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114/2018

Date : 08/05/2018

To whom it may concern

{Having being engaged by **M/s. Vyankatesh Homes**, Washim, I **P. B. Bagdiya Adv. Washim** I hereby submit search report and title verification report. The said property is shown in schedule 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. Vyankatesh Homes** as under-

1. Record shows that on 20.04.2018 **M/s. Vyankatesh Homes L.L.P.** through partner Girish Bhagwandas Lahoti purchased plots no. 01, 02 & 03 out of f.s.no. 39 of Gondeshwar (Washim) from Sau. Abhaya Kiran Somani, Sarlabai Ramanlal Chaparwal, Tarabai Ramnarayan Chaparwal, Anil Sudhakar Kulkarni, Girish Bhagwandas Lahoti and Subhash Dadarao Sarnaik by way of Regd. sale deed vide document no.1583/2018 Regd. in the office of S.R. Washim for Rs. 1,49,58,100/-. By virtue of the sale deed **M/s. Vyankatesh Homes** became owner. Title and possession is with them. The sale deed was executed by Subhashrao Dadarao Sarnaik. The sale deed was signed by all the vendors. Subhashrao Dadarao Sarnaik is having registered power of attorney dated 09/04/2018 vide document no. 1407/2018. The power of presentation including power of attorney is valid and inforciable under law. Proper stamp duty is paid as required by law.

P. B. Bagdiya
Vyankatesh Colony, WASHIM

2. Old record revels that on 25.05.1957 Kaluram Yashvanta Todkar and Pradipkumar Bhanvarilal Zanzari purchased land measuring about 8 H 16 R out of S.no. 39 of Gondeshwar jointly from Prabhakar Shankarrao Jahagirdar vide document no. 2414. By virtue of the sale deed Kaluram Yashvanta Todkar and Pradipkumar Bhanvarilal Zanzari became owners and possession was with them. Mutation to that effect was certified on 11.07.1994 vide mutation entry 516. As per record Yashvanta Gyanba Todkar became owner out of S.no. 39 of Gondeshwar measuring about 4 H 33 R from western side under the provisions of Bombay Tenancy and Agricultural Act. Mutation to that effect also certified in the name of Yashvanta Gyanba Todkar on 04.11.1995 vide mutation entry 605. Thus title with Kaluram Yashvanta Todkar was up to the extent of 4 H 29.63 R land from eastern side. His land was under the head of occupancy class I.

3. Record shows that on 22.12.2015 Sau. Abhaya Kiran Somani, Amit Vinayakrao Patki, Girish Bhagwandas Lahoti, Subhash Dadarao Sarnaik and Anil Sudhakarrao Kulkarni purchased 1 H 40 R land from eastern side of north-south division out of s.no. 39 of Goneshwar Washim by way of Regd. sale deed vide document no.4315/2015 Regd. in the office of S.R. Washim for Rs. 22,54,000/- from Kaluram Yashvanta Todkar. By virtue of the sale deed ownership and possession was with above purchasers from the date of sale deed. Each purchaser was having joint 20% share. Copy of sale deed is on record. Mutation to that effect was certified on 19.01.2016 as per mutation entry no. 4415.

4. Record shows that on 10.08.2015 Sau. Abhaya Kiran Somani, Amit Vinayakrao Patki, Girish Dinkarrao Dhole, Dattaprasad Pralhadrao Agrawal and Mahesh Sudharkar Kulkarni purchased 1 H 40 R land from eastern side of north-

Pradip [illegible] Tiwatiya
(B.Com., LL.B.) Advocate
Vyankatesh Colony, WASHIM

south division out of s.no. 39 of Goneshwar Washim by way of Regd. sale deed vide document no.2949/2015 Regd. in the office of S.R. Washim for Rs. 22,54,000/- from Kaluram Yashvanta Todkar. By virtue of the sale deed ownership and possession was with above purchasers from the date of sale deed. As per sale deed Sau. Abhaya Kiran Somani was having 34% joint share, Amit Vinayakrao Patki was having 33% joint share, Girish Dinkarrao Dhole, Dattaprasad Pralhadrao Agrawal and Mahesh Sudharkar Kulkarni was having 33% joint share. Copy of sale deed is on record. Mutation to that effect was certified on 14.10.2015 as per mutation entry no. 4344.

5. Record shows that on 15/02/2016 Girish Bhagwandas Lahoti and Subhash Dadarao Sarnaik purchased 0.56 R land out of s.no. 39 of Goneshwar Washim by way of Regd. sale deed vide document no. 505/2016 Regd. in the office of S.R. Washim for Rs. 16,10,000/- from Sau. Abahaya Kiran Somani, Amit Vinayakrao Patki, Girish Dinkarao Dhole, Dattaprasad Pralhadrao Agrawal, Mahesh Sudhakar Kulkarni. By virtue of the sale deed ownership and possession is with above purchasers from the date of sale deed up to that extent of their share i.e. 0.56 R land. As per sale deed Girish Bhagwandas Lahoti is having 50% joint share and Subhash Dadarao Sarnaik is having 50% each joint share. Copy of sale deed is on record.

