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Friday, 16 December 2022 4:11 PM

इतर पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र. 10677 दिनांक: 16/12/2022

गावाचे नाव: बुलढाणा

दमनोपजाचा अनुमती क्र: बलन-0-2022

दमनोपजाचा प्रकार:

मोठ्या कलपाणाचा नाव: अँड आर जी सविमंडन

वर्तमान शोध अर्ज क्र 170 मोजे बुलढाणा येथील स नं 54 सन 1993 ते 2009 वर्ष 17 बाबत

शोध व निरीक्षण

रु. 425.00

एवढे:

रु. 425.00

सह दुय्यम निबंधक र्ग-२
बुलढाणा.

1): देवबाजी पन्ना, eChallan नुम्बर: रु.425/-

ईटीडी/अनाईट/पि ऑईर क्रमांक: MH012274008202223P दिनांक: 16/12/2022

वसुचे नाव व पत्ता:

12/16/2022

MH012304766202223P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
16 Dec 2022	Receipt	Receipt no.: 1112683638
	Name of the Applicant :	Ramanand Ganesh Kavmandan
	Details of property of which document has to be searched :	Dist : Buldhana Village . Buladana S No/CTS No/G.No. : 54
	Period of search :	From :2010 To :2022
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH012304766202223P		
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/fmSearchChallanWithoutReg.php '.		



R. G. KAVIMANDAN,
Advocate, Buldana.



'Dattatray' Niwas,
Behind Kavimandan
Complex, Buldana,
Tq. & Dist. Buldana.

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Land line :- (07262) 242537.

Email:- ramanandkavimandan@gmail.com

To,

Authorized officer,
Maha RERA.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to 'THE VISTA APARTMENT' which will be constructed over the land bearing Survey No. 54, Plot No. 72 adm. 1290.50 sq. mtrs situated at village Buldana, within the limit of M. C. Buldana, Tq. & Distt. Buldana. (hereinafter referred as the "said property").

I have investigated the title of the said plot on the request of developer namely, TITUS BUILDCON BULDANA through its partners, 1) Mr. Sanjaykumar Ramchandra Narkhede, 2) Mrs. Sarita Dinesh Aher, 3) Mr. Santosh Subhash Malu, 4) Mr. Shivaji Ananda Chankhore, 5) Mrs. Sonal Hariprasad Mishra, 6-A) Mrs. Varsha Ganesh Narkhede, 6-B) Mrs. Jyoti Rajendra Kolte, 6-C) Mr. Avinash Murlidhar Ingle, all are R/o. Buldana, Tq. & Dist. Buldana along with owner Mr. Dhiraj Rambhau Lingade, R/o Buldana, Tq. & Dist. Buldana also perused the following title documents which are mentioned in the list of documents.

1) DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of land bearing Survey No. 54, Plot No. 72 (as per N.A. order was having as plot no. 72, 73, 74, 75, 76, 83, 84, 85) Total adm. 1290.50 sq. mtrs situated at village Buldana, within the limit of M. C. Buldana, Tq. & Distt. Buldana bearing N.A. order no. NAP-34/Buldana/53/1991-92 dtd. 30/03/1992 passed by Collector, Buldana and which is amalgamated as per orders passed in Rev. C. No. MRC-81/Buldana/04/2018-2019 dtd. 07/02/19 and also in Rev. C. No. MRC-81/Buldana/25/2020-2021 dtd. 30/04/20 which is bounded as follows by:-

East :- 9 mtrs lay-out road.

West:- 6 mtrs lay-out road.

North:- 12 mtrs lay-out road.

South:- Plot no. 77 & 82.



