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Saturday,29 July 2017 12:33 PM

# इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 7780 दिनांक: 29/07/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: **नदग2-0-2017**

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **ॲड.श्याम बियाणी**

वर्णन **शोध वर्ष 13 सन 2005 ते 2017 स.न. 65/3 मनपा नं 1-7-1 वसमणी नांदेड**

| | |
|---|---|
| शोध व निरीक्षणे | रु. 325.00 |
| एकूण: | रु. 325.00 |

Joint S.R. Nanded-2

सह. दुय्यम निबंधक वर्ग-२

नांदेड-२

1); देयकाचा प्रकार: By Cash रक्कम: रु 325/-

**SHYAM BIYANI**
ADVOCATE,
Biyani Complex,
Old Mondha, Nanded
Mob. 94221 71571

**LEGAL ADVISOR :**

1. Daily Prajawani, Nanded.
2. The Nanded Merchants Co-Op. Bank Ltd., Br.Nanded
3. The Akola Urban Co-Op. Bank Ltd., Br. Nanded
4. Sundarlal Sawji Urban Co-Op. Bank Ltd., Br. Nanded
5. Mahesh Urban Co-Op. Bank Ltd., Br. Nanded
6. Markenday Nagri Sahakari Bank Ltd., Br.Nanded
7. Pusad Urban Co Op Bank Ltd., Br. Nanded
8. Vaishya Nagri Sah. Bank Ltd. Br. Nanded

Date : 29-07-2017.

## TITLE INVESTIGATION AND SEARCH REPORT

To,

**WHOMSOEVER IT MAY CONCERN**

**Sub.** : Title-Report relating to Property / Plot Municipal No. 1-7-1, in land Survey No. 65/3, Situated at Vazirabad, Nanded, which is owned and possessed by- Sow. Chandrakalabai w/o. Parasram Kadam, R/o. Raj Nagar, Pawdewadi Naka, Nanded.

**SIR,**

On the request of owner, I have perused the documents and searched relating to mentioned Property and verified the details of the Property which is standing in the name of Sow. Chandrakalabai w/o. Parasram Kadam.

## DESCRIPTION OF DOCUMENTS SCRUTINIZED

| Sr. No. | Date of Document | Name of Document | Whether original/ certified/ true copy / Photostat |
|---|---|---|---|
| 1. | 28-08-2015 | Copy of Registered Development Agreement bearing No.5844/2015 from perusal of referred document it is clear that, Sow. Chandrakalabai w/o. Parasram Kadam has given the said Property / Plot Municipal No.1-7-1, in land Survey No. 65/3, Situated at Vazirabad, Nanded, for development to Kasliwal Construction, through Partner Prish s/o.Vijaykumar Kasliwal vide referred Registered Development Agreement | Xerox copy |

| | | | |
|---|---|---|---|
| 2. | 26-05-2015 | Copy of Construction Permission No. 86/15 issued by N.W.M.C. Nanded in favour of Chandrakalabai w/o. Parasram Kadam in respect of Property / Plot Municipal No.1-7-1, in land Survey No. 65/3, Situated at Vazirabad, Nanded, it shows that, N.W.M.C. Nanded has granted the construction permission to Chandrakalabai w/o. Parasram Kadam for carrying construction over the said property | Xerox |
| 3. | 08-12-2014 | Copy of Regularization Certificate bearing outward No.01, issued by N.W.M.C. Nanded in favour of Chandrakalabai w/o. Parasram Kadam in respect of Property / Plot Municipal No.1-7-1, in land Survey No. 65/3, Situated at Vazirabad, Nanded, it shows that, said property is standin in the name of Chandrakalabai w/o. Parasram Kadam in N.W.M.C. Nanded | Xerox |
| 4. | 28-08-2015 | Copy of Registered Irrevocable Power of Attorney bearing No.5845/2015 from perusal of referred document it is clear that, Sow.Chandrakalabai w/o. Parasram Kadam have given all the powers to Kasliwal Construction, through Partner Prish s/o.Vijaykumar Kasliwal in respect of the sale and doing all the works of the flats, shops which are came into the share of Kasliwal Construction, in the Building which is constructed over said Property / Plot Municipal No. 1-7-1, in land Survey No. 65/3, Situated at Vazirabad, Nanded vide referred Registered Irrevocable Power of Attorney | Xerox copy |

i. In view of above said documents and from perusal of the referred documents it is clear that, the said Property/Plot

