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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5389 दिनांक: 19/07/2016

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: चदन-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. श्रीधर ग झाडे

वर्णन भौजा देवई गोविंदपूर रैय्यतवारी, सर्व्हे नं. 107/9A1 पैकी आराजी 737.00 चौ मि (शोध सन 1987 ते 2016 एकूण 30 वर्ष)

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Chandrapur

सह दुय्यम निबंधक वग - २

चंद्रपूर

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

7/19/2016

TO WHOM IT MAY CONCERN

Title Verification and Search Report (APF)

TO WHOM EVER, IT MAY CONCERN

for preparing the Title Verification and Search Report in respect of property owned by **SHREE SAI RACHANA ASSOCIATES** through its partner 1) Mr. Vijay Ramdas Khade 2) Mrs. Sapna Kishor Dhumne 3) Mr. Ajay Madhukar Dhobe 4) Mr. Pranay Dilip Dhobe & 5) Mrs. Vidya Prabhakar Wandhare and same to be described in the 'Schedule' annexed herewith. I Shridhar G. Zade, Advocate of Chandrapur do hereby submit my report as under:-

1- That, **SHREE SAI RACHANA ASSOCIATES** through its partner 1) Mr. Vijay Ramdas Khade 2) Mrs. Sapna Kishor Dhumne 3) Mr. Ajay Madhukar Dhobe 4) Mr. Pranay Dilip Dhobe & 5) Mrs. Vidya Prabhakar Wandhare has owned and possessed the 737 00 Sq. Mtrs land, out of Survey No 107/9A1, situated at Mouza - Dewai Govindpur Rayatwari, T.S. No. 11, Tahsil and Dist. Chandrapur. Together with Residential Flat Scheme constructed on above said plot by name & style 'SHREE BALAJI TOWER'. Within the jurisdiction of Chandrapur City Municipal Corporation and SRO Chandrapur. This property is more specifically described in the "Schedule" annexed herewith.

2- Title history of property for last 30 years shows the following chains of transactions :-

a- THAT, the 0.14 Hectors (1400.00 Sq. Mtrs) agricultural Land of Survey No. 107/9A1, situated at Mouza - Dewai Govindpur Rayatwari, T.S. No. 11, Tahsil and Dist. Chandrapur was owned and possessed by **Sau. Shashikala Vasantrao Mailarapwar.**


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b- Thereafter, **Sau. Shashikala Vasantrao Mailarapwar** had applied for Diversion of agricultural land area admeasuring 750.00 Sq. Mtrs out of total area 0.14 Hectors (1400.00 Sq. Mtrs) of Survey No. 107/9A1, situated at Mouza - Dewai Govindpur Rayatwari. T.S. No. 11. Tahsil and Dist. Chandrapur, before SDO of Chandrapur, vide Revenue Case No.140/NAP-34/2010-11. The SDO of Chandrapur referred matter to District Collector of Chandrapur, vide Revenue Case No. 43/NAP-34/2011-12. The District Collector of Chandrapur has passed the order on 17/12/2011 and 750.00 Sq. Mtrs agricultural lands converted into non agricultural and residential propose.

c- Thereafter, **Sau. Shashikala Vasantrao Mailarapwar** had sold the 737.00 Sq. Mtrs Plot of Survey No. 107/9A1, situated at Mouza - Dewai Govindpur Rayatwari. T.S. No. 11. Tahsil and Dist. Chandrapur to **Mr. Siddharth Hiran Ratnaparkhi**. The Sale Deed executed in the office of Sub-Registrar, Chandrapur on 02/02/2012. Its Registered Document No. 791/2012.

d- Thereafter, **Mr. Siddharth Hiran Ratnaparkhi** had sold the 737.00 Sq. Mtrs Plot of Survey No. 107/9A1, situated at Mouza - Dewai Govindpur Rayatwari. T.S. No. 11. Tahsil and Dist. Chandrapur to **SHREE SAI RACHANA ASSOCIATES** through its partner 1) Mr. Vijay Ramdas Khade 2) Mrs. Sapna Kishor Dhumne 3) Mr. Ajay Madhukar Dhobe 4) Mr. Pranay Dilip Dhobe & 5) Mrs. Vidya Prabhakar Wandhare. The Sale Deed executed in the office of Sub-Registrar, Chandrapur on 01/02/2013. Its Registered Document No. 972/2013.

