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पावती

Original/Duplicate

Monday, 06 March 2017 4:40
PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1373 दिनांक: 06/03/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगम6-0-2017

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अँड गोकुळ ंशिनगारे

वर्णन अर्ज क्र 40-2017 मौजे ब्रीजवाडी येथील गट नं 32/4 मधील प्लॉट नं 4A व 4B ज्याचे
एकत्रीकरणाचा दाखला सोबत जोडला आहे सन 2005 ते 2017 (13 वर्ष) शोध

SEARCHFEE

रु. 325.00

एकूण:

रु. 325.00

Joint S R Aurangabad VI

देयकाचा प्रकार: By Cash रक्कम: रु 325/-

सहदुय्यम निबंधक वर्ग-२
औरंगाबाद क्र. ६



Gokul Mahadevrao Shingare

(B.S.L. L.L.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- 07/03/2017

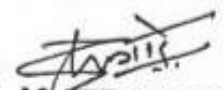
TITLE-CUM SEARCH REPORT

TO WHOM SOEVER IT MAY CONCERN

WHEREAS, Mr. Mahadev Govardhan Morale, Mr. Nilesh Suresh Kshatriya and Mr. Vishwas prakash Gholve approached me and requested to issue title cum search report in respect of the amalgamated property plot no 4-A & 4-B, situated at Gut no 32/4, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, totally admeasuring 374.38 sq. mtrs. bounded by - Towards EAST: Land of Gut no 32/5, WEST: Plot no C-5, , NORTH : 7.5 Mtr Road, SOUTH: Plot no C-3, I have gone through the documents and papers pertaining to the title produced before me and thereupon I am issuing this title-cum search report for the period of 13 years as under:-

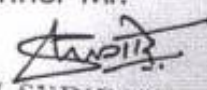
I have taken search of the title in respect of property i.e. property plot no 4-A & 4-B, situated at Gut no 32/4, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, totally admeasuring 374.38 sq. mtrs. is owned and possessed by the Owners Mr. Mahadev Govardhan Morale, Mr. Nilesh Suresh Kshatriya and Mr. Vishwas prakash Gholve.

I have deposited the requisite fees on 06/03/2017 vide receipt bearing No. 1373/2017 in application no 40/2017 with the Sub-Registrar office at Aurangabad and did the search in the record and indexes made available to me and as well as on the basis of the Documents forwarded to me by Mr.


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High Court, Aurangabad
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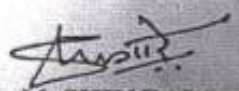
Mahadev Govardhan Morale, Mr. Nilesh Suresh Kshatriya and Mr. Vishwas prakash Gholve, in respect of aforesaid property. I have gone through the documents and papers pertaining to title produced before me and thereupon I am issuing this title-cum search report for the period of 13 years as under:-

1. That the property plot no 4-A, situated at Gut no 32/4, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, totally admeasuring 1800 Sq. Fts. i.e 167.18 sq. mtrs is owned and possessed by Mr. Mahadev Govardhan Morale, Mr. Nilesh Suresh Kshatriya and Mr. Vishwas prakash Gholve vide registered sale deed bearing its daybook serial no. 2635/2015 on dated 24/04/2015 executed and registered at the office of Sub-Registrar at Aurangabad from the earlier owners Mr. Manish Pushpadhanwa Harne. And the property plot no 4-B, situated at Gut no 32/4, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, totally admeasuring 2229.58 Sq. Fts. i.e 207.21 sq. mtrs is owned and possessed by Mr. Mahadev Govardhan Morale, Mr. Nilesh Suresh Kshatriya and Mr. Vishwas prakash Gholve vide registered sale deed bearing its daybook serial no. 2634/2015 on dated 24/04/2015 executed and registered at the office of Sub-Registrar at Aurangabad from the earlier owners Mr. Promod Jamnalal Jain.
2. That the property Gut no 32/4, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad was initially owned and possessed by Mr. Vajrachand Jain, Mr. Kashinath Nawandar, & Mr. Jammanlal Jain.
3. That all the owners i.e. Mr. Vajrachand Jain, Mr. Kashinath Nawandar, & Mr. Jammanlal Jain have entered in to development agreement with M/s. Vedant Constructions Aurangabad through its partner Mr.

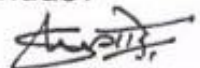

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Shrish Khivrajji Gadiya and others vide its daybook serial no 27/2002 dated 04/01/2002 executed and registered at the office of Sub-Registrar at Aurangabad and thereafter it came to be corrected by executing Deed of Correction dated 14/10/2010 vide its daybook serial no 7466/2010.

