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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9530 दिनांक: 04/10/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नदग2-0-2018

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड.आनंद रामदेव बंग

वर्णन शोध वर्षे 13 सन 2006 ते 2018 गट नं. 73 क्षेत्र 00 हे 79 आर मौ. असरजन ता. जि. नांदेड
शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Joint B K. Nanded-2

1): देयकाचा प्रकार: eChallan रक्कम: रु. 325/-

सीडी धनादेश पे ऑर्डर क्रमांक: MH006770552201819E दिनांक: 04/10/2018

बँकेचे नाव व पत्ता:

सह/दुय्यम निबंधक वर्ग-२
नांदेड-२

04-10-2018

A) **ANNEXURE-A : TITLE INVESTIGATION & SEARCH REPORT**

1.	To whom Report Submitted	TO WHOMSOEVER IT MAY CONCERN
2.	Reference Number & date of letter under the cover of which the documents tendered for scrutiny are forwarded	-----
3.	Name of the unit / concern / company / person offering the property for sell	M/s GVC Developers, Nanded Through Partners : 1. Gangaprasad s/o Rameshwarji Toshniwal 2. Durgaprasad s/o Rameshwarji Toshniwal 3. Sau Sangeeta w/o Gangaprasad Toshniwal 4. Sau Uma w/o Durgaprasad Toshniwal
4.	Constitution of the unit / concern / person / body / authority offering the property	Partnership Firm holding the property jointly.
5.	State as to under what capacity the property is offered (whether as joint application or borrower or as guarantor, etc)	Joint Owners
6A.	Particulars of documents scrutinized serially & chronologically	1] 7/12 Extract of Gut No. 73 2] Regd Sale Deed No.1304/2006 dt. 07.03.2006 3] Regd Sale Deed No.1305/2006 dt. 07.03.2006 4] Regd Sale Deed No.5454/2014 dt. 11.08.2014
6B.	Nature of document verified & as to whether they are originals or certified copies or registration extracts duly certified	Certified Copies
7.	Complete & full description of the immovable property under Search	
A	Survey No./ Gut No./ Plot No.	Gut No. 73 of village Asarjan
B	Door No. (In case of house property)	-----
C	Extent / area including plinth / built up area in case of house property	Total Land Area adm. 0 11 79 R
D	It should give clear location of the property such as "Name of areas / Mohalla, village, city, dist., so as to reach the spot in case of need	Near 200 fts western Bye-pass Road, Asarjan, Tq & Dist. Nanded
E	Boundaries	<u>E</u> - Gut No 97 of GVC Developers <u>W</u> - Gut No 74 of Ramji Vaidya <u>N</u> - Land Gut No 72 <u>S</u> - Gut No 96 of Gayabai Puyad



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8.	Flow of title pressing out the title of the intended offeror & his/ its predecessors in interest from the Mother Deed to the latest Title Deed & whenever minor's interest or other clog on the title is involved for further period depending on the need for clearance of such a clog in the title	One Datta s/o Pandurang Kale purchased this property by Regd. Sale Deeds & then sold it to aforesaid Partners of M/s GVC Developers, Nanded by way of another Regd. Sale Deed
9.	Nature of Title of the intended Offeror over the property (whether full ownership rights, leasehold rights, occupancy / possessory rights or Inam Holder or Govt. Grantee / Allottee)	Full Ownership
	A) If the Offeror has only a possessory right please comment on the nature of such right, the validity thereof	NA
	B) Please state the name of the person who has a primary / absolute title	M/s GVC Developers, Nanded Through Partners : 1. Gangaprasad s/o Rameshwarji Toshniwal 2. Durgaprasad s/o Rameshwarji Toshniwal 3. Sau Sangeeta w/o Gangaprasad Toshniwal 4. Sau Uma w/o Durgaprasad Toshniwal
	C) Whether permission of such person is required, AND if it is so, whether obtained?	NA
	D) Please state in what manner it would affect the intended Purchaser	NA
10A	Encumbrances, Attachments and/or Claims, whether of Government, Central or State or other local third party claims, liens & details thereof	-----No-----
10B	The period covered under the encumbrances certificate & the name of the person in whose favour the encumbrance is created & if so satisfaction of charge, if any	NA
11	Details regarding property tax or land revenue or other statutory dues paid / payable as on date & if not paid what remedy	All Taxes Paid
12	Details of RTC extracts / mutation extracts / Khata extracts pertaining to the property in question	-----
13	Any bar / restriction for creation of transfer of property under any local or special enactments & details of proper registration of documents payment of proper stamp duty	NA
14	In case of absence of original title deeds details of legal & other requirements for creation of a proper valid & enforceable transfer of property	NA