Municipal No.1-7-1, Out of Survey No.65/3, situated at Vazirabad, Nanded is Sow. Chandrakalabai w/o.Parasram Kadam and she decided to develop the said Plot and accordingly said Sow. Chandrakalabai w/o. Parasram Kadam has given the said Property/Plot Municipal No. 1-7-1, in land Survey No. 65/3, Situated at Vazirabad, Nanded for development to Kasliwal Construction, through Partner Prish s/o.Vijaykumar Kasliwal and accordingly executed Registered Development Agreement bearing No. 5844/2015 on Dt. 28-08-2015 in favour of Kasliwal Construction, through Partner Prish s/o.Vijaykumar Kasliwal.

ii. So also said owner Sow. Chandrakalabai w/o. Parasram Kadam have executed Registered Irrevocable Power of Attorney bearing No.5845/2015, on Dt.28-08-2015 in favour of Kasliwal Construction, through Partner Prish s/o.Vijaykumar Kasliwal from perusal of referred Registered Irrevocable Power of Attorney it is clear that, Sow. Chandrakalabai w/o. Parasram Kadam has given all the powers to Kasliwal Construction, through Partner Prish s/o.Vijaykumar Kasliwal in respect of the sale and doing all the works of the flats, shops which are came into share of Kasliwal Construction, through Partner Prish s/o. Vijaykumar Kasliwal in the building which is constructed over said Property / Plot Municipal No. 1-7-1, in land Survey No. 65/3, Situated at Vazirabad, Nanded.

iii. That, as far as the record placed before me there are neither any claim (s) of minor or nor any such type of entry is seen from the record placed before me.

iv. The subject Property is situated within the jurisdiction of Nanded Waghala City Municipal Corporation, Nanded.

v. That, as per the instruction and authorization given by Owner I have deposited the necessary search fees in the office of Sub-Registrar Office, Nanded and made search for the year 2005 to 2017 (13 years) in respect of said Property / Plot Municipal No. 1-7-1, in land Survey No. 65/3, Situated at Vazirabad, Nanded, with the help of II-index Register available at Sub-Registrar Office, Nanded. So also scrutinized the documents placed before me and found that, the said Property/Plot is free from encumbrances.

vi. That, this is to certify that, Chandrakalabai w/o.Parasram Kadam are the owners and possessors of Property / Plot Municipal No. 1-7-1, in land Survey No. 65/3, Situated at Vazirabad, Nanded and subject Property having a valid marketable title over it.

## SCHEDULE OF PROPERTY

All the piece and portion of Property / Plot **Municipal No. 1-7-1**, in land Survey No. 65/3, Situated at Vazirabad, Nanded, which is within the jurisdiction of Nanded Waghala City Municipal, Corporation, Nanded, said Plot is having Total Adm. 462 sq. meters, which is having four boundaries as under :-

| | | |
|---|---|---|
| East | :- | Raj Nagar Road |
| West | :- | Building of Dr. Raisoni |
| South | :- | Road |
| North | :- | 15 Meters Wide Pawdewadi Main Road |

**Shyam Biyani**
Advocate, Nanded

Encl. :

1. Copy of Registered Development Agreement
2. Copy of Registered Irrevocable Power of Attorney
3. Copy of Construction Permission
4. Copy of Regularization Certificate
5. Search Receipt Dtd. -07-2017 issued by Sub Registrar office, Nanded.