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नोंदणी क्र.: 39म

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पावती क्र.: 338 दिनांक: 18/05/2020

गावाचे नाव: बल्लारपूर

दस्तऐवजाचा अनुक्रमांक: बलश-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. राजेशकुमार एन लिंगे

वर्णन अर्ज क्र. 129/2020 नुसार मौजा बल्लारपूर येथील सर्व्हे नं. 175/ मधील ले आऊट
प्लॉट नं. 3 एकुण आराजी 1216.25 चौ.मी. खाली जागा शोध कालावधी सन 1990 ते
2020 एकुण 30 वर्ष

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub-Registrar, Ballarpur

1); देयकाचा प्रकार: eChallan रक्कम: रु. 750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000549093202021E दिनांक: 18/05/2020

बँकेचे नाव व पत्ता:

बल्लारपूर

अॅड. राजेशकुमार एन. लिंगे

डॉ. झाकीर हुसैन वार्ड, नविन पाण्याच्या
टाकी जवळ, कॉरवां रोड, बल्लारपूर,
त. बल्लारपूर, जि. चंद्रपूर (म.रा.)
मो. नं. ९८५०५९९३२, ऑफीस : (०७१७२) २४३३७३



Adv. Rajeshkumar N. Linge

Dr. Zakir Hussain Ward, Near New
Water Tank, Karwa Road, Ballarpur,
Tah. Ballarpur, Dist. Chandrapur (M.S.)
Mob. No.. 9850599932,
Ph. No. : (07172) 243373

Ref. No. / RNL /

Date : 21.5.2020

TITLE VERIFICATION AND SEARCH REPORT

(MASTER SEARCH)

DIVERTED SURVEY NO 175/5, LAYOUT PLOT NO.3 (PRIOR TO AMALGAMATION PLOT NO 3 AND 4) AFTER AMALGAMATION PLOT NO.3 AREA ADMEASURING 1216.25 SQ.MTRS. (13124.00 SQ.FTS.) AND CONSTRUCTION OF PROPOSED MULTI-STORIED BUILDING THEREAON BY NAME AND STYLE AS "GANAPATI PRIME" SITUATED AT MAUZA-BALLARPUR TALATHI SAZA- BALLARPUR WITHIN JURISDICTION OF MUNICIPAL COUNCIL BALLARPUR WITHIN JURISDICTION OF SUB-REGISTRAR OFFICE, BALLARPUR TAH- BALLARPUR DIST- CHANDRAPUR OWNED AND POSSESSED BY SHRI. RAMESH TRIKAM JOSHI THROUGH ITS POWER OF ATTORNEY WADASKAR BUILDERS AND DEVELOPERS THROUGH ITS PROPRIETOR SHRI. BHASKAR MANOHAR WADASKAR R/O. MAHARANA PRATAP WARD BALLARPUR TAH- BALLARPUR DIST- CHANDRAPUR

अॅड. राजेशकुमार एन. लिंगे

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टाकी जवळ, कॉरवां रोड, बल्लारपूर,
त. बल्लारपूर, जि. चंद्रपूर (म.रा.)
मो. नं. ९८५०५९९३३२, ऑफीस : (०७१७२) २४३३७३



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Date : 21.5.2020

(To whomsoever it may be concerned)

TITLE VERIFICATION AND SEARCH REPORT

Name of Search Holder – Wadaskar Builders and Developers

Through its proprietor Mr. Bhaskar Manohar Wadaskar

R/o. Maharana Pratap Ward, Ballarpur

Tah- Ballarpur Dist- Chandrapur

Particulars of Property/ Location of Property- Diverted survey no. 175/5, layout plot no. 3 (prior to passing amalgamation order plot no. 3 and 4) after amalgamation plot no.3, area admeasuring 1216.25 Sq.Mtrs. (13124.00 Sq.Fts.) situated at mauza- Ballarpur Talathi Saza- Ballarpur within the jurisdiction of Municipal Council Ballarpur and within limits of Sub- Registrar Office Ballarpur Tah- Ballarpur Dist- Chandrapur owned and possessed by Mr. Ramesh Trikam Joshi through its Power of Attorney Wadaskar Builders and Developers through its proprietor Mr. Bhaskar Manohar Wadaskar R/o. Maharana Pratap Ward, Ballarpur Tah-Ballarpur Dist- Chandrapur

Title History of Property for last 30 years shows chain of transaction

- 1) Originally an agricultural land survey no. 175/1, area admeasuring 1.13 HR and survey no. 175/5 area admeasuring 8.30 HR situated at mauza- Ballarpur Talathi saza- Ballarpur was owned and possessed by Shri. Tulshiram Chapshi Joshi and Shri. Trikam Chapshi Joshi R/o. Ballarpur Tah- Ballarpur Dist- Chandrapur.
- 2) Thereafter, Shri. Tulshiram Chapshi Joshi and Shri. Trikam Chapshi Joshi has moved an application before Hon'ble District Collector Chandrapur for conversion of an agricultural land survey no.175/1,175/5, area admeasuring 1.13 HR and 8.30 HR for



