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इतर पावती

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Tuesday, 09 May 2017 5:04 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3550 दिनांक: 09/05/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग1-0-2017

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अँड विश्वेश आ घाणेकर

वर्णन अर्ज क्र 1339/2017 गट नं 69 सातारा औरंगाबाद शोध 30 वर्षे 1988 ते 2017

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar, Aurangabad

औरंगाबाद क्रमांक - 4

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

5/9/2017

Vishvesh A. Ghanekar

A D V O C A T E

Plot No. 5, Sakar Bungalow, Jijamata Colony, Near Paithangate, Aurangabad-431001. Contact: 9423161859, 0240-2324191, ghanekarvakil@gmail.com

Date: 11-05-2017

TITLE AND SEARCH REPORT

(In Respect of Land adm. 1 Hector 34 R forming part of Gut No.

69 Situated at Satara, within the limits of Aurangabad

Municipal Corporation, Aurangabad.)

On perusal of the record placed before me it appears that :

- 1. Shri. Jugalkishor Murlidhar Sikchi was owner and possessor of land adm. adm. 1 Hectors 36 R Pot Kharab 4 R forming part of Survey No. 43/1A situated at village Satara, Taluka and District Aurangabad.*
- 2. The Shri. Rajkumar Gopikishan Chichani has purchased the Land adm. 3 Acres 39 Guntha (1 Hector 60R), forming part of old Survey No. 43/1A in all adm. 4 Hector 82 R situated at Mauje Satara, Aurangabad from Jugalkishor Murlidhar Sikchi by virtue of Sale Deed dated 14-Mar-1974 registered in the office of registrar of assurances At Aurangabad at day book Sr. No. 611 on 14-Mar-1974.*
- 3. Thereafter land adm. 1 Hector 40 R out of aforesaid land purchased under aforesaid sale Deed is separately numbered /*



renumbered as Gut No. 69. According to the said sale deed name of Shri. Rajkumar Gopikishan Chichani has been mutated in 7/12 extract of Gut No. 69 for land adm. 1 Hectar 36 R and Pat Kharab 4 R vide mutation entry No. 1.

4. The Shri. Rajkumar Gopikishan Chichani has executed Development Agreement in respect of land adm. 3 Acres 20 Gunthas, forming part of Gut No. 69 (old Survey No. 43/1A), in all adm. 1 Hectors 36 R excluding a constructed house of Bhaskarrao Kedare adm. 185.90 Sqm., situated at Mauje Satara, within the limits of Aurangabad Municipal Corporation, Aurangabad in favour of the Shri. Ashok Jainarayan Baheti on 25-Feb-2010 which is registered in the office of Sub-Registrar, Aurangabad at day book Sr. No. AGG-5-1579-2010 on 26-Feb-2010. Also the Shri. Rajkumar Gopikishan Chichani has executed the irrevocable General Power of Attorney dated 25-Feb-2010 in favour of Shri. Ashok Jainarayan Baheti which is registered in the office of Sub-Registrar, Aurangabad at day book Sr. No. AGG-5-1580-2010 on 26-Feb-2010.
5. Shri. Rajkumar Gopikishan Chichani and the Developer Shri. Ashok Jainarayan Baheti have evolved a scheme of Residential and Commercial units and common amenities described in deed of declaration on the Said Land which is known as Hrim Ssky City. The owner has obtained construction permission from the



Aurangabad Municipal Corporation, Aurangabad, vide Commencement Certificate No. 628/2015-16 dated 02-Dec-2015 in file No. 624/17/2012-13.

6. Shri. Rajkumar Gopikishan Chichani through his GPA. i.e. the Developer Shri. Ashok Jainarayan Baheti has executed deed of Declaration U/s. 2 A of Maharashtra Apartment ownership Act, 1970 in respect of said Land and the building proposed to be constructed thereon and thereby submitted entire project of "Hrim Ssky City" to the provisions of Maharashtra Apartment ownership Act, 1970. The said Declaration Deed is executed on 11-May-2016 which is registered in the office of sub-registrar Class-II Aurangabad at day book Sr. No. AGG-3-1790-2016 on same day.
7. Shri. Rajkumar Gopikishan Chichani & others with the Developer Shri. Ashok Jainarayan Baheti has obtained permission for Non-agricultural use permission 37/2014 U/s. 42 (A) of Maharashtra Land Revenue Code, 1966 of the Land from Collector, Aurangabad under order No. 2016/Jam-2/Pari B/ CR 43 on 29-Aug-2016, by paying respective charges.
8. That, the Developer Shri. Ashok Jainarayan Baheti has not taken project loan by mortgaging the said land from any bank. Mortgaged deed is not executed in favour of any bank.
9. That, thereafter Shri. Rajkumar Gopikishan Chichani died intestate leaving behind 1. Shri. Gopikishan Onkardas Chichani, 2. Shri.


