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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3238 दिनांक: 15/07/2017

गावाचे नाव: अडगाव काटा

दस्तऐवजाचा अनुक्रमांक: वसम-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. पी. बी. बगडीया

वर्णन मोजे अडगांव न काटा येथील शेत स.क्र. 17/2 प्लॉट न. 02 सन 1988 ते 2017 एकुण 30 वर्ष

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar, Washim

वाशिम

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

Prakash B. Bagdiya

B.Sc. L.L.B.

Advocate

MAH/937/1979

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208/2017

Date : 17/07/2017

(To whom it may concern)

Subject - Title verification report in respect of the plot and construction from Phase no. IV out of F.S.no. 17/2 of Adgaon Nazik Kata, Akola Road, Washim on plot no. 02 (Amalgamated) measuring about 9756 sq.mtrs. owned by **Tirupati Super Structures Pvt. Ltd. Washim.**

Having being engaged by **Tirupati Super Structures Pvt. Ltd., I P. B. Bagdiya Adv. Washim** I hereby submit search report and title verification report in respect of the property which is shown in the schedule which is under construction from Phase IV i.e. out of Apartment no. 1, 2, 3 which are to be construction plot no. 02 (amalgamated) out of F.S.no. 17/2 of Adgaon nazik Kata.

I P. B. Bagdiya, Adv. submit the search report and title verification report in respect of the following property owned by **Tirupati Superstructures Pvt. Ltd. Washim** which was purchased by **Tirupati Superstructures Pvt. Ltd. Washim** from vendors on dated 10.01.2013 vide Regd. sale deed document no. 199/2013 & 31.10.2013 vide Regd. sale deed document no. 4252/2013 as under.


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Plot situated at Adgaon Nazik Kata, Tq. Dist. Washim on Akola Road out of F.S. no. 17/2 , Plot no. 02 (amalgamated) measuring about 9756 sq.mtrs. converted into N. A. as per Rev. Case no. NAP-34/Adgaon Nazik Kata/48/2011-12 by order dated 02/11/2012 & order dated 18.02.2015 as per Rev. case no. NAP/34/Adgaon n Kata/10/2006-07.

TITLE HISTORY FOR LAST 30 YEARS

Description of the Chain of Title from the Mother Deed to the latest title deed
[Chain to be traced for a period of 30 years for the House loan).

1. As per revenue record and various document excuted between the legal heirs of Bhajansing Veersingh Sethi. The f.s.no.17/2 of Adgaon nazik Kata measuring about 6 H 34 . 34 R was recorded in the name of Taranjeetsingh Bhajansingh Sethi and Rashpalsingh Bhajansingh Sethi as a owner.
2. As per record Taranjeetsingh Bhajansingh Sethi and others applied for conversion of the land into Non-agricultural purposes out of f.s.no. 17/2 of Adgaon nazik kata measuring about 2 H 49 R. The said case was registered as Rev. case no. NAP-34/Adgaon nazik kata/10/2006-07. Accordingly on 14/09/2006 the order was passed for conversion of the land into N.A. purposes.
3. Record shows that TSPL through Directos Girish Bhagwandas Lahoti, Sachin Prakashrao Wadate and Taranjitsing Bhajansing Sethi purchased plot no. 58 to 62 (each measuring about 150 sq.mtrs. in total 750 sq.mtrs.), plot no. 71 to 75 (each

measuring about 150 sq.mtrs. in total 750 sq.mtrs.), plot no. 83 measuring about 170 sq.mtrs., plot no. 84 measuring about 244.37 sq.mtrs. and plot no. 85 measuring about 175 sq.mtrs. in total 2089.37 sq.mtrs. purchased from Rashpalsing Bhajansing Sethi & Taranjitsing Bhajansing Sethi for Rs.14,62,000/- on 10.01.2013 vide Regd. Sale deed no. 199/2013. Accordingly mutation to that effect was certified on 12/02/2013 as per mutation entry no. 420.

4. Record shows that TSPL through Directos Girish Bhagwandas Lahoti, Sachin Prakashrao Wadate and Taranjitsing Bhajansing Sethi purchased plot no. 14 to 28, 29A, 29B, 30A, 30B, 31 to 47, 48A, 48B, 49A, 49B, 50 to 57, 63 to 75, 68 to 70, 66A, 66B, 67A, 67B in total 58 plots measuring about 8219.33 sq.mtrs. from Rashpalsing Bhajansing Sethi & Taranjitsing Bhajansing Sethi for Rs.57,54,000/- on 31.10.2013 vide Regd. Sale deed no. 4245/2013. Accordingly mutation to that effect was certified on 25/03/2016 as per mutation entry no. 535.