15.	The specific person who are required to sell the property	M/s GVC Developers, Nanded Through Partners : 1. Gangaprasad s/o Rameshwarji Toshniwal 2. Durgaprasad s/o Rameshwarji Toshniwal 3. Sau Sangeeta w/o Gangaprasad Toshniwal 4. Sau Uma w/o Durgaprasad Toshniwal
16.	Whether searches had been conducted physically at the office of the –	
i)	Sub Registrar Office/ Municipal/ Collector/ Taluka or such other Revenue Office	Sub-Registrar, Nanded
ii)	Registrar of Companies	NA
iii)	Civil / High Court – in the DISPENSER REGISTRER	NA
iv)	Whether mutated in the name of the person offering it for sell	Yes.
v)	Whether the property has been notified for acquisition by the Govt. Dev. Authority / or any other Govt. Authority	NO, as per my best knowledge
vi)	If so, whether search has been conducted with the Village Account / Chavadi Register / Register of Acquisitions	NA
vii)	Whether the holding / acquisition is in accordance with the provisions of Land Reforms Act	NA
viii)	Please state the nature of any intervening charges or encumbrances observed / found against the property	NA
ix)	Whether the search has been conducted for 13 or 30 years. Please produce the search receipts & other documents in respect thereof	13 yrs. Search conducted vide Receipt No. 9530 dt. 04.10.2018 issued towards search fees by the Office of Sub Registrar, Nanded-1.
x)	Whether the property is subject matter of any litigation & if so, the details thereof	NA

B) ANNEXURE-B : FLOW OF TITLE

It is evident from the above record that out of the total property admeasuring 0 H 79 R described in the schedule of property hereunder land to the extent of 0 H 40 R was owned jointly by two brothers Shivaji s/o Nagorao Vaidya & Waman s/o Nagorao Vaidya & remaining piece of land admeasuring 0 H 39 R was jointly owned by another two brothers Jivnaji s/o Motiram Vaidya & Narayan s/o Motiram Vaidya. Out of



these four original owners, Shivaji s/o Nagorao Vaidya sold his share of 20 R land to one Datta s/o Pandurang Kale vide a Regd. Sale Deed No. 1305/2006 dt. 07.03.2006. Then remaining land admeasuring 0 H 59 R was sold by remaining three owners namely Waman s/o Nagorao Vaidya, Jivnaji s/o Motiram Vaidya & Narayan s/o Motiram Vaidya to said Datta s/o Pandurang Kale vide another Regd. Sale Deed No. 1304/2006 dt. 07.03.2006. Thus by virtue of these two sale deeds, said Datta s/o Pandurang Kale became the sole owner of entire land Gut No. 73 admeasuring 0 H 79 R. Then said Datta s/o Pandurang Kale sold this entire land admeasuring 0 H 79 R out of land Gut No. 73 to the Partners of M/s GVC Developers, Nanded namely Gangaprasad s/o Rameshwar Toshniwal, Durgaprasad s/o Rameshwar Toshniwal, Sau Sangeeta w/o Gangaprasad Toshniwal & Sau Uma w/o Durgaprasad Toshniwal through their Regd. Power Of Attorney No. 72/2008 dt. 03.01.2008 Holder Durgaprasad s/o Rameshwar Toshniwal vide a Regd Sale Deed No. 5454/2014 dt. 11.08.2014 & since then & by virtue of said Sale Deed said partners of GVC Developers are the joint Owners & possessors of the land under present search till date.

C) ANNEXURE- C : CHECKLIST

1.	Nature of Title – Ownership / Leasehold / Occupancy / Government Allotment	Ownership
2.	If the Leasehold whether – A) Lease Deed is duly scant & registered B) Lessee is permitted to mortgage the leasehold rights C) Duration of the Lease / un expired period of Lease D) If a sub lease, check the lease deed in favour of the lessee as to whether Lease Deed permits sub leasing & mortgage by Sub Lessee also encumber & the date of the letter under the cover of which the documents tendered for scrutiny are forwarded	NA
3.	If Govt. grant/allotment/lease cum sale agreement whether grant / agreement provides for alienable rights to the Offeror with or without conditions	NA
4.	If occupancy right, whether- A) Such right is heritable & transferable B) Mortgage can be created	NA
5A.	Urban & Ceiling clearance whether required & if so details thereof	NA



