

Monday, 05 August 2019 3:57 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7066 दिनांक: 05/08/2019

गवाचे नाव:

दत्तात्रेयवावा अणुकरांक: नवरा 1-0-2019

दत्तात्रेयवावा प्रकार:

भादर करणा-याचे नाव: जेठ दीपक जेठ. निवाणी

दर्शन मीचे वरील वृ बेधील भाट नं 123 पॉट नं 42 कालवणी 2008 ते 2019 12वर्ष

शोध व निरीक्षण

रु. 300.00

एकूण:

रु. 300.00

सहा. जेष्ठ. नं. 19/08/2019-2

नोंद-9

1). दत्तात्रेय प्रकार: eChallan रकम: रु. 300/-

दीर्घा/प्रमाणित/ने ऑर्डर क्रमांक: MH004909862201920E दिनांक: 05/08/2019

बेकेचे नाव व पत्ता:

Address for communication
Shop No 42, 1st Floor,
Maharaja Ranjeetsingh Maraket
Old Mondha, Nanded.



Deepak V Biyani
Advocate

Mob.No. 7588583683

Email: adv.dvbiyani@gmail.com

To,

Whomever it may concerned

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by the applicant **Owner Namely** Shri Sanjay Shriram Sontakke, R/o Shivajinagar, Taroda (kh), Nanded for preparing search and title verification report in respect of the following property. The details of which are given herein below upon perusal of all the documents concern in respect of the property, enquiry and instruction, I, Deepak Venugopal Biyani Advocate do here by and submitting the report as to title verification, which is as follows :-

1. SCHEDULE OF THE PROPERTY

All the piece and parcel of Property bearing Eastern Part of Plot No 42 bearing Municipal No 12-5, and Western Part of Plot No 42 Municipal No 12-5-48/01, Out of Shet Gut No 123, situated at Mauje Taroda (kh), Nanded within the limits of Nanded Waghala City Municipal Corporation Nanded Total Admeasuring Area 3000 sq.ft means 278.81 sq. mtr. which is having four boundaries as under,

East	:	Plot No 41
West	:	House of Anantrao Ganpatrao Jadhav
South	:	Shikshak Society
North	:	30 ft wide Road



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2. DESCRIPTION OF DOCUMENT:

I have perused all the documents placed before me i.e

1. Copy of Regd. Sale bearing no 967/2018 of Dt. 17/02/2018;
2. Copy of Regd. Sale Deed bearing No 4053/2010 of Dt. 12/04/2010;
3. Copy of Regd. Sale Deed bearing No 4054/2010 of Dt. 12/04/2010;
4. Copy of Development Agreement bearing No 4286/2019 of Dt. 02/08/2019;
5. Copy of 7/12 Extract;
6. Copy of Municipal Tax Receipt
7. Copy of Layout;

3. FLOW OF TITLE OF THE PROPERTY

It transpires from the record place before me by Shri Sanjay Shriram Sontakke, R/o Shivajinagar, Taroda (kh), Nanded in respect of - All the piece and parcel of Property bearing Eastern Part of Plot No 42 bearing Municipal No 12-5, and Western Part of Plot No 42 Municipal No 12-5-48/01, Out of Shet Gut No 123, situated at Mauje Taroda (kh), Nanded within the limits of Nanded Waghala City Municipal Corporation Nanded Total Admeasuring Area 3000 sq.ft means 278.81 sq. mtr.

That initially, Shri Uttam Chauhan All the piece and parcel of Property bearing Eastern Part of Plot No 42 bearing Municipal No 12-5, Out of Shet Gut No 123, situated at Mauje Taroda (kh), Nanded Shri



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Mohan Kadam vide a Regd. Sale Deed bearing No 4053/2010 of Dt. 12/04/2010

Thereafter, Shri Uttam Chauhan had sold All the piece and parcel of Property bearing and Western Part of Plot No 42 Municipal No 12-5-48/01, Out of Shet Gut No 123, situated at Mauje Taroda (kh), Nanded within the limits of Nanded Waghala City Municipal Corporation Nanded to Shri Sahebrao Landge Regd. Sale Deed bearing No 4054/2010 of Dt. 12/04/2010;

Thereafter, Shri Mohan Kadam and Sahebrao Landge had sold - All the piece and parcel of Property bearing Eastern Part of Plot No 42 bearing Municipal No 12-5, and Western Part of Plot No 42 Municipal No 12-5-48/01, Out of Shet Gut No 123, situated at Mauje Taroda (kh), Nanded within the limits of Nanded Waghala City Municipal Corporation Nanded had sold to Shri Sanjay Shriram Sontakke, R/o Shivajinagar, Taroda (kh), Nanded vide a Regd. Sale bearing no 967/2018 of Dt. 17/02/2018;

Thereafter, Shri Sanjay Shriram Sontakke, R/o Shivajinagar, Taroda (kh), Nanded had entered into Development with K.K. Builders Through its Partner and for which a Regd. Development Agreement was executed bearing No 4286/2019 of Dt. 02/08/2019

Thereafter, Shri Sanjay Shriram Sontakke, R/o Shivajinagar, Taroda (kh), Nanded had mutated his name in the office of Nanded Waghala City Municipal Corporation and in the records of 7/12 Extract.



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Thereafter, Shri Sanjay Shriram Sontakke, R/o Shivajinagar, Taroda (kh), Nanded had applied for the construction permission and the office of Nanded Waghala City Municipal Corporation Nanded had granted the permission for construction on Dt. 24/04/2019.

During my search, I found that, Owner Namely Shri Sanjay Shriram Sontakke, R/o Shivajinagar, Taroda (kh), Nanded is the owner and possessor of - All the piece and parcel of Property bearing Eastern Part of Plot No 42 bearing Municipal No 12-5, and Western Part of Plot No 42 Municipal No 12-5-48/01, Out of Shet Gut No 123, situated at Mauje Taroda (kh), Nanded within the limits of Nanded Waghala City Municipal Corporation Nanded.

4. Observation of the Advocate

I have taken the search of - All the piece and parcel of Property bearing Eastern Part of Plot No 42 bearing Municipal No 12-5, and Western Part of Plot No 42 Municipal No 12-5-48/01, Out of Shet Gut No 123, situated at Mauje Taroda (kh), Nanded within the limits of Nanded Waghala City Municipal Corporation from the year 2008-2019 on Dt. 05/08/2019 with the help of the Index Register from the Sub-Register Office, Nanded and deposited necessary search fees is paid by me and his original receipt is enclosed herewith. I am enclosing herewith paper given to me. All the copies supplied to me are Xerox and



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I verified from the Original. This report is issued only for your perusal it is not use for any other purpose including judicial purpose.

On the basis of the document produced before me & upon personal inspection of the concerned Sub-Registrar Office, Nanded, I certify that, **Owner Namely** Shri Sanjay Shriram Sontakke, R/o Shivajinagar, Taroda (kh), Nanded is absolute owner and possessor of the - All the piece and parcel of Property bearing Eastern Part of Plot No 42 bearing Municipal No 12-5, and Western Part of Plot No 42 Municipal No 12-5-48/01, Out of Shet Gut No 123, situated at Mauje Taroda (kh), Nanded within the limits of Nanded Waghala City Municipal Corporation

Hence, this report.

Place : Nanded
Date : 06/08/2019

Deepak
Adv. Deepak V Biyani
Nanded



Encl.

Search Receipt No 7066, Dt.05/08/2019, issued by Sub-Registrar Office Nanded