



**V.C. Deshpande**

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**Resi. :** 'Shri Siddeshwar' Plot.No.12, Sahyog Nagar, Govt. Colony, Vishrambag, Sangli

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**TITLE INSPECTION REPORT**

[Regarding residential property bearing present **Plot No.2**, admeasuring **447.08** Sq.Mtrs, out of **S.No.476/1**, situated at Kupwad, Sangli, situated within the limits of Sangli-Miraj-Kupwad City Corporation, Sangli, Dist: Sangli]

**Queerest : Mr.Santosh B. Ashtekar**

In response to the request of above named queerest, I express my opinion relying on the below mentioned documents, provided for my perusal and the other information furnished, regarding the above mentioned property as follows:-

**1) Description of the Property:**

Residential property bearing present **Plot No.2**, admeasuring **447.08** Sq.Mtrs, out of **S.No.476/1**, situated at **Kupwad**, within the limits of Sangli-Miraj-Kupwad City Corporation, Sangli, Dist: Sangli and is bounded as follows:-

East	:	Road
South	:	Adjacent S.No.475
West	:	Plot No.1
North	:	Road

**2) Papers Verified:**

(Documents on the basis of which said report is given)

- A) 7/12 Extract & Map
- B) Copy of Sale deed Reg.Sr.No.2289 on 18/03/2013
- C) Copy of Sale deed Reg.Sr.No.2891 on 08/06/2016.
- D) Copy of Development Agreement Reg.Sr.No.2606 on 17/07/2018.
- E) Copy of Power of Attorney Reg.Sr.No.2607 on 17/07/2018
- F) Search & Title Report given by Adv. Dilip Nalavade, dt 21/09/2012.
- G) Search & Title Report given by Adv. Rahul Patil, dt 07/02/2018.
- H) Copy of Building Construction Permission issued by S.M.K.C under No.K-181/51/2018 dated 07/09/2018.





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**3) History and Back ground:**

After going through the above referred papers, history and background of the above mentioned property is one and the same, which reveals as follows:-

A) It is noticed from the papers produced for my perusal that, long back the basic property, i.e. Kupwad S.No.476/1 was owned and possessed by Mr. Prakash Chavgonda Patil and Mr. Subhas Chavgonda Patil. It appears from the search that the owners had availed loan from Karmavir Bhaurao Patil Nagri Sahakari Pat Sanstha and Vansant Dada Shetkari Sahakari Bank Ltd., Sangli. Registered Mortgage deeds were executed and registered by and between the parties. It is further seen that Re-Conveyance of Mortgage deeds are also executed by and between the parties on 01/11/2011 Reg.Sr.No.3805 and 18/11/2011 Reg.Sr.No.3997. Accordingly the charges of the said bank and sanstha are satisfied and their names from the other right column are removed.

B) It is further seen that above said owners, decided to develop the said land and hence entered into an Agreement of development with M/S Shaha Developers through its Partner namely Mr.Arun Popatlal Shahha and Mr. Akshay Arun Shaha on 28/11/2011 Reg.Sr.No.4097. So also a supporting POA was also given to M/S Shaha Developers through its Partner namely Mr.Arun Popatlal Shahha and Mr. Akshay Arun Shaha, which is also dated 28/11/2011 Reg.Sr.No.4098.

C) It is further noticed from the papers that, N.A order in respect of the said land was also issued by The Collector of Sangli under No. MH-2/N.A/S.R-1794 dated 02/05/2012. Accordingly the said land is converted in to N.A use. It is seen that layout for the same is also sanctioned. It is further seen that K.G.P was also prepared and separate 7/12 and map of each plot was prepared and opened in the name of above named owners. Effect of N.A order is also given to 7/12 extract vide M.E.No.33254.

D) It is further noticed from the paper that, out of the above said plots, Plot No.2 was purchased by one Mr.Subhas Javahar Kusnale from the above said owners and Developers. Said sale deed is Reg.Sr.No.2289 on 18/03/2013. Accordingly his name was mutated to the 7/12 extract.34541.

E) It is further seen that Mr.Subhas Javahar Kusnale had availed loan from Federal Bank on the strength of said property. Notice of intimation regarding equitable







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mortgage was also registered in the office of Sub registrar on 10/06/2015 Sr.No.694. It is further seen that said loan is satisfied and the Federal Bank has issued a letter dated 25/05/2016, wherein it is stated that the said loan is satisfied and the said loan account is closed.

**G)** It is further noticed from the papers that Mr.Subhas Javahar Kusnale did not retained the said plot with himself, but he sold it out to Mr.Deepak Vasantao Suryawnsi by way of sale deed Sale deed Reg.Sr.No.2891 on 08/06/2016. Accordingly on the strength of said sale deed, name of Mr.Deepak Vasantao Suryawnsi is entered to the 7/12 extract, being owner and holder.

**H)** It is further noticed from the papers that Mr.Deepak Vasantao Suryawnsi decided to develop the said plot and hence handed over the construction work in to the hands of Santosh Bhagwan Ashtekar Engineers and Contractors, Through Proprietor Mr. Santosh Bhagwan Ashtekar. Development Agreement to that effect is entered and registered between parties which is Reg.Sr.No.2606 on 17/07/2018 and which is supported by an irrevocable Power of Attorney Reg.Sr.No.2607 on 17/07/2018.

**I)** It is further noticed from the papers that building construction permission is also issued by the Sangli-Miraj and Kupwad City Corporation under No.K-181/51/2018 dated 07/09/2018.

**4) Search of Index II Registers:**

It is noticed from the papers produced for my perusal that, Advocate Shri.Rahul A. Patil has given his search and Title Inspection Report dated 07/02/2018 wherein he has given the clear & Marketable title of Mr.Deepak Vasantao Suryawnsi, hence I taken further search of Index II registers, in the offices of Sub-Registrar at Sangli. Majority of Index II registers were not made available for search. The majority available Index II registers were also not in search-worthy condition. Hence the detailed & up-to-date search could not be taken. No other entry of any encumbrance is noticed in the available search.





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**5) Conclusion:**

Hence from the above referred papers forwarded to me, subject to the discussion above, I am of the opinion that the title of Mr.Deepak Vasantrao Suryawanshi to the property bearing present Plot No.2, admeasuring 447.08 Sq.Mtrs, out of S.No.476/1, situated at Kupwad, situated within the limits of Sangli-Miraj and Kupwad City Corporation Sangli, detailed above, is clear, marketable and free from encumbrances and that Santosh Bhagwan Ashtekar Engineers and Contractors, Through Proprietor Mr. Santosh Bhagwan Ashtekar has got legal right to develop the said property.

Hence the opinion.

Sangli.

Date: 09/09/2018.



*V.C. Deshpande*  
*Adv*  
09/09/2018

(V.C.Deshpade)  
Advocate