

Search & Title Report

From,
Manoj P. Chordiya
Advocate, Buldana,
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Ref.No. : 21/2024

Date :- 14.05.2024

To,
**The Maharashtra Real Estate
Regulatory Authority,
6th and 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra-Kurla Complex (E),
Mumbai - 400051.**

LEGAL TITLE REPORT

Sub. :- Title clearance certificate with respect to Plot No. 56, Old Survey No. 175/2 and 178/2, New Survey No. 904, situated at Chikhli Part-2, Taluka Chikhli, District Buldana (hereinafter referred as "the said plot").

I have investigated the title of the said plot on the request of (owner/promoter/ developer/company) **Shri. Nitin Vasantao Padghan** and following documents i.e. :

Description of the documents scrutinised:

Sl.No.	Date of Document	Name of Document			Whether Original/Certified/True copy / Photostat
1	27.02.2024	Registered	Sale-Deed	No. 1739/2024	Certified and Original
2	25.11.2002	Registered	Sale-Deed	No. 4350/2002	Certified
3	26.03.2010	Registered	Sale-Deed	No. 1427/2010	Certified

4	14.10.2022	Registered Sale-Deed No. 7636/2022	Certified
5	29.07.2011	N.A. Order	Certified
6	28.01.2022	Revised N.A. Order with approved lay-out map	Certified
7	10.05.2024	Permission to start construction over Plot No. 56 alongwith Map issued by Municipal Council, Chikhli	Certified
8	19.03.2024	7/12 extract of Plot No. 56	Certified
9	18.03.2024	Mutation Entry No. 10707	Certified
10	23.07.2008	Mutation Entry No. 1971	Certified
11	20.12.2009	Mutation Entry No. 2365	Certified
10	17.02.2008	Mutation Entry No. 2123	Certified
11	26.05.2011	Mutation Entry No. 3008	Certified
12	15.02.2024	Mutation Entry No. 10678	Certified
13	Latest	Tax Receipt	Certified

Description of the property :-

Old Survey No. 175/2 and 178/2, New Survey No. 904,
Plot No. 56, admeasuring 2307.01 Sq.Mtrs.,
Situated within Municipal Council area,
Chikhli Part-II

Boundaries : East :- 9.00 Mtrs. Lay-out Road,
West :- Land of one Wadhwani,
North :- 9.00 Mtrs. Lay-out Road,
South :- Lay-out of Parasmal Jain.

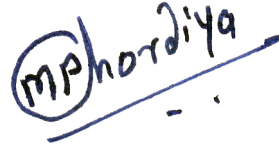
- 1) The documents of allotment of plot i.e. Registered Sale-Deed No. 1739/2024, Dt. 27.02.2024.
- 2) 7 /12 extract issued by Talathi, Chikhli Part-2, dated 19.03.2024, Mutation Entry No. 10707, Dt. 18.03.2024.
- 3) Search Report for 30 years from 01.01.1995 till 14.05.2024.

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 (following owner/promoter/ developer/company) **Shri. Nitin Vasantao Padghan** is clear, marketable and without any encumbrances.

Owner of the land **Shri. Nitin Vasantao Padghan**
Old Survey No. 175/2 and 178/2, New Survey No. 904,
Plot No. 56, admeasuring 2307.01 Sq.Mtrs.,
Situated within Municipal Council area,
Chikhli Part-II

Qualifying comments/remarks if any **No.**

The report reflecting the flow of the title of the (owner/ promoter/ developer/company) **Shri. Nitin Vasantao Padghan** on the said land is enclosed herewith as **Annexure-1**.



Encl : Annexure.

Date: 14.05.2024

Advocate.

Adv. Manoj P. Chordiya,
Buldana
Regn.No. : Mah/607/1998

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FORMAT- A
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FLOW OF THE TITLE OF THE SAID LAND.

This is to confirm that I have visited the **Registrar / Sub-registrar's Office, Chikhli** on **14.05.2024** and verified the details of the property standing in the name of **Shri. Nitin Vasantao Padghan**.

I have taken inspection of Index-II Register maintained at **S.R.O. Chikhli** for last **30 Years** i.e. from **01.01.1995 to 14.05.2024** by paying necessary fees vide **Challan No. MH017643151202324E :-**

From the perusal of revenue record, it is revealed that, land in question containing by admeasuring total **2307.01 Sq.Mtrs.** Plot, bearing **Plot No. 56, Municipal Council, Chikhli, at Chikhli Part-II, Tq. Chikhli, Dist. Buldana.**

As per perusal of documents, it is revealed that, land, admeasuring total **2.43 H.R. land**, situated in **Old Survey No. 175/2 of Chikhli Part-II, Tq. Chikhli, Dist. Buldana** was owned and possessed by **Dagadu Anu Mandalkar, R/o. Chikhli.**

Thereafter, said **Dagadu Anu Mandalkar** had sold **2.43 H.R. land** to **Panjappa Vishwanathappa Zagade, Anil Punjappa Zagade, Suryakant Ganpat Falle, Sau. Snehalata Sureshappa Khabutare, Sau. Archana Satish Khabutare, Rajesh Leelaram Bhojwani, Shankar Leelaram Bhojwani**, by way of **Registered Sale-Deed No. 4350/2002, Dt. 25.11.2002** for valuable consideration of **Rs. 3,65,000/-**. Due to that, their names were mutated in revenue record vide **Mutation Entry No. 1971, Dt. 23.07.2008** and corrected 7/12 extract is issued in their name.

