इतर पावती

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नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 3995 दिनांक: 13/07/2017

गावाचे नाव: मेहकर भाग 1

दस्तऐवजाचा अनुक्रमांक: मकर-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **अॅड प्रकाश बिसनलाल बगडीया रा**. वाशिम

वर्णन अर्ज क्रं. 1503 स.नं.75/03 प्लॉट नं. 54 शोध सन 1988 ते 2017 वर्ष 30

SEARCHFEE रु. 750.00

एकूण: रु. 750.00

Sub Registrar Mehakar

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

मुख्यम निबंधक, श्रेणी- १,
मेहकर

Prakash B. Bagdiya
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Advocate
MAH/937/1979

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209/2017

Date : 17/07/2017

To whom it may concern

{Having being engaged by **M/s. Tirupati Homes**, Mehkar I **P. B. Bagdiya Adv. Washim** I hereby submit search report and title verification report. The said property is shown in schedule A and schedule B of this report}

I **P. B. Bagdiya, Adv**. submit the search report and title verification report in respect of the property owned by **M/s. Tirupati Homes** as under

1. From the record shows that on 19.11.2014 Girish Bhagwandas Lahoti, Anil Sudhakar Kulkarni purchased plots no.39A, 43, 45, 39B, 40A, 40B, 41, 42, 7B, 9, 10A, 10B, 8, 12A, 12B, 11A, 11B out of f.s.no. 75/3K, 75/3B, 75/3D, 75/3F from Mahadeo Ansing Rajbinde, Sau. Madhuri Mahadeo Rajbinde, Shantabai Ansing Rajbinde, Samadhan Ansing Rajbinde, Sau. Deepali Samadhan Rajbinde by way of Regd. sale deed vide document no.3493 Regd. in the office of S.R. Mehkar for Rs. 44,40,338/-.

2. From the record shows that on 31.07.2014 Girish Bhagwandas Lahoti, Anil Sudhakar Kulkarni purchased plots no.22A, 22B, 23A, 23B, 28A, 48A, 48B, 49A, 27, 28B, 29A, 29B, 30 out of f.s.no. 75/3K, 75/3B, 75/3D, 75/3F from Sau. Ashvini Mangesh Rajbinde, Sau. Swati Umesh Rajbinde, Sau. Ratnabai

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Himatrao Rajbinde by way of Regd. sale deed vide document no.2719 Regd. in the office of S.R. Mehkar for Rs. 29,40,000/-.

3. From the record shows that on 22.12.2014 Girish Bhagwandas Lahoti, Anil Sudhakar Kulkarni purchased plots no.31A, 31B, 32A, 32B, 38, 46, 47 out of f.s.no. 75/3K, 75/3B, 75/3D, 75/3F from Sau. Santoshi Sachin Kalbande and Sau. Puja Ganesh Rajbinde by way of Regd. sale deed vide document no.3882 Regd. in the office of S.R. Mehkar for Rs. 18,37,146/-.

4. Record further shows that on 11/09/2015 **Kailash Bhagwan Rajbinde, Himmat Bhagwan Rajbinde, Parvat Bhagwan Rajbinde, Ansing Bhagwan Rajbinde, Umesh Kailash Rajbinde, Prabha Kailash Rajbinde, Baby Parvat Rajbinde, Sharda Sudharkar Yevatkar, Mangesh Himmat Rajbinde, Sau. Shantabai Ansing Rajbinde, Girish Bhagwandas Lahoti & Anil Sudhakarrao Kulkarni** executed sale deed in favour of **M/S. Tirupati Homes through their Partner Taranjitsingh Bhajansing Sethi**. The said document is Regd in the office of Sub-Registrar Mehkar on 11/09/2015 vide document no. 3817/2015. The said sale deed is in respect of the plots out f.s.no. 75/3K, 75/3B, 75/3D, 75/3F of Mehkar which was converted into NAP-34/Mehkar/06/2012-2013 dated 02/05/2013. The sale deed was in respect of the plots no. Plot no.54 measuring about 9989.51 Squ.mtrs, Plot no. 5A, 5B, 6A, 6B each measuring about 120 Sq.mtrs., Plot no. 49B, 50A, 50B each measuring about 120 Sq.mtrs., Plot no. 51A measuring about 135 Sq.mtrs, Plot no. 7A measuing about 120 Sq.mtrs., Plot no. 46 measuring about 168.75 sq.mtrs, Plot No. 47 measuing about 158.87 sq.mtrs, 48A, 48B, 49A each measuring about 120 sq.mtrs. 7B measuring about 148.12 sq.mtrs.

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5. That as per order passed by SDO Mehkar in Rev. case no. NAP 34/Mehkar/ 06/2012-13 dated 25.03.2015 the plots are converted into plot no.54 (amalgamated) having measurement 9989.51 sq.mtrs. and note to that effect is recorded in the Rev. record and separate 7/12 is prepared accordingly.

6. By order dated 26.05.2016 vide outward no. 38/2016 Collector Buldhana granted permission for construction for Apartment, Row House, Twin Bengalow, Individual Bungalow etc. There after SDO Mehkar on 19.12.2016 granted further permission for construction of the work as per plan.

7. Prior to this on 22.01.2016 I have taken search in respect of the above property vide Receipt no. 348 for the period 1987 to 2016. There after M/s. Tirupati Homes executed Agreement of Sale in respect of Row House constructed on plot no. 54 having block no. 1 to 9, 15,16,27. So also M/s. Tirupati Homes executed Agreement of Sale in respect of Flat no. 102,111,112,201,203,206,301,304,309 & shop no. 01,02,04,05. Thus the remaining blocks are owned and possessed by M/s. Tirupati Homes. M/s. Tirupati Homes is not having title up to the extent of property descrobed in this para.

8. On 13/07/2017 I have taken search in respect of the property i.e. plot no. 54 (amalgamated) in respect of F.S.no. 75/3K, 75/3B, 75/3D, 75/3F vide receipt no. 3995 for the period 1988 to 2017 (30 years) till today. From the document placed before me and from the record of S.R. Mehkar the link is established and title of the **M/s. Tirupati Homes** is clear and marketable in

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respect of the property excluding units which are sold as shown in para no. 7 of this report. The said plot is free from all encumbrances, lien, charges.

9. All the documents are genuine and the same are varified from the office of Sub-Registar Mehkar and from the record of concern Revenue record and M.C. Record.

10. I certify that **M/s. Tirupati Homes** has got a valid, clear, absolute and marketabe title over the property shown above & possession is with them in respect of plot shown as above.

11. At present there is no nazul survey of this area hence nazul sheet number and city survey number have not been allotted. Sale deed and revenue record and other document are sufficient for tracing the link and title, possession of the **M/s. Tirupati Homes.**

Date : 17 /07/2017

Washim

Yours faithfully,

(P. B. Bagdriya)
Advocate, Washim

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