

DOCUMENT

इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5469 दिनांक: 31/07/2017

गावाचे नाव: औरंगाबाद शहर

दस्तऐवजाचा अनुक्रमांक: अगग3-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड एम.एस. शेख

वर्णन अर्ज नं. 729-2017 मौजे शेंद्रा जहॉंगीर ता जि औरंगाबाद गट नं.177 प्लॉट नं. 17 शोध 1988ते2017

SEARCHFEE

रु. 750.00

एकूण:

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रु. 750.00

Joint Sub Registrar, Aurangabad II
सह दुय्यम निबंधक वर्ग-२

औरंगाबाद क्रं. ३.

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

31/07/2017

Majit S. Shaiikh

ADVOCATE

Add.:- Flat No. C-3/2, Tapdiya Park, N-4, C.I.D.C.O., Aurangabad
- 431 006, Maharashtra. Cell No. :- 9822315129

SEARCH REPORT

Date:- 31/07/2017

In pursuance to request made by **Mr. Divyesh S/o Haribhai Delvadia**, Prop. of **Balaji Buildcon**, I have taken search of the title in respect of property i.e. Plot No. 17 adm. 3418 Sq. Mtrs., forming part of Gut No. 177, situated at Shendra Jahangir, Tq. & Dist. Aurangabad for the period of 30 years i.e. from 1988 to 2017.

I have deposited the requisite fees of **Rs. 750/-** on 31st July 2017 with the office of Sub Registrar, Class - 2 Aurangabad vide receipt bearing No. **5469** and did the search in the record and indexes which was made available to me and as well as on the basis of the documents forwarded to me, in respect of the aforesaid property.

01] NAME OF THE PRESENT OWNER / TITLE HOLDER:-

Mr. Divyesh S/o Haribhai Delvadia,
(Prop. of Balaji Buildcon)

02] DETAILS OF THE PROPERTY UNDER SEARCH :-

The Plot of non agricultural land bearing No. 17 adm. 3418 Sq. Mtrs., forming part of Gut No. 177, situated at Shendra Jahangir, Tq. & Dist. Aurangabad.

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03] DETAILS OF THE DOCUMENTS SCRUTINIZED FOR THE PURPOSE OF SEARCH:-

- a. Copy of 7/12 extracts
- b. Copy of Mutation Entry No. 398, 949, 989, 1078, 3724 and 3932.
- c. Copy of registered Sale Deed bearing daybook serial No. 2614 dated 09/06/1999 of 00 H 40 R land from Gut No. 177, situated at Shendra Jahangir, Tq. & Dist. Aurangabad in the name of Sindhubai Laxman Katkade.
- d. Copy of registered Sale Deed bearing daybook serial No. 1190 dated 05/03/2001 of 04 acre land from Gut No. 177, situated at Shendra Jahangir, Tq. & Dist. Aurangabad in the name of Mohd. Rashid Mohd. Yusuf and Mohd. Rafiq Mohd. Yusuf.
- e. Copy of registered Exchange Deed bearing daybook serial No. AGG - 3 - 4673 dated 07/12/2015 of 02 acre land from Gut No. 177 of Mohd. Rashid Mohd. Yusuf and Mohd. Rafiq Mohd. Yusuf with / against the 00 H 26 R land from Gut No. 47, 01 H 84 R land from Gut No. 56 and 00 H 38 R from Gut No. 57 all situated at Mandki, Tq. and District Aurangabad of Mr. Ramniranjan S/o Chaturhuj Agrawal.
- f. Copy of sanctioned layout by Town Planning Department, Aurangabad vide Letter No. 1117 dated 19th May 2016 of which the N.A. order is passed by Collector, Aurangabad U/Sec. 44 of The Maharashtra Land Revenue Code, 1966 in file No. 2016 / MSHAKA / JAMEEN - 1 / NAP - 34 / Mau. Shendra Jahangir, Tq.

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Aurangabad / PRA KRA 83 dated 02/07/2016 of 00 H 80 R land from from Gut No. 177, situated at Shendra Jahangir, Tq. & Dist. Aurangabad of Mr. Ramniranjan S/o Chaturbhuj Agrawal.

