

Search & Title Report

From,
Manoj P. Chordiya
Advocate, Buldana,
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Ref.No. : 71/2022

Date :- 15.07.2022

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. 5, Plot No. 6, Plot No. 7 and Plot No. 8, Survey No. 174/1/1, 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	11.04.2022	Registered Sale-Deed No. 2695/2022	Certified and Original
2	20.06.2022	Consolidation Order of Plot No. 5 to 8 alongwith Map	Certified
3	22.06.2022	Permission to start construction over Plot No. 5 alongwith Map issued by Municipal Council, Chikhli	Certified

4	21.03.2005	N.A. Order	Certified
5	31.05.2022	7/12 extract of Plot No. 5 to 8	Certified
6	27.05.2022	Mutation Entry No. 9264	
7	05.04.2004	Approved Lay-out Map	Certified
8	09.07.2001	Registered Sale-Deed No. 2739/2001	Certified
9	11.08.2021	Corrected 7/12 extract	Certified
10	14.06.1977	Registered Sale-Deed No. 1308/1977	Certified
11	Latest	Tax Receipt	Original

1) Description of the property :-

Survey No. 174/1,
Plot No. 5 (Consolidated from Plot No. 5 to 8,
admeasuring 170.00 Sq.Mtrs. each),
Admeasuring 680.00 Sq.Mtrs.,
Situated within Gram Panchayat area,
Khandala (M), Municipal Council area,
Chikhli Part-II

Boundaries : East :- **Lay-out of Vyas,**
West :- **Lay-out Road,**
North :- **Lay-out Plot No. 4,**
South :- **Lay-out Open Space.**

2) The documents of allotment of plot i.e. **Registered Sale-Deed No. 2695/2022, Dt. 11.04.2022.**

3) 7 /12 extract issued by **Talathi, Chikhli Part-2, dated 31.05.2022, Mutation Entry No. 9264, Dt. 27.05.2022.**

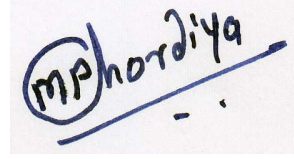
4) Search Report for **30 years from 01.01.1993 till 24.08.2022.**

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 Vasantrao Padghan** is clear, marketable and without any encumbrances.

Owner of the land **Shri. Nitin Vasantao Padghan**
Survey No. 174/1,
Plot No. 5 (Consolidated from Plot No. 5 to 8,
admeasuring 170.00 Sq.Mtrs. each),
Admeasuring 680.00 Sq.Mtrs.,
Situated within Gram Panchayat area,
Khandala (M), 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: 24.08.2022

Advocate.

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

From,
Manoj P. Chordiya
 Advocate, Buldana,
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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 **12.08.2022** and **23.08.2022** 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 **01.01.1993** to **24.08.2022** by paying necessary fees :-

From the perusal of revenue record, it is revealed that, land in question containing by admeasuring total **680.00 Sq.Mtrs.** Plot, bearing **Plot No. 5 (Consolidated from Plot No. 5 to 8, admeasuring 170.00 Sq.Mtrs. each)**, within the precincts of **Gram Panchayat area, Khandala (M) and Municipal Council, Chikhli, Tq. Chikhli, Dist. Buldana.**

As per perusal of documents, it is revealed that, land, admeasuring total **7.76 H.R. land**, situated in **Survey No. 174/1, of Khandala (M) and Chikhli Part-II, Tq. Chikhli, Dist. Buldana** was owned and possessed by **Govindappa Kashinathppa Bhakare** as his ancestral property obtained from his **grandmother Sonabai Vaijinathappa Bhakare** in the year **1972** after the death of said **Sonabai Vaijinathappa Bhakare** by way of Will-Deed, Dt. **14.04.1969**.