Industrial purposes situated at mauza- Ballarpur within the limits of Talathi saza- Ballarpur for the industrial purpose. As per the application, Hon'ble District Collector Chandrapur has registered the case being Rev. Case No. 65/NAP-34-88-89 and passed the of diversion on 30/6/1989. Thereafter, Shri. Tulshiram Chapashi Joshi and Shri. Trikam Chapashi Joshi has drawn up 1 to 20 (total 20 plots) layout plots on survey no. 175/1,175/5 situated at mauza- Ballarpur, within jurisdiction of talathi saza- Ballarpur and within limits of jurisdiction of Municipal Council ,Ballarpur Tah- Ballarpur Dist- Chandrapur.

- 3) Afterward, Shri. Tulshiram Chapashi Joshi and Shri. Trikam Chapashi Joshi has approved and sanctioned the layout map of diverted survey no. 175/1,175/5 by competent authority i.e. Town Planning Officer, Chandrapur and said map were duly approved by Sub- Divisional Officer Chandrapur.
- 4) Thereafter, Shri. Trikam Chapashi Joshi has applied before Tahsildar Ballarpur for amalgamation of Plot no. 3 area admeasuring 595.00 Sq.Mtrs. and Plot no.4 area admeasuring 621.25 Sq.Mtrs i.e. total area 1216.25 Sq.Mtrs. (13091.17 Sq.Fts.), out of diverted survey no. 175/5, situated at mauza- Ballarpur Tah- Ballarpur within the limits of Municipal Council Ballarpur Tah- Ballarpur Dist- Chandrapur. In lieu of the aforesaid application, Hon'ble Tahsildar Ballarpur vide their official letter क्रमांक कावि/प्रस्तु-१/२०१९/७४० dated 22/07/2019 and as per the letter by Chief Officer Ballarpur vide their official letter क्रमांक./नबप/योजना वि/३३८०/२०१९ Plot no. 3 and 4 area admeasuring 1216.25 Sq.Mtrs. out of diverted survey no. 175/5 been clubbed together and determines as plot no. 3 and by which mutation entry no. 7825 were duly mutated in the right of record i.e. 7/12.
- 5) Afterward, Shri. Ramesh Trikam Joshi has applied before Municipal Council Ballarpur for permission for construction of building on plot no. 3 area admeasuring 1216.25 Sq.Mtrs out of diverted survey no. 175/5 situated at Mauza- Ballarpur. As per application, Chief Officer Municipal council Ballarpur has sanction the building permission and commencement certificate on 09/10/2019 vide approval no. CBCEM/B/2019/APL/00058 and at the same time Shri. Ramesh Trikam Joshi has sanctioned the map from the authority i.e. Assistant Planning Officer, Municipal Council Ballarpur and the said map were duly approved and sanctioned by Chief Officer Municipal Council Ballarpur.



- 6) Thereafter, on 12/02/2020 Shri. Ramesh Trikam Joshi being the owner of property has executed registered Development Agreement in favour Wadaskar Builders and Developers through its proprietor Shri. Bhaskar Manohar Wadaskar of the Plot no. 3 area admeasuring 1216.25 Sq.Mtrs. (prior to amalgamation plot no. 3 and 4) out of diverted survey no. 175/5 situated at mauza- Ballarpur Talathi saza- Ballarpur and within limits of Municipal Council Ballarpur Tah- Ballarpur Dist- Chandrapur. Its document no. 113/2020. The said development agreement was executed before Sub-Registrar Office, Ballarpur.

By way of development agreement dated 12/02/2020 the it has been agreed by parties that builder shall proposed construct the multi-storied building by name and style GANPATI PRIME having 7 Flats on First floor, 4 Flats on Second floor, 13 shops on basement upper on plot no. 3 area admeasuring 1216.25 Sq.Mtrs. out of diverted survey no. 175/5 of mauza- Ballarpur and it has agreed by development agreement that builders shall complete the said construction within 36 months from the date of execution of registered development agreement and it has also agreed by owners that builders shall have the right to execute registered sale deed of respective flats.

- 7) Afterward, on 12/02/2020 Shri. Ramesh Trikam Joshi has executed the registered Power of Attorney in favour of Wadaskar builders and Developers through its proprietor Shri. Bhaskar Manohar Wadaskar in respect of plot no. 3 area admeasuring 1216.25 Sq.Mtrs. out of diverted survey no. 175/5 and the construction of building thereon by name and style GANAPATI PRIME for execution of registered sale deed of the respective flats , shop and Hall. The said Power of Attorney executed before Sub-Registrar Office, Ballarpur. Its document no.114/2020.
- 6) This chain has been reveals as per the documents and the index which has been kept for inspection and I have inspected the same which is lying in the Sub- Registrar's office at Ballarpur Moreover, I inspected and searched from the year 1990 to 2020 at Sub-Registrar Office Ballarpur in which I do not found any transaction of the above said property. Their title over the said property is Absolute, clear and marketable and free from encumbrances.