4. That M/s. Vedant Constructions Aurangabad through its partner Mr. Shrish Khivrajji Gadiya, has got layout plan sanctioned from the Municipal Corporation Aurangabad vide its outward no. MNP/NRV/2001/1258 on dated 11/07/2001. That the Promoters have also obtained the permission for non-agriculture in the name of earlier owners on dated 18(22)/03/2002 from the Collector Aurangabad vide order bearing no 2002 K.9/MASHA/JAMIN-1/AKRUSHIK/file no 152/2001 U/s 44 of the Maharashtra Land Revenue Code.
5. That thereafter property plot no 4-A, situated at Gut no 32/4, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad totally admeasuring 1800 Sq. Fts. i.e 167.18 sq. mtrs came to the share of Mr. Jamnalal Jain as per the development agreement dated 04/01/2002 bearing its daybook serial no 27/2002. As such Mr. Jamnalal Jain during his lifetime has sold the above property plot no 4-A to Mr. Manish Pushpadhanwa Hame vide its daybook serial no 1385/2002 on dated 03/05/2002. And thereafter Mr. Manish Pushpadhanwa Hame sold the above property plot no 4-A to Mr. Mahadev Govardhan Morale, Mr. Nilesh Suresh Kshatriya and Mr. Vishwas prakash Gholve vide registered sale deed bearing its daybook serial no. 2635/2015 on dated 24/04/2015 executed and registered at the office of Sub-Registrar at Aurangabad and as such Mr. Mahadev Govardhan Morale, Mr. Nilesh Suresh Kshatriya and Mr. Vishwas prakash Gholve became the owner and possessor of the above plot.


Adv. GOKUL M. SHINGARE
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6. That property plot no 4-B, situated at Gut no 32/4, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, totally admeasuring 2229.58 Sq. Fts. i.e 207.21 sq. mtrs came to the share of Mr. Jamnalal Jain and after his death it came to the share of Mr. Promod Jamnalal Jain as per the corrected development agreement dated 14/10/2010 bearing its daybook serial no 7466/2010. And there after Mr. Promod Jamnalal Jain sold the above property plot no 4-B to Mr. Mahadev Govardhan Morale, Mr. Nilesh Suresh Kshatriya and Mr. Vishwas prakash Gholve vide registered sale deed bearing its daybook serial no. 2634/2015 on dated 24/04/2015 executed and registered at the office of Sub-Registrar at Aurangabad and as such Mr. Mahadev Govardhan Morale, Mr. Nilesh Suresh Kshatriya and Mr. Vishwas prakash Gholve became the owner and possessor of the above plot.
7. That thereafter all the owners i.e. Mr. Mahadev Govardhan Morale, Mr. Nilesh Suresh Kshatriya and Mr. Vishwas prakash Gholve of the above plot no 4-A & 4-B have jointly applied for Construction permission along with application for amalgamation of the above two plots to the Municipal Corporation Aurangabad in file no 251/17/2015-16 and accordingly Municipal Corporation Aurangabad granted permission for amalgamation of above plots and also granted Construction permission on dated 19/09/2015 vide Permission no 400/2015-16. Thereafter the above Construction permission came to be revised as per revised Construction permission no 385/2016 on dated 16/08/2016 in file no 286/17/2016-17.
8. That Mr. Mahadev Govardhan Morale, Mr. Nilesh Suresh Kshatriya and Mr. Vishwas prakash Gholve have executed Deed of declaration U/s 2-A of Maharashtra Apartment Ownership Act, 1970 vide its daybook serial no 7278/2015 on dated 31/10/2015 and thereafter Mr. Mahadev

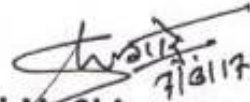

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Govardhan Morale, Mr. Nilesh Suresh Kshatriya and Mr. Vishwas prakash Gholve have purchased the TDR of 149.72 Sq. Mtrs on the above plot from M/s. Trimurti Enterprises, through its partner Mrs Sugandha Lakshmanrao Pethe vide registered transfer deed bearing its daybook serial no 2853/2015 on dated 24/04/2015. And as per the revised Construction permission above deed of declaration came to be corrected vide Correction deed bearing its daybook serial no 7632/2016 on dated 15/11/2016 executed and registered at the office of Sub-Registrar at Aurangabad.

9. In view of the above facts, I am of the opinion that the clear chain of title in respect of the amalgamated property plots no 4-A & 4-B, situated at Gut no 32/4, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, totally admeasuring 374.38 sq. mtrs. bounded by - Towards EAST: Land of Gut no 32/5, WEST: Plot no C-5, , NORTH : 7.5 Mtr Road, SOUTH: Plot no C-3, is clearly established in favour of applicants Mr. Mahadev Govardhan Morale, Mr. Nilesh Suresh Kshatriya and Mr. Vishwas prakash Gholve. 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 encumbrance there on as per the available index record there at.

Hence, this title-cum search report.

DATE: 07/03/2017.


Gokul M. Shingare

ADVOCATE.

ADV. GOKUL M. SHINGARE

B.S.L., L.L.B

High Court, Aurangabad

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