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2) THE DOCUMENTS OF ALLOTMENT OF PLOT/ LIST OF DOCUMENTS:-

Sr. No.	Date	Name / Nature of the Document	Original / certified copy/certified extract/ photocopy etc.
1.	20/09/22	7/12 extract of Survey no. 54, plot no. 72 adm. 1290 50 sq mtrs of Buldana. issued by Talathi, Buldana	Certified.
2.	20/09/22	Khod-tod 7/12 extracts of Survey no. 54, plot no. 72, 73, 74, 75, 76, 83, 84, 85 of Buldana. issued by Talathi, Buldana	Certified.
3.	30/03/92	N.A. order issued by Collector, Buldana bearing N.A. order no. NAP-34/Buldana/1991-92	Xerox.
4.	12/09/90	Mutation/Ferfar no. 808 of Survey no. 54 of Buldana adm. 03 H 60 R land.	Certified.
5.	20/05/96	Mutation/Ferfar no. 3379 of Survey no. 54 of Buldana of N.A. plots.	Certified.
6.	29/04/14	Mutation no. 18929.	Certified.
7.	29/04/14	Mutation no. 18930.	Certified.
8.	07/02/19	Amalgamation order of plot nos. 73, 74, 75, 76, 83, 84, 85 passed by Tahsildar, Buldana as plot no. 73 adm. 1140 50 sq mtrs.	Certified.
9.	30/04/21	Amalgamation order of plot nos. 72 adm. 150 sq. mtrs & plot no. 73 adm. 1140.50 sq. mtrs passed by Tahsildar, Buldana as plot no. 72 adm. 1290.50 sq. mtrs.	Certified.
10.	08/04/19	Mutation no. 23553.	Certified.
11.	24/05/21	Mutation no. 25409.	Certified.
12.	25/02/21	Construction permission with sanctioned map issued by Municipal council Buldana vide approval no. CBBBM/B/2021/ API/ 00281	Original.
13.	21/11/22	Agreement of development, construction vide no. 8215/2022 of plot no. 72 of Survey no. 54.	Original.
14.	21/11/22	Registered partnership deed no. 8214/2022 Titus Buildcon, Buldana.	Original.
15.	21/11/22	Registered Deed of Declaration in respect of plot no. 72 vide no. 8215/2017.	Original.
16.	21/11/22	Registered General power of attorney deed no. 8217/2022.	Original.

3) Search report for 30 years from 1993 till 2022.

4) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of owner **Mr. Dhiraj Rambhau Lingade**, R/o. Buldana, Tq & Dist. Buldana and developer namely, **TITUS BUILDCON BULDANA** through its partners, 1) Mr. Sanjaykumar Ramchandra Narkhede, 2) Mrs. Sarita Dinesh Aher, 3) Mr. Santosh Subhash Malu, 4) Mr. Shivaji Ananda Chankhore, 5) Mrs. Sonal Hariprasad Mishra, 6-A) Mrs. Varsha Ganesh Narkhede, 6-B) Mrs. Jyoti Rajendra Kolte, 6-C) Mr. Avinash Murlidhar Ingole R/o.



Buldana, Tq. & Dist. Buldana is clear & readily marketable and without any encumbrances.

5) OWNERS OF THE LAND:-

Owner **Mr. Dhiraj Rambhau Lingade**, R/o. Buldana, Tq. & Dist. Buldana is the absolute owner of the land i.e. Survey No **54**, Plot No **72** adm **1290.50** sq mtrs situated at village **Buldana**, within the limit of M. C. Buldana, Tq. & Distt. Buldana.

The report reflecting the flow of the title of the **Mr. Dhiraj Rambhau Lingade**, R/o. Buldana, Tq. & Dist. Buldana on the said property / land is enclosed herewith as annexure.

Encl : Annexure.

Date: 20/12/2022



**(ADV. R. G. KAVIMANDAN)
BULDANA,
TQ. & DIST. BULDANA**

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Advocate, Buldana.



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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

I have examined the available record of Sub-Registrar Class-II Office, Buldana, Tq. & Dist. Buldana from its Index-II registers, computer entries for the years i.e. from 1993 to 2022 for 30 years by paying the necessary search fees by vide receipt no. 10677 dtd. 16/12/2022 for years 1993 to 2009 and for years 2010 to 2022 by vide computer generated search receipt no. 1112683638 dtd. 16/12/22 in respect of property i.e., Survey No. **54**, Plot No. **72** adm. **1290.50** sq. mtrs situated at village **Buldana**, within the limit of M. C. Buldana, Tq. & Distt. Buldana. Original search receipts are affixed herewith. I am submitting my flow of title verification & search report of the property referred above till this date which is as under:-

That originally agricultural property in Survey no. 54 adm. 3 H 60 R of land of village Buldana, Tq. & Dist. Buldana was owned and possessed by **1) Mangalabai Raghunath Agnihotri, 2) Sushilabai Krushnarao Peshkar, 3) Ramabai Shriram Deshpande, 4) Shalinibai Balvant Bobade, 5) Vimalabai Shriram Kalkar, 6) Sunita Laxman Thakare**. Since, last so many years i.e. before 1990, this land was mutated in their names. Thereafter, these **1) Mangalabai Raghunath Agnihotri, 2) Sushilabai Krushnarao Peshkar, 3) Ramabai Shriram Deshpande, 4) Shalinibai Balvant Bobade, 5) Vimalabai Shriram Kalkar, 6) Sunita Laxman Thakare** have sold this land adm. 3 H 60 R of land of this Survey no. 54 of Buldana to **Sau. Minakshi Rambhau Lingade, R/o. Buldana** by virtue of registered sale deed dtd. 06/07/90 vide registration no. 1573/90. Accordingly, mutations are effected in revenue record vide mutation no. 808 dtd. 12/09/90. Since, then onwards this **Sau. Minakshi Rambhau Lingade** became exclusive owner and possessor of this land in Survey no. 54 adm. 3 H 60 R of land.