e- Thereafter, **SHREE SAI RACHANA ASSOCIATES** through its partner 1) Mr. Vijay Ramdas Khade 2) Mrs. Sapna Kishor Dhumne 3) Mr. Ajay Madhukar Dhobe 4) Mr. Pranay Dilip Dhobe & 5) Mrs. Vidya Prabhakar Wandhare have obtains permission for Construction of Residential Flat Scheme on 737.00 Sq. Mtrs Plot of Survey No. 107/9A1, situated at Mouza - Dewai Govindpur Rayatwari. T.S. No. 11. Tahsil and Dist. Chandrapur from Chandrapur City Municipal Corporation on 13/07/2015 and approved the Building Construction Plan vide building permit No. 37/2015.

f- Thereafter, **SHREE SAI RACHANA ASSOCIATES** through its partner 1) Mrs. Sapna Kishor Dhumne 2) Mr. Ajay Madhukar Dhobe 3) Mr. Pranay Dilip Dhobe & 4) Mrs. Vidya Prabhakar Wandhare executed 'General Power of Attorney' in favor of


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one of the partner of **SHREE SAI RACHANA ASSOCIATES** through its partner Mr. Vijay Ramdas Khade. The General Power of Attorney' executed in the office of Sub-Registrar, Chandrapur on 14/10/2015. Its Registered Document No. 4608/2015.

f- Thereafter, **SHREE SAI RACHANA ASSOCIATES** through its partner 1) Mr. Vijay Ramdas Khade 2) Mrs. Sapna Kishor Dhumne 3) Mr. Ajay Madhukar Dhobe 4) Mr. Pranay Dilip Dhobe & 5) Mrs. Vidya Prabhakar Wandhare executed "Deed of Declaration" and declaring 14 residential Flats to be constructed on the above said land and their built up area and the undivided share of land. The said "Deed of Declaration" is duly Registered in the office of Sub-Registrar Chandrapur vide Document No. 2412/2016, dated 15/06/2016.

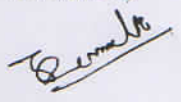
The links in the chains of title have been properly established. All transactions are fully verified from the office of Sub-Registrar, Chandrapur.

3- I have perused the following documents for this Search Report and Title Verification as under:-

- a) Non Agricultural Order dated 17/12/2011.
- b) Approved Layout Plan dated 30/11/2010.
- c) Sale Deed, dated 02/02/2012. Document No. 791/2012.
- d) Sale Deed, 01/02/2013. Document No. 972/2013.
- e) Permission for Building Construction, dated 13/07/2015.
- f) Approved Building Construction Plan, dated 13/07/2015.
- g) General Power of Attorney, dated 14/10/2015. Document No. 4608/2015.
- h) Deed of Declaration, dated 15/06/2016. Document No. 2412/2016.

4- I have taken a search of records from the office of Sub-Registrar Chandrapur for last 30 years (1987-2016). By paying necessary search fee of Rs. 750/- on 19/07/2016, vide Receipt no. 5389. The index records for year 2013-16 are not ready for search. Hence take an affidavit of owner in respect of clear and marketable title of property and verify all the original title document of property.

5- On the basis of search, which I have been taken from the Office of Sub Registrar Chandrapur and Xerox copies of documents perused by me mentioned above, I am safely conclude that, the property of **SHREE SAI RACHANA ASSOCIATES** through its partner 1) Mr. Vijay Ramdas Khade 2) Mrs. Sapna Kishor Dhumne 3) Mr.


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Chandrapur.

Ajay Madhukar Dhobe 4) Mr. Pranay Dilip Dhobe & 5) Mrs. Vidya Prabhakar Wandhare has a clear and marketable title subject to affidavit & verification of all original title documents.

Schedule of Property

ALL THAT the 737.00 Sq. Mtrs land, out of Survey No. 107/9A1, situated at Mouza – Dewai Govindpur Rayatwari, T.S. No. 11, Tahsil and Dist. Chandrapur. Together with Residential Flat Scheme constructed on above said plot by name & style 'SHREE BALAJI TOWER'. Within the jurisdiction of Chandrapur City Municipal Corporation and SRO Chandrapur.

Plot area 737.00 Sq. Mtrs is bounded as under:-

East : Existing Tar Road.

West : 13.00 Sq. Mtrs open land & Land of Survey No. 107/7A

North : Road &

South : Land of Survey No. 107/9B.

Chandrapur

Dated: - 20/07/2016.



Adv. Shridhar G. Zade

Chandrapur

Adv. Shridhar G. Zade

Chandrapur.