- g. Copy of registered Sale Deed of Plot No. 17, adm. 3418 Sq. Mtrs. from above referred layout in favour of **Mr. Divyesh S/o Haribhai Delvadia**, (Prop. of Balaji Buildcon) from Mr. Ramniranjan S/o Chaturbhuj Agrawal by virtue of registered sale deed bearing daybook serial No. AGG - 6 - 3572 dated 12th September 2016.
- h. Copy of Construction Permission applied by Mr. Ramniranjan S/o Chaturbhuj Agrawal with the Collector, Aurangabad through Town Planning Department, Aurangabad vide BANDHKAM PARWANGI / MAU SHENDRA JAHANGIR / Tq. AURANGABAD / BA P - 162 / Gut No. 177 P / SSAU / 1723 dated 11th August 2016.
- i. Copy of registered Deed of Declaration bearing daybook serial No. AGG - 6 - 1261 dated 29/03/2017 of proposed "**42 COPPER STONE**" U/Sec. 2 Form "A" of **The Maharashtra Apartment Ownership Act, 1970**.

04] BRIEF HISTORY OF THE PROPERTY :-

The present report is prepared on the documents made available to me during search. The present report is for the period from 1988 till issuing of this report and restricted to the extent of Row House No. 01 to 42 forming

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part of larger scheme known as "**42 COPPER STONE**", Gut No. 177, Shendra Jahangir, Tq. and District Aurangabad.

(a) The land adm. 05 H 56 R Gut No. 177, Shendra Jahangir, Tq. and District Aurangabad since prior to 1988 was standing in the name of Mr. Sakharam S/o Maroti as Karta of Joint Hindu Family. Further after partition the aforesaid land has been allotted in joint share of real brothers i.e. Mr. Sakharam S/o Maroti Kachkure and Mr. Gangadhar S/o Maroti Kachkure and the name of Mr. Gangadhar S/o Maroti Kachkure has been mutated in the ownership column of 7/12 extract of land Gut No. 177 vide mutation entry No. 398.

(b) That after the demise of Mr. Sakharam S/o Maroti Kachkure the name of his legal heirs namely **a.** Mr. Baburao S/o Sakharam Kachkure, **b.** Sumanbai W/o Damurao Kakde (Sumanbai D/o Sakharam Kachkure), **c.** Kamalbai W/o Ashok (Kamalbai D/o Sakharam Kachkure), **d.** Nirmala W/o Laxman (Nirmala D/o Sakharam Kachkure) & **e.** Sharada W/o Dattu (Sharada D/o Sakharam Kachkure) has been mutated in 7/12 extract of land Gut No. 177 and 265, Shendra Jahangir, Tq. & District Aurangabad vide mutation entry No. 949.

(c) That Mr. Sakharam S/o Maroti Kachkure and his sister namely Mrs. Kamalbai W/o Ashok (Kamalbai D/o Maroti Kachkure) sold 00 H 41 R land to one Mrs. Sindhubai W/o Laxman Katkade vide registered sale deed bearing daybook serial No. 2614 dated 09/06/1999 and accordingly the name Mrs. Sindhubai W/o Laxman Katkade has been mutated to the extent of 00 H 41 R from Gut No. 177 vide mutation entry No. 989. Further Mr. Sakharam S/o Maroti

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Kachkure and his all aforesaid sisters sold 03 Acre land and aforesaid owner Mrs. Sindhubai W/o Laxman Katkade has also sold her 01 Acre land thus total 04 Acre land to Mohd. Rasheed S/o Mohd. Yousuf and Mohd. Rafeeq S/o Mohd. Yousuf vide registered sale deed bearing daybook serial No. 01190 dated 05/03/2001 and accordingly the name of Mohd. Rasheed S/o Mohd. Yousuf and Mohd. Rafeeq S/o Mohd. Yousuf has been mutated in 7/12 extract of land gut No. 177, Shendra Jahangir, Tq. And District Aurangabad vide mutation entry No. 1078.