Vinodkumar Gopikishan Chichani, 3. Shri. Vyankatesh Rajendrakumar Chichani, 4. Shri. Dilipkumar Gopikishan Chichani, 5a. Shri. Govind Rajkumar Chichani, 5b. Shri. Yogesh Rajkumar Chichani, 6. Smt. Alkadevi Rajendrakumar Chichani, 7. Sau. Shweta Nitin Somani, 8. Smt. Mangalabai Rajkumar Chichani and 9. Sau. Nitisha Amol Somani accordingly their names have been mutated in 7/12 extract vide mutation entry No. 30448.

10. That, Mangalabai Rajkumar Chichani and Sau. Nitisha Amol Somani released their share in the aforesaid land in favour of Shri. Govind Rajkumar Chichani and Shri. Yogesh Rajkumar Chichani on 18-Mar-2017 registered in the office of Sub-registrar Aurangabad at day book Sr. No. AGG-6-1031-2017 on 18-Mar-2017. According to the said Release Deed names of Mangalabai Rajkumar Chichani and Sau. Nitisha Amol Somani removed from 7/12 extract of Gut No. 69 vide mutation entry No. 30483 dated 24-Apr-2017.

11. That, Smt. Alkadevi Rajendrakumar Chichani and Sau. Shweta Nitin Somani released their share in the aforesaid land in favour of Shri. Vyankatesh Rajendrakumar Chichani on 18-Mar-2017 registered in the office of Sub-registrar Aurangabad at day book Sr. No. AGG-6-1032-2017 on 18-Mar-2017. According to the said Release Deed names of Smt. Alkadevi Rajendrakumar Chichani and Sau. Shweta Nitin Somani removed from 7/12 extract of Gut No. 69 vide mutation entry No. 30483 dated 24-Apr-2017.



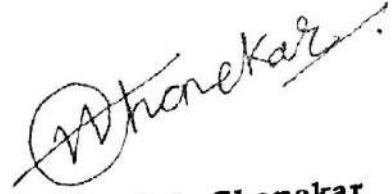
12. That, thereafter 1. Shri. Gopikishan Onkardas Chichani, 2. Shri. Vinodkumar Gopikishan Chichani, 3. Shri. Vyankatesh Rajendrakumar Chichani, 4. Shri. Dilipkumar Gopikishan Chichani, 5a. Shri. Govind Rajkumar Chichani, 5b. Shri. Yogesh Rajkumar Chichani executed Deed of confirmation of development Agreement dated 25-Feb-2010 Reg No. AGG-5-1580-2010 on 08/05/2017 in favour of Developer Shri. Ashok Jainarayan Baheti which is registered in the office of sub-registrar Aurangabad at day book Sr. No. AGG6-1904-2017 on 08/05/2017, so also they have executed Power of attorney on 08/05/2017 in favour of Developer Shri. Ashok Jainarayan Baheti which is registered in the office of sub-registrar Aurangabad at day book Sr. No. AGG6-1905-2017 on 08/05/2017.
13. On going through all the documents put before me and search taken in the records maintained in the Office of the Sub Registrar, Aurangabad for the last 30 years vide receipt No. 3550 dated 09-May-2017 it appears that 1. Shri. Gopikishan Onkardas Chichani, 2. Shri. Vinodkumar Gopikishan Chichani, 3. Shri. Vyankatesh Rajendrakumar Chichani, 4. Shri. Dilipkumar Gopikishan Chichani, 5a. Shri. Govind Rajkumar Chichani, 5b. Shri. Yogesh Rajkumar Chichani are lawful joint owners and possessors of the said land adm. 3 Acres 20 Gunthas, forming part of Gut No. 69 (old Survey No. 43/1A), in all adm. 1 Hectors 36 R and 4 R excluding a constructed house of Bhaskarrao Kedare adm. 185.90 Sqm.,

situated at Mauje Satara, within the limits of Aurangabad
Municipal Corporation, Aurangabad.

HENCE THIS REPORT

Date: 11-May-2017
Place Aurangabad

Encl :
Search Fee receipt No. 3550.
Dated 09-May-2017.



Vishvesh A. Ghanekar
Advocate

Vishvesh A. Ghanekar
Advocate
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