

00000

इतर
पावती

Tuesday, 02 August 2016
12:21 PM

Original/Duplicate

नोंबरी नं. :39M

Regn :39M

गवासे नाव: औरंगाबाद शहर

पावती नं. : 6204

दिनांक: 02/08/2016

स्तऐवजाचा अनुक्रमांक: 8493-0-2016

स्तऐवजाचा प्रकार :

तारर करमाऱ्याचे नाव: बंड बोवुल्ल शिंदवार

वर्णन क्रमांक: 949-2016 मोजे विमर्श गट पं. 94 शोध 1987 ते 2016

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Aurangabad

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

सह दुय्यम निबंधक वर्ग-III
औरंगाबाद क्र. 3.

Gokul Mahadevrao Shingare

(B.S.L., LL.M.)

Advocate, High Court, Aurangabad,

Office Add.- A-15, Near High Court, Above Hotel Natraj, N-3, CIDCO, Aurangabad. - 431 003.
Mob. : 9421338722, 9271359222

Date- 03/08/2016

TITLE-CUM SEARCH REPORT

TO WHOM SOEVER IT MAY CONCERN

WHEREAS, **Mr. Bhagwal Mhatarji Magar**, And **Mr. Hemantkumar Bimalkumar Tibriwala** through their GPA holder **Mr. Rajendra S/o, Ghewarchand Desarda** approached me and requested to issue title cum search report in respect of the property Gut no. 94 totally admeasuring 6 Hectar 17 Are including polkhrab land revenue rupees 9.42 out of which to the extent of 81 Are portion bounded by Towards East :- Remaining land of gut no. 94 & 18 mel. Wide road, Towards West :- Land gut no 90, Towards North :- Land gut no 93 & 74, and Towards South :- Remaining land of gut no. 94, Situated at **Tisgaon Tq. & Dist. Aurangabad**.

That in pursuance to request of **Mr. Bhagwal Mhatarji Magar**, And **Mr. Hemantkumar Bimalkumar Tibriwala** through their GPA holder **Mr. Rajendra S/o. Ghewarchand Desarda**, I have gone through the documents and papers pertaining to title produced before me and I have submitted Search Application and deposited Search fees in the office of Sub-Registrar of Aurangabad vide receipt no. 6204/2016 on 02/08/2016 in application no 949-2016 for the purpose of search of title in respect of above property for last 30 years and did the search and thereupon I am issuing this title-cum search report for the period of 30 years as under:-

1. That the property Gut no. 94 totally admeasuring 6 Hectar 17 Are including polkhrab land revenue rupees 9.42 out of which to the


Mr. GOKUL M SHINGARE
B.S.L., LL.M.
High Court, Aurangabad
Mob. 9421338722, 9271359222

2. That the Mr. Bhagwal Mhalaji Magar, And Mr. Hemantkumar Bimalkumar Tibriwala, have purchased the above mentioned property i.e. Gut no. 94 totally admeasuring 6 Hectar 17 Are including polkhrab land revenue rupees 9.42 out of which to the extent of 81 Are portion Situated at Tisgaon Tq. & Dist. Aurangabad, from Mr. Rakeshkumar Jairam Narkhede, Mr. Milind Bhagwal Khadke, Mr. Chandan Vasantrao Kolahe, Mr. Madhukar Bhagwal Sarode, And Mr. Jagganath Pandharinath Kinge vide registered sale deed no. 4255/2011 on dated 10/10/2011 registered at office of Sub-Registrar Aurangabad and accordingly their name came to be recorded in revenue record via mutation entry no. 6030. The CIDCO Authority has also given No Objection Certificate for the above transaction vide Jeller no. CIDCO/LVO/WLJ {AUR}/2010/227 dated-14/07/2011. As such, the Owner became the absolute title holder of the land Gut No.94, to the extent of 81 R situated at Tisgaon, Tq. and Dist. Aurangabad.
3. That the Mr. Bhagwal Mhalaji Magar, And Mr. Hemantkumar Bimalkumar Tibriwala have applied for the N.A. permission and accordingly they have obtained N.A. permission from the competent

Adv. LOKUL M. SINGARE
B.A., LL.B.
High Court & Sessions
Maha. & Dist. J. C. 272

authority by its letter no. 585 dt. 31/10/2013 on NOC from CIDCO authority by its letter bearing no. CIDCO/ATPO/BP/AUR(WLJ)/2013(NANOC)/320 dated 07/03/2013.