6. Record shows that on 20.08.2016 Sau. Tarabai Ramnarayan Chaparwal, Sau. Sarla Ramanlal Chaparwal purchased 0.56 R land from out of s.no. 39 of Goneshwar Washim by way of Regd. sale deed vide document no.3029/2016 Regd. in the office of S.R. Washim for Rs. 10,08,000/- from Amit Vinayakrao Patki. By

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[illegible] Colony, WASHIM
Vyankatesh Colony, WASHIM

virtue of the sale deed ownership and possession is with above purchasers from the date of sale deed up to that extent of their share i.e. 0.56 R land. As per sale deed Sau. Tarabai Ramnarayan Chaparwal & Sau. Sarla Ramanlal Chaparwal is having 20% joint share, Girish Bhagwandas Lahoti, Sau. Abahaya Kiran Somani & Subhash Dadarao Sarnaik are having 20% each joint share, Anil Sudhakar Kulkarni is having 10% joint share, Girish Dinkarrao Dhole, Dattaprasad Pralhadrao Agrawal, Mahesh Sudhkar Kulkarni are having 10 joint share. Copy of sale deed is on record. Mutation to that effect was certified on 08.11.2016 as per mutation entry 4492. The consent was given by the other co-owners.

7. On 15/02/2016 Mahesh Sudhakar Kulkarni executed correction deed in favour of Girish Bhagwandas Lahoti and Subhash Dadarao Sarnaik vide document no. 506/2016 in respect of the sale deed dated 15/02/2016 vide document no. 505/2016. While preparing the document in the public data entry name of Mahesh Sudhakarrao Kulkarni was not mentioned hence above correction deed was exeucted to the above document.

8. Record shows that Sau. Abhaya Kiran Somani, Anil Sudhakar Kulkarni, Sarla Raman Chaparwal, Sau. Tarabai Ramnarayan Chaparwal, Subhash Dadarao Sarnaik and Girish Bhagwandas Lahoti applied to the Collector Washim for the conversion of 1 H 40 R land out of f.s.no. 39 of Gondeshwar as per Rev. case no. NAP/34/Washim/20/2016-17. Accordingly on 21.12.2017 permission was granted by Collector Washim for convertion of the land into N.A. purposes. In the scheduled the details of the plot number and measuremrnt is given. Prior to this M.C. Washim as per o.w.no. 2695/2017 dt. 14.12.2017 granted final approval for demarcation of the land and sub division. Copy of the same is also on record.

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(MH/937/1974) Advocate
Venkatesh Colony, WASHIM

9. Record shows that Girish Bhagwandas Lahoti, Sau. Sangira Girish Lahoti, Shailesh Kirankumar Somani, Subhash Dadarao Sarnaik, Anil Sudharkar Kulkarni formed partnership under the head of "Limited Liability Partnership Agreement" on 16.02.2018. Copy of the deed is on record. Government of India has issued certificate of incorporation on 16.02.2018 having LLP ID. no. AAM-0369 to M/ s. Vyankatesh Homes.

10. On 09.04.2018 vide document no. 1407/2018 Sau. Abhaya Kiran Somani, Sarla Raman Chaparwal, Sau. Tarabai Ramnarayan Chaparwal, Girish Dinkarrao Dhole, Mahesh Sudharkarrao Kulkarni, Dattaprasad Pralhadrao Agrawal, Girish Bhagwandas Lahoti, Anil Sudhakar Kulkarni executed general Power of Attorney in respect of the land of Gondeshwar having S.no. 39 which is converted into N.A. as per Rev. case no. NAP/34/Washim/20/2016-17 dated 21.12.2017 in favour of Subhash Dadarao Sarnaik. The said POA is executed and Registered and required under the provision of The Maharashtra Stamp Act. By virtue of the document Subhash Dadarao Sarnaik is competent to present the document and to execute the document of Sale dee, conveyance etc. Copy of the document is on record.

11. Record shows that on 20.04.2018 **M/s. Vyankatesh Homes L.L.P.** through partner Girish Bhagwandas Lahoti purchased plots no. 01, 02 & 03 out of f.s.no. 39 of Gondeshwar (Washim) from Sau. Abhaya Kiran Somani, Sarlabai Ramanlal Chaparwal, Tarabai Ramnarayan Chaparwal, Anil Sudhakar Kulkarni, Girish Bhagwandas Lahoti and Subhash Dadarao Sarnaik by way of Regd. sale deed vide document no.1583/2018 Regd. in the office of S.R. Washim for Rs. 1,49,58,100/ -. By virtue of the sale deed **M/s. Vyankatesh Homes** became owner. Title and possession is with them. Original sale deed is on record.