Thereafter, this **Sau. Minakshi Rambhau Lingade** has applied for conversion of this agricultural property adm. 03 H 60 R in to non-agricultural residential purpose. Rev. C. No.



NAP/34/Buldana/53/91-92 and accordingly, order was passed on 30/03/92 and a lay-out was developed upon certain terms and conditions laid down in the said order. Accordingly, mutations are effected in revenue record vide mutation no. 3379 dtd. 20/05/96.

Thereafter, due to sad demise of this owner namely, Sau. Minakshi Rambhau Lingade on 27/02/2014, her legal heirs namely, **1) Dhiraj Rambhau Lingade, 2) Shailaja Prabhakar Kolvale, 3) Nayna Pramod Patil, 4) Vaishali Sanjay Patil** are taken on record of these plots of Survey no. 54 of Buldana along with other properties by virtue of mutation no. 18929 dtd. 29/04/14. And as per this mutations their names are duly mutated in all 7/12 extracts of N.A. plots of survey no. 54 and since, then **1) Dhiraj Rambhau Lingade, 2) Shailaja Prabhakar Kolvale, 3) Nayna Pramod Patil, 4) Vaishali Sanjay Patil** became owners and possessors of these plots of survey no. 54.

Thereafter, out of the above named owners, **1) Shailaja Prabhakar Kolvale, 2) Nayna Pramod Patil, 3) Vaishali Sanjay Patil** have relinquished their rights over this N.A. plots of Survey no. 54 of Buldana along with other properties in favour of **Dhiraj Rambhau Lingade** by virtue of registered relinquish deed of their rights dtd. 10/03/14 vide document no. 1283/2014. Accordingly, as per this relinquish deed mutation in revenue record is duly mutated as per mutation no. 18930 dtd. 29/04/14. Now, this **Dhiraj Rambhau Lingade** became exclusive owner and possessor of this plot nos. 72 to 76 & 83 to 85 of Survey no. 54 and his name is mutated in all revenue records.

Thereafter, this **Dhiraj Rambhau Lingade** has applied to Tahsildar, Buldana in Rev. C. No. MRC-81/Buldana/04/2018-19 for amalgamation and consolidation of individual plot nos. 73 adm. 150 sq. mtrs, 74 adm. 150 sq. mtrs, 75 adm. 150 sq. mtrs, 76 adm. 150 sq. mtrs, 83 adm. 150 sq. mtrs, 84 adm. 150 sq. mtrs, 85 adm. 151.250 sq. mtrs Total adm. 1140.50 sq. mtrs of Survey no. 54 of Buldana, Tq. & Dist. Buldana in to one plot as plot no. **73 adm. 1140.50 sq. mtrs.** Then, after having detail enquiry, scrutiny and after perusal of record Tahsildar, Buldana has allowed the said application on 07/02/19 and passed order of consolidation & merged these plots in to one **plot no. 73 adm. 1140.50 sq. mtrs.** Accordingly, as per this order, mutations are also mutated in revenue record by vide mutation no. 23553 dtd. 08/04/19 and separate 7/12 extract of Plot no. **73 adm. 1140.50 sq. mtrs** is created.

Thereafter, again this **Dhiraj Rambhau Lingade** has applied to Tahsildar, Buldana in Rev. C. No. MRC-81/Buldana/25/2020-21 for amalgamation and consolidation of individual plot



nos. 72 adm. 150 sq. mtrs and plot no. 73 adm. 1140.50 sq. mtrs of Survey no. 54 of Buldana, Tq. & Dist. Buldana in to one plot as plot no **72 adm. 1290.50 sq. mtrs.** Then, after having detail enquiry, scrutiny and after perusal of record Tahsildar, Buldana has allowed the said application on 30/04/21 and passed order of consolidation & merged these plots in to one **plot no. 72 adm. 1290.50 sq. mtrs.** Accordingly, as per this order, mutations are also mutated in revenue record by vide mutation no. 25409 dtd. 24/05/21 and separate 7/12 extract of Plot no. **72 adm. 1290.50 sq. mtrs** is created.