4. That the Mr. Bhagwat Mhalaji Magar, And Mr. Hemantkumar Bimalkumar Tibriwala have obtained construction permission in respect of said land from the CIDCO authority on dated 14.01.2015 vide commencement certificate no. CIDCO/ATPO/AUR(WLJ)/2015(BP)/03 and then obtained Revised Construction Permission in respect of the said property from CIDCO Authority on dated- 14/06/2016 as per its letter No. CIDCO/ATPO/BP/AUR(WLJ)/2016/43.
5. That the Mr. Bhagwat Mhalaji Magar, And Mr. Hemantkumar Bimalkumar Tibriwala have entered into development agreement with M/s Raaj Developers in respect of above land vide registered development agreement bearing no 88/2015 dated 03/01/2015 and also executed Irrevocable General Power of Attorney in their favour vide registration no 89/2015 dated 03/01/2015.
6. That the Mr. Bhagwat Mhalaji Magar, And Mr. Hemantkumar Bimalkumar Tibriwala through their GPA Holder have executed registered Deed of Declaration of Apartment in respect of the building nomenclature as "RAAJ SWAPNAPURTI", being constructed on above land having its registration no 1078/2015 dated- 12/03/2015 and the said Declaration is executed in accordance with the Construction Permission obtained by the grantors from CIDCO Authority on dated- 14/01/2015 vide their letter no. CIDCO/ATPO/AUR(WLJ)/2015(BP)/03 and thereafter executed registered Deed of Correction to above Deed of Declaration vide registration no 4189/2016 dated 20/06/2016 in accordance with the Revised Construction Permission granted by


Mr. GOKUL M. SHINGARE

High Court, Mumbai
Mob. 9421338221, 9771340723

CIDCO Authority on dated- 14/06/2016 as per its letter No. CIDCO/ATPO/BP/AUR(WLJ)/2016/43.

7. That the M/s Raj Developers along with Mr. Bhagwat Mhatarji Magar, And Mr. Hemantkumar Bimalkumar Tibriwala have borrowed term loan of Rs. 4,00,00,000/- (Rupees Four Crore only) on above land along with two other properties of Developers from State Bank of Patiala and accordingly they have executed Mortgage Deed in favour of State Bank of Patiala vide its registration no 3729/2015 dated 19/09/2015.

8. In view of the above facts, I am of the opinion that the clear chain of title in respect of property Gut no. 94 totally admeasuring 6 Hectar 17 Are including potkhrab land revenue rupees 9.42 out of which to the extent of 81 Are portion bounded by Towards East :- Remaining land of gut no. 94 & 18 met. Wide road, Towards West :- Land gut no 90, Towards North :- Land gut no 93 & 74, and Towards South :- Remaining land of gut no. 94, Situated at Tisgaon Tq. & Dist. Aurangabad, is clearly established in favour applicant Mr. Bhagwat Mhatarji Magar, And Mr. Hemantkumar Bimalkumar Tibriwala through their GPA holder Mr. Rajendra S/o. Ghewarchand Desarda. I have also taken the search at office of Sub Registrar, Aurangabad in respect of the above property. During my search at the office of Sub-Registrar, Aurangabad I did not trace out any other encumbrance there on as per the available index record there at.

Hence, this title-cum search report.

DATE: 03/08/2016


Gokul M. Shingare

ADVOCATE.

Adv. GOKUL M. SHINGARE
B.S.L., L.L.B.
High Court, Aurangabad
Mob.: 9421338722 / 9271359222