Pradeep ... Tripathya
(MH/057/1979) Advocate
Vyankatesh Colony, WASHIM

Gondeshwar area is coming within the area M.C. Washim. There is no nazul survey of this area hence N.S. number and C.S. numder have not been alloted. Plot number and S.no. are sufficient to identify the property. The detail description of the property is as under.

Plot situated with the area of M.C. Washim out of f.s.no. 39 of Gondeshwar Washim converted into N.A. as per Rev. case no. NAP/ 34/Washim/20/2016-17 dated 21.12.2017.

a) Plot no. 01 measuring about 2948.70 sq.mtrs.

East - 9 mtrs. layout road

West - S.no. 39

South - 9 mtrs. layout road

North - Layout open space

b) Plot no. 02 measuring about 2391.45 sq.mtrs.

East - Layout road

West - S.no. 39

South - Layout open space

North - S.no. 40

c) Plot no. 03 measuring about 643.15 sq.mtrs.

East - Layout open space

West - Layout road

South - Layout road

North - S.no. 40

Adv. Reddy
Advocate
Washim

12. On 04.05.2018 I have taken search in respect of the above property for last 30 years from 1989 to 2018 i.e. till today by creating the amount of Rs.2,250/- to the Governemtn vide receipt no. IK00OYJVQ4. So also on 05/05/2018 from the office of SRO Washim vide receipt no. 2138 for the period 1989 to 2018. From the available record title and possession is with M/s. Vyankatesh Homes.

13. After verification of the above documents I came to the conclusion of M/s. Vyankatesh Homes is haveing clear title to the above property. Their title is celar and marketable and free from all encumbrances, lien and charges in favour of prospective purchasers. They are competent to execute the document of Agreement of sale, Sale Deed and can pass title in favour of prospective purchasers.

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

15. I certify that **M/s. Vyankatesh 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.

16. At present there is no nazul survey of this area hence nazul sheet number and city survey number have not been allotted. Sale

Vyankatesh Colony, Washim

deed and revenue record and other document are sufficient for tracing the link and title, possession of the **M/s. Vyankatesh Homes.**

Date : 08/05/2018

Washim

Yours faithfully,

(P. B. Bagdiya)
Advocate, Washim

Documents refered -

1. Mutation	11.07.1994	C.C.
2. Sale deed	10/08/2015	Attested
3. Mutation	19.01.2016	C.C.
4. Mutation	14.10.2015	C.C.
5. Sale deed	15/02/2016	Attested
6. Correction deed	15/02/2016	Attested
7. Sale deed	20.08.2016	Attested
8. Mutation	08.01.2016	C.C.
9. Power of Presentation	09.04.2018	Attested
10. Sale deed	20.04.2018	Attested
11. N.A. order	21.12.2017	Copy
12. 7/12 extract	29/04/2018	Internet copies
13. Search Fees Receipt	04.05.2018	Original
14. Search Fees Receipt	05/05/2018	Original

239/0
Saturday,05 May 2018 4:50 PM

इतर पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 2138 दिनांक: 05/05/2018

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: वसम-0-2018
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अँड प्रकाश बिसनलाल बगडीया
वर्णन मौजे गोंदेश्वर शेत स.नं 39 प्लॉट नं. 0102,03 सन 1989 ते 2018

शोध व निरीक्षणे	रु. 2250.00
एकूण:	रु. 2250.00

सह दुय्यम निबंधक वर्ग-२
Sub Registrar Vashim
वाशिम

1): देयकाचा प्रकार: eChallan रक्कम: रु.2250/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001174553201819E दिनांक: 05/05/2018
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN	MH001174553201819E	BARCODE		Date	04/05/2018-12:31:19	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	WSM_WASHIM SUB REGISTRAR	Full Name	Adv Prakash B Bagdiya
Location	WASHIM		
Year	2018-2019 From 03/05/1989 To 04/05/2018	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	2250.00	Area/Locality	Washim
		Town/City/District	
		PIN	4 4 4 5 0 5
		Remarks (If Any)	Search of Plot No 1 2 and 3 Out of F S No 39 of Gondeshwar Dist Washim of Vyankatesh Homes
Total	2,250.00	Amount In Words	Two Thousand Two Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572018050498846	IK00OYJVQ4
Cheque/DD No.		Bank Date	RBI Date	04/05/2018-12:32:34	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9960947895

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 पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Rs 2250/- credit of Govt Funds
Search Fees 04/05/2018

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Vyankatesh Colony, WASHIM

Print Date 04-05-2018 12:32:38