Thereafter, this **Dhiraj Rambhau Lingade** has applied to Municipal council, Buldana for grant of construction permission for construction of building upon plot no. 72 of Survey no. 54 of Buldana and plan of proposed construction is duly submitted. Then after scrutiny, concerned authority of M. C., Buldana has granted said construction permission & sanctioned plan of construction on 25/02/2021 bearing approval no. CBBBM/B/2021/APL/002B1, which will be constructed over this plot no. 72 of survey no. 54, which consist of multi-storied building over this plot. I have perused this sanctioned plan & permission which is duly stamped and signed by C.O. of M.C. Buldana.

Thereafter, this landlord / owner of plot no. 72 adm. 1290.50 sq. mtrs of Survey no. 54 **Dhiraj Rambhau Lingade** has entered into an Agreement of Development, Construction of this plot no. 72 with developer namely **TITUS BUILDCON BULDANA** through its partners, 1) **Mr. Sanjaykumar Ramchandra Narkhede**, 2) **Mrs. Sarita Dinesh Aher**, 3) **Mr. Santosh Subhash Malu**, 4) **Mr. Shivaji Ananda Chankhore**, 5) **Mrs. Sonal Hariprasad Mishra**, 6-A) **Mrs. Varsha Ganesh Narkhede**, 6-B) **Mrs. Jyoti Rajendra Kolte**, 6-C) **Mr. Avinash Murlidhar Ingle**, all are R/o. Buldana, Tq. & Dist. Buldana. This agreement of development, construction is duly registered at S. R. O., Buldana on 21/11/2022 bearing document no. 8215/2022 in presence of attesting witnesses. As per the terms mentioned & stipulated in the said agreement of development, construction dtd. 21/11/22, development, construction will be carried by the said developers named above on behalf of owner **Dhiraj Rambhau Lingade** and the constructed residential flats will be sold by them on behalf of landlord **Dhiraj Rambhau Lingade**.

This **TITUS BUILDCON BULDANA** is registered partnership firm which is having its partners, namely 1) **Mr. Sanjaykumar Ramchandra Narkhede**, 2) **Mrs. Sarita Dinesh Aher**, 3) **Mr. Santosh Subhash Malu**, 4) **Mr. Shivaji Ananda Chankhore**, 5) **Mrs. Sonal**



Hariprasad Mishra, 6-A) Mrs. Varsha Ganesh Narkhede, 6-B) Mrs. Jyoti Rajendra Kolte, 6-C) Mr. Avinash Murlidhar Ingle are partners of this firm and they have executed a registered partnership deed on 21/11/2022 bearing document no. 8214/2022 & this partnership firm carried their business under the name styled as "TITUS BUILDCON, BULDANA" to carry on business of Construction and carrying on allied activities in partnership up on agreed terms and conditions mentioned in the said partnership deed. I have perused both the above mentioned documents and found true and correct.

Then, this Dhiraj Rambhau Lingade has also executed registered irrevocable General power of attorney in respect of this property i.e. plot no. 72 Survey no. 54 and proposed construction thereon as per agreed terms mentioned therein in favour of **TITUS BUILDCON BULDANA** through its partners, 1) Mr. Sanjaykumar Ramchandra Narkhede, 2) Mrs. Sarita Dinesh Aher, 3) Mr. Santosh Subhash Malu, 4) Mr. Shivaji Ananda Chankhore, 5) Mrs. Sonal Hariprasad Mishra, 6-A) Mrs. Varsha Ganesh Narkhede, 6-B) Mrs. Jyoti Rajendra Kolte, 6-C) Mr. Avinash Murlidhar Ingle, all are R/o. Buldana, Tq. & Dist. Buldana which is registered on 21/11/2022 having registration no. 8217/2022 in respect of this property.

As per this agreement the owner/ landlord will allow the developer to develop the property by constructing residential flats as per sanctioned plan over this plot by giving irrecoverable development power of attorney for construction work and also allowed them to enter into any agreement of sale of flats, etc. and submit the same to sub-registrar, Buldana and the owner has handed over possession of this plot to the developers in pursuance of that agreement. At present the developers are entitled to sign, verify, execute affirm and declare appearances etc. as per terms of this agreement. And also having authority to deal with the property in place of owner and the owner has undertaken to co-operate and execute all the documents required for that purpose. In view of this agreement the developers are now having every authority to deal with this plot and the constructions there upon.

It is seen that the title of the Dhiraj Rambhau Lingade over this schedule property is free from any type of encumbrances. I have not seen any mortgage, charge nor I have observed any type of encumbrances while taking search of the title from the Index registers maintain by sub registrar Buldana and the owner / landlord is having exclusive right, title and interest in this schedule property and on the basis of registered agreement, now the developers are having possession over this property.