The link in the chains of the title been properly established. All transaction is fully verified from the Registrar office Ballarpur

I have used/ perused the Photocopy copy /Original of the following documents mentioned below



- i) Non- agricultural order dated 30/06/1989 passed by Hon'ble District Collector vide Rev. Case. No. 65/NAP-34/1988-89 – Photocopy
- ii) Sanctioned and approved map by Town Planning and Sub- Divisional Officer Chandrapur –Photocopy
- iii) Sanction and building permission by Chief Officer Municipal council Ballarpur vide approval no. CBCEM/B/2019/APL/00058 dated 09/10/2019 –Original
- iv) Approved and sanctioned map by Assistant Planning Officer, Municipal Council Ballarpur – Original
- v) Registered Development agreement (proposed multi-storeyed building by name and style GANAPATI PRIME) dated 12/02/2020 executed by Shri. Ramesh Trikam Joshi in favour of Shri. Wadaskar Builder and Developers through its proprietor Shri. Bhaskar Manohar Wadaskar of Plot no. 3 area admeasuring 1216.25 Sq.Mtrs. (prior to amalgamation plot no 3 and 4) out of diverted survey no. 175/5 situated at mauza- Ballarpur Tah- Ballarpur Dist- Chandrapur. Its document no. 113/2020- Original
- vi) Registered Power of Attorney dated 12/02/2020 executed by Shri. Shri. Ramesh Trikam Joshi in favour of Shri. Wadaskar Builder and Developers through its proprietor Shri. Bhaskar Manohar Wadaskar. Its document no. 114/2020- Original
- vii) Latest 7/12 extract of Plot no. 3, area admeasuring 1216.25 Sq.Mtrs. out of diverted survey no. 1755/5 situated at mauza- Ballarpur Talathi Saza- Ballarpur- Certified copy
- viii) Search receipt dated 18/05/2020 vide receipt no. 338 issued by Sub- Registrar office Ballarpur - Original

I have taken the search of the Records from the office of SRO Ballarpur for last 30 years i.e. from 1990 to 2020 by paying the necessary search fee of Rs.750 /- on 18/05/2020 vide receipt no. 338. The index record for the year 2020 is not ready for search.



Schedule of Property

Diverted survey no. 175/5, layout plot no. 3 (prior to passing amalgamation order plot no. 3 and 4) after amalgamation plot no.3, area admeasuring 1216.25 Sq.Mtrs. (13124.00 Sq.Fts.) and proposed construction of muti-storied building thereon by name and Style as "Ganapati Prime" situated at mauza- Ballarpur Talathi Saza- Ballarpur within the jurisdiction of Municipal Council Ballarpur and within limits of Sub- Registrar Office Ballarpur Tah- Ballarpur Dist- Chandrapur owned and possessed by Mr. Ramesh Trikam Joshi through its Power of Attorney Wadaskar Builders and Developers through its proprietor Mr. Bhaskar Manohar Wadaskar R/o. Maharana Pratap Ward, Ballarpur Tah-Ballarpur Dist- Chandrapur

Boundaries of Plot 3

Towards East – FDCM Road

Towards West – Layout plot no. 2

Towards North – Layout plot no. 5, 6 and 7

Towards South - 12 Mtrs. service road thereafter Allapalli High way Road

CERTIFICATE

In view of the foregoing, I/we certify that the title deeds intended to be deposited, relating to the property and offered as security by ways of Registered Mortgage/ Equitable mortgage and the documents of the title referred to above are perfect evidence of the title and that if the said Registered mortgage is created in the manner required by law, it would satisfy the requirements of creation of Registered mortgage/Equitable mortgage. I/we further certify that Mr. Ramesh Trikam Joshi through its Power of Attorney Wadaskar Builders and Developers through its proprietor Mr. Bhaskar Manohar Wadaskar R/o. Maharana Pratap Ward, Ballarpur Tah-Ballarpur Dist- Chandrapur has/would derive a valid, marketable and unencumbered title in the property/ies stated above. The above said property having valid and without having no encumbrances.

Date- 21/05/2020

Ballarpur



Adv. Rajeshkumar N. Linge

Ballarpur

Adv. Rajeshkumar N. Linge
Dr. Zakir Hussain Ward, Near New
Water Tank, Karwa Road, Ballarpur,
Tah. Ballarpur, Dist. Chandrapur (M.S.)