau. Urmila Ashwin Satpute and Gopal Pandurang Pandit partners of Sukhkarta Builders and Devlopers"** and the Town Planning Buldana has approved/sanctioned the plan submitted by "Sau. Urmila Ashwin Satpute and Gopal Pandurang Pandit partners of Sukhkarta Builders and Devlopers" in respect of the Apartment Scheme proposed to be constructed over the said Plot No. 28 admeasuring total 404.75 sq. mtrs., situated within the jurisdiction of village Yelgaon on 04/03/2021 bearing Rev. Case No. Construction Permission/Yelgaon/24 /2020-21.

That **"Sau. Urmila Ashwin Satpute and Gopal Pandurang Pandit partners of Sukhkarta Builders and Devlopers"** have decided to construct two separate wings of multistoried building in view of two different permissions dt. 04/03/2021 and accordingly Wing-A will be constructed on Plot No. 1 whereas the other Wing-B will be constructed on Plot No. 28 from Gut No. 441 of village Yelgaon & both the wings will be known and styled as **"SUKHKARTA TOWERS" & to that effect they have also executed a registered Deed Of Declaration regarding the proposed construction of "SUKHKARTA TOWERS"**

I have inspected the Index II register maintained by SRO Buldana 2009 onwards till 2021 through computers and I have also inspected the available record through online. So also to avoid any technical hurdle I have obtained a self attested affidavit from the owner **Sukhakarta Builders & Developers through partners Sau. Urmila Ashwin Satpute and Shri Gopal Pandurang Pandit** inter-alia containing that, they have not sold or agreed to sell, leased, transferred, alienated, gifted the above referred property in any manner whatsoever and it is free hold & there is no litigation pending in respect

Adv. Bhairav Pandit Buldana

of property in question in any court of India & there is no minors interest in the property & it is their self acquired property. The affidavit is attached herewith.

Hence this report.

Schedule

All that piece and parcel of land situated in Gut No. 441 in which Plot No. 1 admeasuring 199.87 sq. mtrs., situated within the jurisdiction of village Yelgaon.

Plot No. 1 is bounded by :-

To East – 15 Mtrs Road
To West – Plot No. 2-A
To North – 9 Mtrs Road
To South – Filed of Shri Jadhav

All that piece and parcel of land situated in Gut No. 441 in which Plot No. 28 admeasuring 212.75 sq. mtrs and Plot No. 29 admeasuring 192 sq. mtrs i.e. New Plot No.28 (After Amalgamation) which is total admeasuring total 404.75 sq. mtrs. situated within the jurisdiction of village Yelgaon.

Plot No. 28 is bounded by :-

To East – 15 Mtrs Road
To West – Plot No. 26 - A , 26 -B, 27-A, 27-B
To North – Filed of Shri Vispute
To South – 9 Mtrs Road

(Four Boundaries are as per Deed of Declaration dt. 01/04/2021 registered at Sr.No. 2773/2021 at SRO Buldana)

Hence, this title verification and search report.

Note :- Online receipt No. 1112009328 of Gut No. 441 of village Yelgaon Dt :-01-04-2021 & Challan for the period of last 13 years are attached herewith.

BULDANA
Date 01-04-2021

Adv. Bhairav Pandey Buldana

ADV. BHAIRAV B. PANDEY
District Court Buldana

MH014265622202021E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
01 Apr 2021	Receipt	Receipt no.: 1112009328
	Name of the Applicant :	BHAIRAV BADRIPRASAD PANDEY
	Details of property of which document has to be searched :	Dist :Buldhana Village :Yelgaon S.No/CTS No/C.No. : 441
	Period of search :	From :2009 To :2021
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH014265622202021E		
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/frmSearchChallanWithOutReg.php'.		

Adv. Bhairav Pandey Buldana

CHALLAN
MTR Form Number-6

GRN	MH014268622020021E	BARCODE	Date	30/03/2021-08:25:18	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	PND1_IT DISTT REGISTRAR PUNE URBAN	Full Name	BHAIRAV BADRIPRASAD PANDEY
Location	PUNE		
Year	2020-2021 One Time	Flat/Block No.	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
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.	00040672021039007365	IKOBBIFJX4
Cheque/DD No.		Bank Date	RBI Date	30/03/2021-08:26:15	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		80 , 31/03/2021	

Department ID : 318561554 Mobile No. : 9423144590

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

वरील चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Adv. Bhairav Pandey Buldana

Page 1/1

Print Date 01-04-2021 08:03:01

A F F I D A V I T

Name of Deponents : **Sukhakarta Builders & Developers through partners**

1. **Sau.Urmila Ashwin Satpute**
   Age – 34 years, Occ: Business
   R/o. Sunderkhed, Tq. & Dist. Buldana
2. **Shri Gopal Pandurang Pandit,**
   Age – 40 years, Occ: Business,
   R/o. Buldana, Tq. & Dist. Buldana

We the above named deponents most humbly state on oath as under :-

That, we are the owner and possessor of immovable property mentioned below

Village	Taluka	Gut No.	Plot No.	Total Admeasuring	Share in mtrs.
Yelgaon	Buldana	441	1	199.87 sq. mtrs	Full
			28	404.75 sq. mtrs	

Plot No. 1 is bounded by :-

To East – 15 Mtrs Road
To West – Plot No. 2-A
To North – 9 Mtrs Road
To South – Filed of Shri Jadhav

Plot No. 28 is bounded by :-

To East – 15 Mtrs Road
To West – Plot No. 26 - A , 26 -B, 27-A, 27-B
To North – Filed of Shri Vispute
To South – 9 Mtrs Road

Which we have purchased by way of registered sale deed dt. 21/04/2018 & 01/08/2018 and mutation entry have been recorded and certified in the name of we deponents i.e. in the name of **Sukhakarta Builders & Developers through partners** and accordingly names are recorded in the 7/12 extract column We are in peaceful possession and enjoyment of above referred property from the date of sale deeds.

We hereby state on oath that, there is no mortgage or charge over the above referred property and no court proceeding regarding the above referred property is pending before any

court of law in India. We have paid all the taxes on the above referred plots and no tax is due on the above referred plots. We are having the exclusive right on the above refereed property. We have not obtained or created any other charge from any other financial institution, bank on this property by executing any registered or un-registered document nor we have entered into any agreement with the above referred property with anyone. The above mentioned property is clear and readily marketable. There is no charge over this property and also there is no impediment in mortgaging this property with our bank. If, any adverse entry or charge is found over this property then for that reason, we will be held responsible for the same and will also be liable for criminal legal action and it will be our liability to pay loan amount and we will be responsible for any loss or damage on this behalf to the Bank and also liable for criminal as well as civil action.

Hence, solemnly affirmed and verified at Buldana on 1st day of April- 2021 .

Deponents
Sukhakarta Builders & Developers
through partners

VERIFICATION

We, solemnly affirm and state on oath that the contents of the above said affidavit are true and correct to our own knowledge and information received to us. The same are believed to be true and correct thus, signed and verified at Buldana on this on 1st day of April- 2021 .

Deponents
Sukhakarta Builders & Developers
through partners