Thereafter, this TITUS BUILDCON BULDANA through its partners, 1) Mr. Sanjaykumar Ramchandra Narkhede, 2) Mrs. Sarita Dinesh Aher, 3) Mr. Santosh Subhash Malu, 4) Mr. Shivaji Ananda Chankhore, 5) Mrs. Sonal Hariprasad Mishra, 6-A) Mrs. Varsha Ganesh Narkhede, 6-B) Mrs. Jyoti Rajendra Kolte, 6-C) Mr. Avinash Murlidhar Ingle and grantor / owner Dhiraj Rambhau Lingade have executed Deed of Declaration of said property i.e. plot no. 72 adm. 1290.50 sq. mtrs of Survey no. 54 of Buldana i.e. schedule property on 21/11/22 vide registration no. 8216/2022 and submitted this property under the provisions of Maharashtra Apartment & Ownership Act and they decided to construct multi storied building which will be known as "THE VISTA APARTMENT" over this plot no. 72 which consist of Upper Ground floor, first floor, second floor, third floor, Fourth floor and each floor having 8 units as per plan sanctioned by the Chief Officer, M. C. Buldana dtd. 25/02/21.

I have also obtained affidavit which is annexed herewith from TITUS BUILDCON BULDANA through its partners, 1) Mr. Sanjaykumar Ramchandra Narkhede, 2) Mrs. Sarita Dinesh Aher, 3) Mr. Santosh Subhash Malu, 4) Mr. Shivaji Ananda Chankhore, 5) Mrs. Sonal Hariprasad Mishra, 6-A) Mrs. Varsha Ganesh Narkhede, 6-B) Mrs. Jyoti Rajendra Kolte, 6-C) Mr. Avinash Murlidhar Ingle and grantor / owner Dhiraj Rambhau Lingade that they have not obtained any loan over this property and there is no any dispute pending in any court of law and property is clear one. I have perused all these documents referred above and found true and correct as mentioned above.

I have perused all the above mentioned title documents of owner / grantor Dhiraj Rambhau Lingade and are found true and correct as per law. I am satisfied that the property is heritable and transferable and transferor has right to transfer the same in favour of the proposed purchasers. The facts and events material to the title have been satisfactorily proved.

Hence, this title verification and search report.

DATED: 20/12/2022.
PLACE: BULDANA.


(ADV. R. G. KAVIMANDAN)
BULDANA.

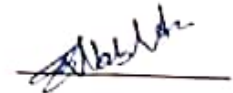
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AFFIDAVIT

Name of Deponents:-

TITUS BUILDCON BULDANA through its partners, 1) Mr Sanjaykumar Ramchandra Narkhede, 2) Mrs. Sarita Dinesh Aher, 3) Mr. Santosh Subhash Malu, 4) Mr. Shivaji Ananda Chankhore, 5) Mrs. Sonal Hariprasad Mishra, 6-A) Mrs. Varsha Ganesh Narkhede, 6-B) Mrs. Jyoti Rajendra Kolte, 6-C) Mr. Avinash Murlidhar Ingle and for owner Dhiraj Rambhau Lingade, All R/o Buldana, Tq & Dist. Buldana

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

That, We are the developers and power of attorney holders of the immovable property / plot bearing Survey No. **54**, Plot No. **72** adm. **1290.50** sq mtrs situated at village **Buldana**, within the limit of M. C. Buldana, Tq. & Distt. Buldana. We hereby states on oath that there is no mortgage, charge, lien over the property mentioned above. We have not obtained or created any other charge, loan from any other financial institution, Bank, department over this property. The above mentioned property is clear and readily marketable. There is no suit, court case, claim or any type of dispute pending before any authority or any court of law in respect of this property. There is no impediment in mortgaging this property with the said bank. If, any adverse entry or charge, case is found over this property then for that reason, we will responsible for that and we will repay our entire loan amount of this bank. The same is binding on our legal heirs also. And we will be responsible for any loss caused or damages in this behalf and also liable for criminal as well as civil action. Hence, solemnly affirmed and verified at Buldana on 20th day of Dec., 2022. This is true on oath. Hence, this affidavit.

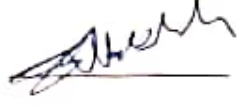


Deponents



VERIFICATION

We, deponents, solemnly affirm and state on oath that the contents of the above said affidavit are true and correct and drafted as per our own knowledge and information received to us. The same are read over and explained to us in Marathi. The same are believed to be true and thus, signed and verified at Buldana on this 20th day of Dec, 2022. Hence, this verification.



(Deponents)

I know the deponent. Contents of this affidavit are read over and explained to them in Marathi. They admits the same.

