Adv. Tushar S. Patil
MAH
2002
Bhusawal

SEARCH CUM TITLE REPORT

APPLICANT :-

Nakoda Constructions Proprietor

Mr.Sumit Mahendra Chordia

R/o – Shanti Sadan Balaji Lane,
Bhusawal Tal.Bhusawal Dist. Jalgaon.

PROPERTY DESCRIPTION :-

Plot no. 46 area adm.322.50 sq.mtr. of final plot no. 81A/81B of Survey no. 76/A, situated at Satare shivar with in the limit of Bhusawal Muncipal Counsil Bhusawal, Tal. Bhusawal Dist. Jalgaon.

Adv.Tushar S. Patil
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Adv.Tushar S. Patil

B.S.L.,LL.B.

Office :- Behind Civil Court, Kulkarni Plot Bhusawal

M.no.9822514121, 8080569600

Dt.02/12/2022

To,
MahaRERA

LEGAL TITLE REPORT

Subject :-Title clearance certificate with respect of Plot No. 46, admeasuring area 3.2250 sq.mtr. out of S.No. 76/A of Satare Shivar Tal. Bhusawal Dist Jalgaon. (Herein after referred as the said "Plot")

1) I have verified the title of the said plot on the request of Nakoda Constructions Bhusawal & following documents i.e. -

1.7/12 Extract on dated 24/11/2022 of the property.
2.Mutation Entries of above property.
3.Original Sale Deed of owner of above property.
4.Photocopy of N.A order regarding above property.
5. Photocopy of Layout Plan of above property.
6.Mojani (Measurement) Plan of above property.
7.Commencement certificate of above said property.
8.Approved plan of above said property.
9.Available online Index II Records from the year 2010 up to 28/11/2022 of Sub-Registrar Office, Bhusawal.

2) On perusal of above mentioned documents and all other relevant documents related to title of the said property, I am of the opinion the title of the following owners and developers is clear, marketable and without any encumbrances.
Owner of land
Nakoda Constructions through Proprietor Mr.Sumit Mahendra Chordia.

3) The report reflecting the flow of the title of said of the owner on the said land is enclose herewith as annexure.

Encls. Annexure

Date: 02/12/2022
Place: Bhusawal

Adv.Tushar S.Patil MAH 2046 2002 Bhusawal

Tushar S.Patil
Advocate
MAH 2046/2002
Bhusawal

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FLOW OF TITLE OF THE SAID LAND

A.	**Previously own by** **Smt.Varsha Hiraman Bharmbe**
B.	**As per M.E.No. 5900 on dated 05/01/2001** The collector of Jalgaon was pleased to grant N.A. permission to S.no. 76/ A of Satare Shivar, Tal Bhusawal, Dist. Jalgaon on terms and condition mentioned in Collectors order No. Land/ 1092/SR/117/1992 on dated 24/07/1992 in which the said plot no. 46 area 3.2250 sq.mtr. came into existence.
C.	**As per M.E.No. 5928 on dated 11/01/2002** Partition was registered on dated 11/01/2002 between Vikas Namdeo Patil, Suresh Premchand Patil and others of Plot of S.no. 76/ A of situated Satare Tal.Bhusawal Dist Jalgaon. By this partition Smt.Varsha Hiraman Bharmbe become owner of Plot no. 46 of Survey no. 76/A situated at Satare within the limits of Bhusawal municipal Council, Bhusawal Dist. Jalgaon.
D.	**As per M.E.No. 14210 on dated 11/11/2019** Vikas Namdeo Patil Plot no. 46 area adm. 3.2250 sq.mtr. of Survey no.76/A situated at Satare shivar within the limits of Bhusawal municipal Council, BhusawalTal.Bhusawal Dist Jalgaon, from Varsha Hiraman Bharmbe for the consideration of Rs.2684000/- by Regd. sale deed no. 4623 on dated 11/11/2019 at Sub Registrar office Bhusawal.
E.	**As per M.E.No. 15791 on dated 21/06/2022** Nakoda construction through Shri. Sumit Mahendra Chordia purchased Plot no. 46 area adm 3.2250 sq.mtr. of Survey no. 76/A situated at Satareshivar within the limits of Bhusawal municipal Coucil, Bhusawal Tal.Bhusawa lDist Jalgaon, from Varsha Hiraman Bharmbe for the consideration of Rs.2700000/- by Regd. sale deed no. 3111 on dated 21/06/2022 at Sub Registrar office Bhusawal.
F.	Thereafter, **Nakoda Constructions** , through **Proprietor Mr.Sumit Mahendra Chordia** obtain Commencement Certificate and approved plan regarding said property from Bhusawal Municipal Counsil on dated 22.11.2022.

Adv.Tushar S.Patil MAH 2040 Bhusawal

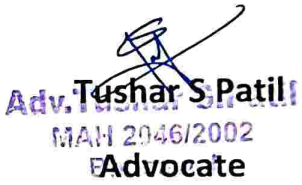
Note/Disclaimer:

- The report does not comment on: The technical regularity (adherence to bye laws/approvals) or otherwise of the said property, whether the said property is a subject matter of any pending legislation, authenticity of the documents/examined. All the above said is outside the scope of the working reference to this report.
- It is advised to ensure that in case the subject property is owned/ being purchased by a company, the applicable company documentation (ROC search, Board Resolution and Form 8 etc).
- It is advised to ensure that the said property is in possession of the borrower/s proof of possession in the form of latest House Tax, electricity, water bills notices, assessments, Challan, receipts etc. should be made available and deposited with the company.
- I have not carried out any personal (physical) inspection of the above property nor have made inquiries of the actual occupiers of the above property and so no liability in that respect.
- Onward 2022 computer systems installed of Sub-registrar office Bhusawal but each and every entry of all registered document is not filed up ion computer systems. Therefore above Title Verification done as per available computer record

Date: 02/12/2022

Place: Bhusawal





Tushar S Patil
Advocate

CHALLAN

MTR Form Number-6

GRN	MH011592497202223P	BARCODE		Date	03/12/2022 00:36:12	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BSL_BHUSAWAL SUB REGISTRAR	Full Name	ADVOCATE TUSHAR PATIL
Location	JALGAON		
Year	2022-2023 From 03/12/2010 To 03/12/2022	Flat/Block No. Premises/Building	BHUSAWAL

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Road/Street	BHUSAWAL
Area/Locality	BHUSAWAL
Town/City/District	
PIN	
Remarks (If Any)	MAUJE SATARE T P SCHEME 2 FINAL PLOT NO.81/A AND 81/1B AND S NO 76/A PLOT 46 ADM 322.50 SQ MT
Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	10000502022120300018	7857390607323
Bank Date	RBI Date	03/12/2022-00:36:43	Not Verified with RBI
Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9822514121

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेर्मेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

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