Similarly, per perusal of documents, it is revealed that, land, admeasuring total **1.12 H.R. land**, situated in **Old Survey No. 178/2 of Chikhli Part-II, Tq. Chikhli, Dist. Buldana** was owned and possessed by **Shrawan Padamji Sharma and Shrikrushna Pandharinath Theng, R/o. Chikhli.**

Thereafter, said **Shrawan Padamji Sharma and Shrikrushna Pandharinath Theng** had sold **0.13 H.R. land** out of **1.12 H.R** to **Sunil Madanlal Dhuppad** and rest others purchased **0.29 and 0.64 H.R** by way of common **Registered Sale-Deed No. 1427/2010, Dt. 26.03.2010** for valuable consideration of **Rs. 2,00,000/- and Rs. 4,00,000/- each respectively.** Due to that, their names were mutated in revenue record and 7/12 extract is issued in their name.

That, the said **Sunil Madanlal Dhuppad** has sold **0.13 H.R. land** to **Rajesh Leelaram Bhojwani and others** by way of **Registered Sale-Deed No. 3956/2010, Dt. 06.07.2010, for valuable consideration of Rs. 2,90,000/-.** Due to that, their names were mutated in revenue record and 7/12 extract is issued in their name.

Thus, above said **Panjappa Vishwanathappa Zagade, Anil Punjappa Zagade, Suryakant Ganpat Falle, Sau. Snehalata Sureshappa Khabutare, Sau. Archana Satish Khabutare, Rajesh Leelaram Bhojwani, Shankar Leelaram Bhojwani** became owner of total **2.56 H.R land** out of **Old Survey No. 175/2 and Old Survey No. 178/2, New Old Survey No. 178/2, New Survey No. 904.**

Thereafter, above said **Panjappa Vishwanathappa Zagade, Anil Punjappa Zagade, Suryakant Ganpat Falle, Sau. Snehalata Sureshappa Khabutare, Sau. Archana Satish Khabutare, Rajesh Leelaram Bhojwani, Shankar Leelaram Bhojwani** effected partition of **2.43 H.R land** from **Old Survey No. 175/2** amongst themselves and in that partition, **0.21 H.R land** went to the share of **Panjappa Vishwanathappa Zagade, Anil Punjappa Zagade, Suryakant Ganpat Falle**, **0.61 H.R land** went to the share of **Sau. Snehalata Sureshappa Khabutare, Sau. Archana Satish Khabutare** and **0.61 H.R land** went to the share of **Rajesh Leelaram Bhojwani, Shankar Leelaram Bhojwani.** Their names were mutated in revenue record vide **Mutation Entry No. 2123 (3023), Dt. 17.02.2008.**

Thereafter, **Sau. Snehalata Sureshappa Khabutare, Sau. Archana Satish Khabutare** sold **0.61 H.R** land to **Sau. Seema Rajesh Bhojwani and Kavita Shankar Bhojwani** by way of registered **Sale-Deed No. 1243/2011, Dt. 13.04.2011**, for the consideration of **Rs. 8,50,000/-**. Accordingly, their names were mutated in concerned revenue record vide **Mutation Entry No. 3008, Dt. 26.05.2011** and 7/12 extract also issued in their names.

Thereafter, **Panjappa Vishwanathappa Zagade, Anil Punjappa Zagade, Suryakant Ganpat Falle** sold **0.21 H.R** land to **Ashish Jagdish Kayastha** by way of registered **Sale-Deed No. 4552/2009, Dt. 19.11.2009**, for the consideration of **Rs. 4,20,000/-**. Accordingly, his name was mutated in concerned revenue record vide **Mutation Entry No. 2365, Dt. 20.11.2009** and 7/12 extract also issued in his name.

That, the above said **Rajesh Leelaram Bhojwani, Shankar Leelaram Bhojwani, Sau. Seema Rajesh Bhojwani, Kavita Shankar Bhojwani and Ashish Jagdish Kayastha** moved application before **Hon'ble Sub-Divisional Officer, Buldana**, as **Sub-Divisional Officer has power to convert agricultural land for non-agriculture purpose**, for conversion of above **2.56 H.R** land into non-agriculture purpose i.e. residential plots vide Rev. Case No. **NAP-34/Chikhli/09/2010-11**. The application is decided by **Hon'ble Sub-Divisional Officer, Buldana** on **29.07.2011** and thereby converted above said land into various plots, including **Plot No. 56, admeasuring 2307.01 Sq.Mtrs.** The said N.A. was mutated in revenue record.