5. Thus by virtue of all these documents Tirupati Super Structures Pvt. Ltd. became owner by virtue of the above sale deeds. I have verified original sale deed and also compared the same from the office of S.R., Washim. The contents are true and correct.

6. As per order passed by Tahsildar Washim in Rev. case no. NAP/34/Adgaon N kata/10/2006-07 dated 18.02.2015 plot no. 20 to 75 & plot no. 83, 84, 85 out of f.s.no. 17/2 of Adgaon n Kata are amalgamated into plot no. 02 and measurement is 9756 sq.mtrs. accordingly mutation to that effect was certified as per mutation entry no. 235 and 7/12 extract is prepared.


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7. As per letter dated 13.04.2017 vide outward no. 276/2017 Tahsildar Washim granted permission for construction of Apartment building on amalgamated plot no. 02 out of f.s.no. 17/2 of Adgaon Nazik Kata as per sanctioned map for construction of the Apartment up to forth floors i.e. first floor, second floor, third floor and forth floor. Sanctioned map singed by ATP Washim and Tahsildar Washim is on record. In view of this permission TSPL in entitled to construct the apartment out of f.s.no. 02 out of F.S. no. 17/2 of Adgaon nazik Kata as Apartment no. 1,2 & 3. The detail measurement of each flat is shown in the sanctioned map.

8. That as per the resolution passed by the board of directors on 29/03/2015 of the company GIRISH BHAGWANDAS LAHOTI OR TARANJITSINGH BHAJANSINGH SETHI OR SAU. SANGEETA GIRISH LAHOTI is authorized person on behalf of Company and given right to the Director.

a. To act as authorized signatory and execute all types of documents required for companies business i.e. Agreement, Deeds, Agreement for Sale, Sale Deed, Conveyance Deed, Allotment letter on behalf of company and to present the same before the Sub-Registrar.

b. To represent the company to all applicable regulatory or government authority for the purpose of sale and register the flat, shop constructed on the said plot.

c. To file the income tax return and to sign the balance sheet.

d. To apply the banks, non-financial banking financial company or financial institutions to borrow money or to avail loan facility on behalf of company.

Copy of the Resolution dated 29/03/2015 and certificate of Registration of Tirupati Super Structure Pvt. Ltd. are on record.

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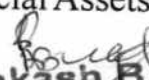
09. On 15/07/2017 I have taken search in respect of the Plot no. 02 (Amalgamated) out of F.S. no. 17/2 of Adgaon n Kata on which Apartment no. 1, 2, 3 are to be constructed for the period 1988 to 2017 (30 years) till today vide receipt no. 3238 From the document placed before me and from the record of S.R. Washim the link is established and title of the Tirupati Super Structures Pvt. Ltd. is clear and marketable. The said Plot no. 02 (Amalgamated) out of F.S. no. 17/2 of Adgaon n Kata is free from all encumbrances, lien and charges. I have verified the genuineness of Sale Deed dt. 10/01/2013, 31/01/2013, index register, revenue record, partition deed, power of attorney, relinquishment deed and other relevant documents.

10. All the documents are genuine and the same are verified from the office of Sub-Registrar Washim and from the record of concern Revenue record and Tahsil office Record.

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 Tirupati Super Structure Pvt. Ltd.

12. In my opinion and from the available record title of the original owner as well as present owner is traced out. The claim of the bank or any financial institution will be secured and tenable against the property.

13. The property is mortgagable and will come within the provisions of Sec. 2 (t) of The securitisation and Reconstruction of Financial Assets and Enforcement

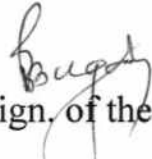

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of Security Interest Act, 2002 and rules there under. In case and if necessary the property can be attached and possession can be taken under the provisions of above Act.

14. In case if TSPL entered into any Agreement of Sale or Conveyance in favour of any prospective purchaser in that event the purchaser will get right and his title will be clear and marketable. Title of the TSPL at present is clear and marketable and they are entitled to transfer the Flats.

Date : 17/07/2017

Washim


Sign. of the Advocate

(P. B. Bagdiya, Washim)

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