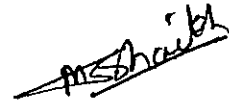
(d) That the said owners Mohd. Rasheed S/o Mohd. Yousuf and Mohd. Rafeeq S/o Mohd. Yousuf have given their 02 Acre (00 H 80 Are) land from Gut No. 177, Shendra Jahangir, Tq. & District Aurangabad in exchange to Mr. Ramniranjan S/o Chaturbhuj Agrawal against his 00 H 26 R land from Gut No. 47, 01 H 84 R land from Gut No. 56 and 00 H 38 R from Gut No. 57 thus collectively adm. 02 H 48 R land situated at Mandki, Tq. and District Aurangabad at detailed in registered Exchange Deed bearing daybook serial No. AGG - 3 - 4673 dated 07/12/2015. Accordingly Mr. Ramniranjan S/o Chaturbhuj Agrawal became the owner of 00 H 80 R land from Gut No. 177, Shendra Jahangir, Tq. & District Aurangabad and his name has been mutated vide mutation entry No. 3724.

(e) The said owner Mr. Ramniranjan S/o Chaturbhuj Agrawal with intention to develop the said land adm. 00 H 80 R from Gut No. 177, Shendra Jahangir, Tq. And District Aurangabad of which layout is sanctioned by Town Planning Department, Aurangabad vide Letter No. 1117 dated 19th May 2016 of which the N.A. order is passed by Collector,



Aurangabad U/Sec. 44 of The Maharashtra Land Revenue Code, 1966 in file No. 2016 / MSHAKA / JAMEEN – 1 / NAP – 34 / Mau. Shendra Jahangir, Tq. Aurangabad / PRA KRA 83 dated 02/07/2016.

(f) The present Owner purchased the said Plot No. 17, adm. 3418 Sq. Mtrs. from above referred layout from Mr. Ramniranjan S/o Chaturbhuj Agrawal by virtue of registered sale deed bearing daybook serial No. AGG – 6 – 3572 dated 12th September 2016. On perusal of sale deed it appears that, the present Owner Mr. Divyesh S/o Haribhai Delvadia, (Prop. of Balaji Buildcon) in pursuance to oral agreement with Mr. Ramniranjan S/o Chaturbhuj Agrawal have already applied for the construction permission with the Collector, Aurangabad through Town Planning Department, Aurangabad vide BANDHKAM PARWANGI / MAU SHENDRA JAHANGIR / Tq. AURANGABAD / BA P – 162 / Gut No. 177 P / SSAU / 1723 dated 11th August 2016. Accordingly as the present Owner Mr. Divyesh S/o Haribhai Delvadia, (Prop. of Balaji Buildcon) purchased the said plot from Mr. Ramniranjan S/o Chaturbhuj Agrawal, the predecessor in title Mr. Ramniranjan S/o Chaturbhuj Agrawal has also assigned the said permission to present Owner (the then purchaser) as the same has been obtained by present Owner in the name of Mr. Ramniranjan S/o Chaturbhuj Agrawal. Accordingly the name of present owner Mr. Divyesh S/o Haribhai Delvadia, (Prop. of Balaji Buildcon) have been mutated in the 7/12 extract of land Gut no. 177, Shendra Jahangir, Tq. and District Aurangabad vide mutation entry No. 3932.



(g) As stated supra, the present Owner / Vendor has obtained the permission with the purpose to develop the said plot by constructing units / row houses in the name and style as "42 Copper Stone" and submitted the proposed construction to the provisions of The Maharashtra Apartment Ownership Act, 1970 by executing a deed of declaration bearing daybook serial No. AGG - 6 - 1261 dated 29/03/2017. as detailed in deed of declaration.

Thus after perusing the aforesaid documents and record made available to me it appears that Mr. Divyesh S/o Haribhai Delvadia, (Prop. of Balaji Buildcon) is the owner of said Plot No. 17 adm. 3418 Sq. Mtrs., forming part of Gut No. 177, situated at Shendra Jahangir, Tq. & Dist. Aurangabad and in pursuance to sanctioned plan and deed of declaration referred supra the scheme is proposed as "42 Copper Stone" forming part of Gut No. 177, situated at Shendra Jahangir, Tq. & Dist. Aurangabad. Thus relying on the aforesaid record made available to me, the title of Mr. Divyesh S/o Haribhai Delvadia, (Prop. of Balaji Buildcon) appears to be marketable and free as per the available record.

HENCE THIS SEARCH REPORT


Majit S. Shaikh
Advocate

Note :- I am returning here with all the documents along with the original money receipt bearing No. **5469** dated 31/07/2017 issued by the Office of the Sub-Registrar, Class-2 at Aurangabad.