

NISHANT A. TAYADE

Advocate,

*Opp. Sane Guruji Vidyalaya, Sankat Mochan Road,
Tilakwadi, Yavatmal, Tq. & Dist. Yavatmal
Cell No. 9822238802.*



Date:- 26/07/2018

**TO WHOMSOEVER IT MAY CONCERN
THE TITLE VERIFICATION AND SEARCH REPORT**

I, **NISHANT A. TAYADE,**

Advocate R/o. Opp. Sane Guruji Vidyalaya, Sankat Mochan Road, Yavatmal,
Tq. & Dist. Yavatmal, do hereby submit my report as under:-

1. That the transferor is an absolute owner of the property situated at Mauje Pimpalgaon, Tq. & Dist. Yavatmal, Layout Plot No. 22+23+24+25 out of converted Field Survey No. 20/1/2, Admeasuring area 836.65 sq. mtr., = 9005.7006 sq.ft., Owned & Possessed by Shri Balaji Richland Promoters through its partner Shri. Ghanashyam Nandlalji Bagadi, R/o. Bangar Nagar, Yavatmal, Tq. & Dist. Yavatmal.
2. That the transferor(s) acquired the title by virtue of the following documents and transactions.
 - a. Copy of N.A. Order issued by Upper Collector, Yavatmal in Rev. Case No. 29/N.A.P.34/1999-2000 of Mauje Pimpalgaon, Tq. & Dist. Yavatmal and passed order on dated 31/07/2014.
 - b. Copy of Registered Sale Deed of plots on dated 20/11/2014 executed by Sau. Sushilabai Phoolchandji Agrawal through her General Power of Attorney Holder Shri. Rajeshkumar Phoolchandji Agrawal in favour of Shri Balaji Richland Promoters through its partner Shri. Ghanashyam Nandlalji Bagadi, Sr. No. 3565.
 - c. Copy of Amalgamation Order issued by S.D.O., Yavatmal in Rev. Case No. 70/N.A.P.34/2014-2015 of Mauje Pimpalgaon, Tq. & Dist. Yavatmal and passed the order of Amalgamation on dated 23/06/2015.
 - d. Sanction of Building Permission and Commencement Certificate having approval No. CABYC/B/2018/APL/00001 on dated 26/04/2018 and as per the building permit No. 721 on dated 28/05/2018.
 - e. 7/12 Extract issued by Local Talathi Office, Pimpalgaon by indicating the name of Shri Balaji Richland Promoters through its partner Shri. Ghanashyam Nandlalji Bagadi on dated 05/10/2016.
 - f. Gaon Namuna 9-A issued by Local Talathi Office, Pimpalgaon by indicating the name of Shri Balaji Richland Promoters through its partner Shri. Ghanashyam Nandlalji Bagadi on dated 05/08/2016.
 - g. Property Tax Receipt issued by Municipal Council, Yavatmal on dated 04/03/2017.

N. Tayade

- h. Copy of Registered Deed of Declaration on dated 20/03/2017 executed by Shri Balaji Richland Promoters through its partner Shri. Ghanashyam Nandlalji Bagadi, Sr. No. 582.
3. The title history of last 30+01 years from this date shows the following chain of transactions:-
- That the Agriculture land comprised in Field Survey No. 20/1/2 of Mauje & G.P. Pimpalgaon, Tq. and Dist. Yavatmal, Admeasuring area 0 Hector 90 R., was owned by Sau. Sushila Phoolchandji Agrawal.
 - Further Sau. Sushila Phoolchandji Agrawal applied to Upper Collector, Yavatmal for conversion of the aforementioned Agriculture Land for non agriculture purposes and the said authority registered the matter as Rev. Case No.29/N.A.P.34/1999-2000 of Mauja Pimpalgaon, Tq. and Dist. Yavatmal and passed an order on dated 31/07/2014 and thereby the entire land Admeasuring 0 Hector 90 R. was converted for Non Agriculture purposes. So also the layout plan was sanctioned.
 - It is submitted that, Sau. Sushilabai Phoolchandji Agrawal appointed Shri. Rajeshkumar Phoolchandji Agrawal as a Power of Attorney Holder for making the transaction regarding the proposed plots in the Layout. That this deed of Power of Attorney is registered at Joint Sub-Registrar Office, Yavatmal-I on dated 23/04/2013, Vide Deed No. 2896.
 - Further Sau. Sushilabai Phoolchandji Agrawal through her General Power of Attorney Holder Shri. Rajeshkumar Phoolchandji Agrawal transferred 26 Open Plots, Admeasurements in total 4815.39 sq. mtr in favour of Shri Balaji Richland Promoters through its partner Shri. Ghanashyam Nandlalji Bagadi by way of Registered Sale Deed on dated 20/11/2014, Vide Deed No. 3565 executed at Joint Sub-Registrar office Yavatmal-II and from the date of execution of this sale deed the above partnership firm became the legal and bonafide owner of the said plots.
 - It is submitted that, Shri Balaji Richland Promoters through its partner Shri. Ghanashyam Nandlalji Bagadi applied to S.D.O., Yavatmal for Amalgamation of Plot No. 22, 23, 24, 25 and the said authority registered the matter as Rev. Case No. 70/N.A.P.34/2014-2015 Mauja Pimpalgaon, Tq. & Dist. Yavatmal and passed the order of Amalgamation on dated 23/06/2015 and thereby the said plots were amalgamated i.e. Plot No. 22+23+24+25, Admeasuring area 836.65 sq. mtr.

Notarized

- Further Shri Balaji Richland Promoters through its partner Shri. Ghanashyam Nandlalji Bagadi recorded the name with the Local Talathi Office Pimpalgaon and Municipal Council, Yavatmal.
 - Further Shri Balaji Richland Promoters through its partner Shri. Ghanashyam Nandlalji Bagadi executed Registered Deed of Declaration on dated 20/03/2017, Vide Deed No. 582 executed at Joint Sub-Registrar Office Yavatmal-II.
 - Further Shri. Ghanashyam Nandlalji Bagadi applied to Municipal Council, Yavatmal for the grant of Sanction of Commencement Certificate on the above amalgamated plot, Vide Application No. CABYC201800001 on dated 26/03/2018 and the said authority granted permission and issued sanction of building permission and commencement certificate vide approval No. CABYC/B/2018/APL/00001 on dated 26/04/2018 and as per the building permit No. 721 on dated 28/05/2018.
 - The title of the property is clear and readily marketable and the same is free from all the encumbrances, charges, liens and mortgages.
 - Except this transaction there is no other transaction found at the time of this search. The links in the chain of title have been properly established. All the transactions have been duly verified from the relevant records of Registrar of Documents.
4. I have taken the search of records of Registrars office(s) from inspection Book No. (I) and Index No. (II) and other relevant records, for last 30 + 1 years by paying the necessary search fee of Rs. 750/- + 50/- paid by Vide Challan No. GRN-MH006210844201718E on dated 10/10/2017 and Challan No. GRN-MH004357033201819E on dated 25/07/2018. The Original search fee Challans are enclosed herewith.

BOUNDARIES OF THE PROPERTY

To The East	-	Part of Layout Plot No. 20 & 21
To The West	-	Layout 9 mtr. Wide Road
To The North	-	Godown
To The South	-	Layout 9 mtr. Wide Road

Yavatmal

Date:- 26/07/2018

NISHANT A. TAYADE

Advocate

ADV. NISHANT A. TAYADE

B.com., D.B.M., LL.B.

Opp. Sane Guruji Vidyalaya,
Tilakwadi, Yavatmal-445 001.