Above said N.A. was sanctioned by S.D.O. Buldana as per the provisions of Section 44 of the Maharashtra Land Revenue Code, 1966.

Thereafter, due to some enquiry and police complaints, the said N.A. was taken for reconsideration and after due enquiry and thorough investigation the **S.D.O. Buldana**, in **Rev.Case No. Sec. 258 of M.L.R.Code/Review Application/Chikhli/2011/2015-16, Dt. 28.01.2022**, has allowed said application and thereby confirmed the above N.A. Order.

Thereafter, **Rajesh Leelaram Bhojwani** died, hence his legal heirs, namely **Gaurav Rajesh Bhojwani, Arati Rajesh Bhojwani, Pooja Rajesh Bhojwani and Seema Rajesh Bhojwani** were brought on Revenue record of **Plot No. 56, admeasuring 2307.01 Sq.Mtrs. alongwith previous owners.** Thereafter, 7/12 extract was prepared in the name of **Shankar Leelaram Bhojwani, Sau. Seema Rajesh Bhojwani, Kavita Shankar Bhojwani, Ashish Jagdish Kayastha, Gaurav Rajesh Bhojwani, Arati Rajesh Bhojwani and Pooja Rajesh Bhojwani.**

Thereafter, **Ashish Jagdish Kayastha** has sold his undivided share in said **Plot No. 56, admeasuring 2307.01 Sq.Mtrs. to Saurabh Subhashchandra Jain** vide registered **Sale-Deed No. 7636/2022, Dt. 14.10.2022** for valuable consideration of **Rs. 14,00,000/-**. On the basis of above sale-deed, his name is mutated in Revenue Record vide **Mutation Entry No. 10707, Dt. 18.03.2024** and also mutated in Gram Panchayat record and Village Form No. 8-A is issued in his name.

Thereafter, **Shankar Leelaram Bhojwani, Sau. Seema Rajesh Bhojwani, Kavita Shankar Bhojwani, Gaurav Rajesh Bhojwani, Arati Rajesh Bhojwani and Pooja Rajesh Bhojwani and Saurabh Subhashchandra Jain** sold said **Plot No. 56, admeasuring 2307.01 Sq.Mtrs. to Shri. Nitin Vasantrao Padghan** vide registered **Sale-Deed No. 1739/2024, Dt. 27.02.2024** for valuable consideration of **Rs. 66,45,000/-**. On the basis of above sale-deed, his name is mutated in Revenue Record vide **Mutation Entry No. 10707, Dt. 18.03.2024** and also mutated in Municipal Council record and copy of Assessment is issued in his name.

Thereafter, **Shri. Nitin Vasantrao Padghan** has sought permission from **Municipal Council, Chikhli** and accordingly **Municipal Council, Chikhli** has sanctioned Map for proposed construction of Shops and Flats to him over **Plot No. 56, admeasuring 2307.01 Sq.Mtrs. on Dt. 10.05.2024** alongwith Map and thereby he is going to start construction of **Building** over the said **Plot No. 56** and he proposed to construct. **In the said matter the permission, which is obtained is genuine.**

I am of the opinion that, the property referred in the schedule i.e. **Plot No. 56, admeasuring 2307.01 Sq.Mtrs.** is owned and possessed by **Shri. Nitin Vasantrao Padghan.** In the result, I have taken relevant search and on the basis of search made by me, as well as, documents placed before me, after giving my best, applying my skill, as well as, using my whole experience on perusal of documents submitted by you and borrower, I am of the opinion that, the property mentioned in the schedule is having clear, valid and marketable title.

The Sale-Deed, 7/12 extract and Mutation Entry confirming the legal ownership and possession of Shri. Nitin Vasantao Padghan.

I am of the opinion that, the property i.e. **Plot No. 56, admeasuring 2307.01 Sq.Mtrs.** referred in the schedule is owned and possessed by **Shri. Nitin Vasantao Padghan**. In the result, I have taken relevant search and on the basis of search made by me, as well as, documents placed before me, I am of the opinion that, the property mentioned in the schedule is having clear, valid and marketable title.

D. Encumbrance Certificate :

Encumbrance Certificate is not issued in the State of Maharashtra. I have taken search at the office of **Sub-Registrar, Chikhli**. As per the revenue record, property is in ownership and possession of **Shri. Nitin Vasantao Padghan**.

That, the title of Shri. Nitin Vasantao Padghan over said property is clear, marketable and free from all encumbrances.

Advocate.

Date: 14.05.2024

Adv. Manoj P. Chordiya,
Buldana
Regn.No. : Mah/607/1998