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5B.	Whether No Objection Certificate under the Income Tax Act is required / obtained for	NA
6.	Nature of Minor's interest, if any & if so whether creation of mortgage could be possible- the modalities / procedure to be followed & the reasons for coming to such conclusion	NA
7.	If the property is agricultural land, whether the local laws permits mortgage of agricultural land & whether there are any restrictions for enforcing thereon	NA
8.	In case of conversion of agricultural land for commercial purposes or otherwise, whether the requisition procedure followed / requisition permission obtained	Yes, the property is converted into non agricultural land by dividing it into several plots meant for residential use & Final Lay-out of the said land is sanctioned by the ADTP, NWCMC, Nanded by his Letter No. 123/16 dt. 30/04/2016 & its NA order is being issued by the Office of Collector, Nanded vide his Order No. 2013/CR-65 dt. 27/10/2016.
9.	Whether the property is affected by any local laws / agricultural laws / weaker section / minority laws, etc.	NO
10A.	In case of partition / settlement deeds, whether the original deed is available for verification. If not the mortality / procedure to be followed to create a valid & enforceable transfer of property	NA
10B.	Whether mutation has been effected & whether the Offeror is in possession & enjoyment of his share	Mutation is executed in Revenue Records and possession lies with Offeror
10C.	Whether the partition made is valid in law & the Offeror has a lawful title thereon	NA
11A.	In case of partnership firm, whether the property belongs to the firm & the deed is properly registered	YES
11B.	Whether the person creating mortgage has authority to create mortgage for & on behalf of the firm	NA
12A.	Whether the property belongs a limited company, check the borrowing the powers, BOD resolution, authorization to create mortgage / execution of documents, registration of any prior charges with the Company Registrar, Articles of Association / provision for common seal	NA
12B.	In case of Society, Association, the required authority / power to borrow & whether the sell can be effected & the requisite resolution, by laws	NA
13.	Whether the Sell is being effected by POA holder, check the genuineness of the POA & the extent of powers even they are in & whether the same is property executed / stamped / authenticated in the terms of the	NA



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	law of the place where it is executed	
14	If the property is a flat/ apartment or residential / commercial complex check-	NA
A	Promoter's / Land Owner's title to the land / building	NA
B	Development Agreement / POA	NA
C	Extent of authority of the Developer/Builder	NA
D	Independent title verification of the land and / or building in question	NA
E	Agreement for sale (duly registered)	NA
F	Payment of proper stamp duty	NA
G	Conveyance in favour of Society / condominium concerned	NA
H	Occupancy Certificate / allotment letter / letter of possession	NA
I	Membership details in the society, etc	NA
J	Shares Certificates	NA
K	No objection letter of the society	NA
L	Deed of Declaration	NA
M	All legal requirements under the local / municipal laws regarding ownership of flat / apartment / building regulations, development control regulations, co-operative societies laws	NA
15	Whether the property is a joint family property, sell is effected for family benefit / legal necessity whether the Major Coparceners have no objection / join execution, minor's share if any, rights of female members, etc	NA
16	Pending litigations/Court attachments/ Injunction/ stay orders/ acquisition by Govt./ local authorities etc that could be ascertained	NA
17	Any other details required for the purpose	NA
18	Class of property	Class - I
19	Whether the property is B tenure & whether it is sellable? If so in what manner	NA

ANNEXURE D : CERTIFICATE OF TITLE

I have examined the copy of title deed of the present owners M/s GVC Developers, Nanded through Partners Gangaprasad s/o Rameshwar Toshniwal, Durgaprasad s/o Rameshwar Toshniwal, Sau Sangeeta w/o Gangaprasad Toshniwal & Sau Uma w/o Durgaprasad Toshniwal & I further certify that-

(i) I have examined the documents in detail taking into account all the guidelines in the checklist vide Annexure-C & other relevant factors.

(A) I confirm having made a search in the office of Sub Registrar, Nanded. I do not find anything adverse, which would prevent the Title Holder from creating a valid transfer of property in favour of a third person.



1B) Following scrutiny of revenue records & relative Title Deeds, I hereby certify the genuineness of the Title Deeds, suspicious/doubts if any has been clarified by making necessary enquiries

2A) The property in question is free from all other encumbrances.

2B) There are no mortgages.

3) There is no interest of minor in the property

4) I certify that M/s GVC Developers, Nanded through Partners Gangaprasad s/o Rameshwar Toshniwal, Durgaprasad s/o Rameshwar Toshniwal, Sau Sangeeta w/o Gangaprasad Toshniwal & Sau Uma w/o Durgaprasad Toshniwal jointly will get the absolute, clear & marketable title over the schedule property. I further certify that the above title deeds are genuine & a valid transfer of property can be created by execution of appropriate deed to be executed in favour of the intending purchaser/transferee & the said transfer would be enforceable

There are no legal impediments for creation of the transfer of property under the applicable law/ rules in force.

ANNEXURE E : SCHEDULE OF PROPERTY

Full correct description of the property :

Survey / Gut No.	Gut No. 73
Paata / Khata No.	-----
Plot / Flat No.	-----
Measurement / Extent of property	Total Land Area adm. 0 H 79 R
Location / Land marks / name of the area. Mohalla (it should give clear location of the property so as to reach the spot in case of need)	Near 200 fts western Bye-pass Road, Asarjan, Tq & Dist. Nanded
City / District	Nanded
Boundaries (collectively)	<u>E</u> - Gut No 97 of GVC Developers <u>W</u> - Gut No 74 of Ramji Vaidya <u>N</u> - Land Gut No 72 <u>S</u> - Gut No 96 of Gayabai Puyad

HENCE THIS TITLE INVESTIGATION & SEARCH REPORT IS ISSUED UNDER MY SEAL AND SIGNATURE TODAY THE 5TH DAY OF OCTOBER 2018 AT NANDED.

Place- Nanded

Date- 05.10.2018

Signature of Advocate

ADV. ANAND R. BANG
(Nanded)

