S.R. Wankhede, Advocate,
Lahari Nagar, Wardha,
Ph. No. (07152) 244505.

No. Date :

To,
The Manager,

Dear Sir,

RE :

Name of Applicant/s : M/s Maa Vaishnavi Builders & Developers through partner Shri. Chandrashekhar Damodharro Deshmukh,Shri. Mahendra Damodharrao Deshmukh With shri. Rajkumar Ramraoji Deshmukh and Sau. Sangita Pradiprao Rithe , Wardha

DETAILS OF PROPERTY OFFERED AS SECURITY :

M/s Maa Vaishnavi Builders & Developers, Wardha contructed multistory residential cum commercial Building/ Flat scheme on Plot No. 1area 616.26 sq.mt. out of diverted field Sr. no. 7/2, 8-9/1, 10/3 (New-11/1) situated at Mouza Palakwadi Mouza No. Tah. & Dist. Wardha name and satyle as "**Maa Vaishnvi Complex No. 8** " within the area of Nagar parishad,Wardha.

Bounded as under :-

To the East	:	Bachelor Road
To the West	:	Plot No 2
To the North	:	Layout Road
To the South	:	Munot Layout

REVENUE DETAILS WITH PROPERTY DESCRIPTION AND SPECIFICATION :

M/s Maa Vaishnavi Builders & Developers, Wardha contructed multistory residential cum commercial Building/ Flat scheme on Plot No. 1 area 616.26 sq.mt. out of diverted field Sr. no. 7/2, 8-9/1, 10/3 (New-11/1) situated at Mouza Palakwadi Mouza No. Tah. & Dist. Wardha name and satyle as "**Maa Vaishnvi Complex No. 8 "** within the area of Nagar parishad,Wardha diverted for residential purposes vide revenue case No.27/2/ 1965-66 order dated 31.10.1968 passed by Hon'ble S.D.O., Wardha in favour of Shri. RAviraj S/o Ramrao Deshmukh R/o Wardha .

POSTAL ADDRESS IF DIFFERENT FROM ABOVE :

Not applicable.

TITLE FLOW CHART :

Field Sr. no. 7/2, 8-9/1, 10/3 (New-11/1) situated at Mouza Palakwadi Mouza No. Tah. & Dist. Wardha within the area of Nagar parishad,Wardha diverted for residential purposes vide revenue case No.27/2/ 1965-66 order dated 31.10.1968 passed by S.D.O., Wardha in favour of Shri. Raviraj S/o Ramrao Deshmukh R/o Wardha .

There after Shri. DamodharMarotrao Deshmukh purchased the said plot No. 1 from Shiwaji Bhuvikas Gruh

Nirman Sanstha Wardha through its partner 1) Shri. Satyanarayan Rukhmanandji Bajaj 2) Shri. Ratanlal Gopilal Kela 3) Shri. Achaldhar Kanaiyalal Tiwari 4) shri. Ramrao Marotrao deshmukh by Regd. sale deed dated 6.11.2013 Document No. 2642 for worth valued consideration.

There after Shri. Damodhar Marotrao Deshmukh executed Will deed dated 21.7.2006 Document no. 04585/2006 in favour of Shri. Chandrashekhar Damodharrao Deshmukh and Shri. Mahendra Damodharrao Deshmukh and the same accordingly mutated in revenue record.

There after Shri. Chandrashekhar Damodharrao Deshmukh and Shri. Mahendra Damodharrao Deshmukh executed agreement of development on dated 27.10.2015 document no. 5313/2015 with shri Rajkumar Ramrao Deshmukh and Sau. Sangita Pradiprao rithe, partner of Maa Vaishnavi Builders & Developers for Consructing multi story residential cum commercial building as plan saction competent authority.

There after Shri. Chandrashekhar Damodharrao Deshmukh and Shri. Mahendra Damodharrao Deshmukh executed general power of attorney in favour of shri Rajkumar Ramrao Deshmukh and Sau. Sangita Pradiprao rithe, partner of Maa Vaishnavi Builders & Developers for Consructing multi story residential cum commercial building as plan saction competent authority by regd. Daocument D/- 27.10.2015 document no. 5314/2015

There after the said plot No 1 was developed by Shri Rajkumar Ramrao Deshmukh and Sau. Sangita Pradiprao Rithe, partner of Maa Vaishnavi Builders & Developers with due permission from Nagar parishad Wardha Vide their lettr D/- 18.2.2016

OBSERVATION :

The said flat is out of duly sanctioned layout converted for residential use form competent revenue authority. Layout of map is also sanctioned.

I have also got taken search of Index II register in the office of Sub-Registrar, Wardha for last 13 years i.e. 2005 to 2017. During the search, I have not found any registered charge or liability by way of sale, transfer, mortgage, gift etc. Except the sale trasaction effected in respect of flats out of the said flat scheme.

PROPERTY TAX RECEIPT :

Borrower has produced house tax receipt .

CERTIFICATE :

It is certified that, title over the flat scheme constructed on plot No 1 of M/s Maa Vaishnavi Builders & Developers through partner Shri. Chandrashekhar Damodharro Deshmukh,Shri. Mahendra Damodharrao Deshmukh With shri. Rajkumar Ramraoji Deshmukh and Sau. Sangita Pradiprao Rithe , Wardha is as a absolute owner Except the sale trasaction effected in respect of flats out of the said flat scheme.

12. DOCUMENTS REQUIRED FOR TITLE :

Nil

13. DOCUMENTS REQUIRED FOR CREATING THE SECURITY :

1. 7/12 extract of Plot no. 1
2. Copy of N.A. order.

3. Copy of Layout map.
4. Copy of Sanction Building Map.
5. Copy of Permission letter.
6. Copy of Tax receipt .
7. Copy of power of general attorney d/- 27.10.2015
8. Copy of regd. will deed D/-21.7.2006 Docu No. 04585
9. Copy of regd. agreement of construction D/- 27.10.2015 Docu No. 5313
10. Copy of deed of declaration D/- 2.11.2016 docu No. 2598
11. sale deed D/- 6.11.1973
12 . Letter of Town Planning permission

14. OPINION :

In my opinion, the title of M/s Maa Vaishnavi Builders & Developers through partner Shri. Chandrashekhar Damodharro Deshmukh, Shri. Mahendra Damodharrao Deshmukh With shri. Rajkumar Ramraoji Deshmukh and Sau. Sangita Pradiprao Rithe , Wardha over the flat scheme constructed on plot no. 1 as described above is clear, valid, absolute, marketable and free from all kinds of encumbrances, Except the sale trasaction effected in respect of flats out of the said flat scheme.

Yours faithfully,

Place : Wardha.

Date :

(S.R. Wankhede)

Advocate

S. R. WANKHEDE
M. Com, B. J. LL.B,
Advocate