That, from the face of corrected 7/12 extract, the said **Govindappa Kashinathppa Bhakare** had sold **7.76 H.R. land** to **Radhakisan Bherulal Vyas** by way of **Registered Sale-Deed No. 1308/1977, Dt. 14.06.1977** for valuable consideration of **Rs. 10,000/-**. Due to that, his name was mutated in revenue

record and corrected 7/12 extract is issued in his name by deleting name of previous owner i.e. **Govindappa Kashinathppa Bhakare**. The above transfer is prior to more than 30 years.

That, the said **Radhakisan Bherulal Vyas** has effected partition of above property amongst his sons, namely **Rajendra Radhakisan Vyas, Ghyanshyam Radhakisan Vyas and Gopal Radhakisan Pagare** on stamp paper of **Rs. 50/-** regarding above property on **12.08.1994**. Their names were mutated in revenue record vide **Mutation Entry No. 548, Dt. 14.09.1994** and thereby **1.61 H.R** land came to the share of **Rajendra Radhakisan Vyas**, **1.62 H.R** land came to the share of **Ghyanshyam Radhakisan Vyas** and **1.62 H.R** land came to the share of **Gopal Radhakisan Vyas**.

Thereafter, **Ghyanshyam Radhakisan Vyas** sold **0.30 H.R** land out of his share to **Sau. Vandana Hemant Pagare** by way of registered **Sale-Deed No. 2739/2001, Dt. 09.07.2001**, for the consideration of **Rs. 1,31,000/-**. Accordingly, her name was mutated in concerned revenue record.

That, the above said **Sau. Vandana Hemant Pagare** 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 **0.30 H.R** land into non-agriculture purpose i.e. residential plots vide Rev. Case No. **NAP-34/Chikhli/8/2003-04**. The application is decided by **Hon'ble Sub-Divisional Officer, Buldana** on **21.03.2005** and thereby converted above said land into various plots, including **Plot No. 5, admeasuring 195.25 Sq.Mtrs. and 200.00 Sq.Mtrs. respectively i.e. total 395.25 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 Maharashtra Land Revenue Code, 1966.

Thereafter, **Sau. Vandana Hemant Pagare** has sold **Plot No. 5 to 8, admeasuring 170.00 Sq.Mtrs. each** to **Shri. Nitin Vasantrao Padghan** vide registered **Sale-Deed No. 2695/2022, Dt. 11.04.2022** for valuable consideration of

Rs. 70,00,000/-. On the basis of above sale-deed, his name is mutated in Revenue Record vide **Mutation Entry No. 9264, Dt. 27.05.2022** and also mutated in Gram Panchayat record and Village Form No. 8-A is issued in his name.

Thereafter, **Shri. Nitin Vasantrao Padghan**, being owner and possessor of above **Plot No. 5 to 8**, had applied for getting above plots consolidated in one plot before **Municipal Council, Chikhli** and **Municipal Council, Chikhli** has consolidated **Plot No. 5 to 8 to Plot No. 5, admeasuring 680.00 Sq.Mtrs.** vide its **Consolidation Order, Dt. 20.06.2022** alongwith approved Map.

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 **Consolidated Plot No. 5, admeasuring 680.00 Sq.Mtrs.** on **Dt. 22.06.2022** alongwith Map and thereby he is going to start construction of **G+4 Building** over the said **Plot No. 5** and he proposed to construct **28 Flats and 9 Shops i.e. 7 Flats each on First Floor to Forth Floor and 9 Shops on Ground Floor.** 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. 5, admeasuring 680.00 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 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 Vasantrao Padghan.

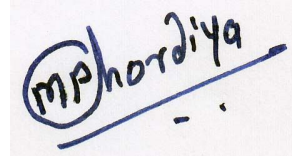
I am of the opinion that, the property i.e. **Plot No. 5, admeasuring 680.00 Sq.Mtrs.** referred in the schedule is owned and possessed by **Shri. Nitin Vasantrao Padghan**. In the result, I have taken relevant search and on the basis of search

made by me, as well as, documents placed before me, I am 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 Vasantrao Padghan**.

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



Advocate.

Date: 24.08.2022

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