



SEARCH REPORT

Whereas Mr. Lalitkumar Ramgopal Rathi R/o. Dashmesh Nagar, Aurangabad, approached me and requested to issue title cum search report in respect of 1535.26 Sq. Mt. constructed property situated in land Gat no. 735, Chikalthana, Aurangabad, (herein after called as 'property under report'). I have gone through the documents of title and revenue record produced before me by him and also took search in the office of Jt. Sub-registrar class II Aurangabad for last 30 years and thereafter I am issuing this title cum search report as under,

That, since prior to 1988, the land Gat no. 735 was originally owned and possessed by Kisan Sakhrum Dhotre, Karbhari Kisan Dhotre and Sanjay Kisan Dhotre, all residence of village Chikalthana. It seems from record of 7/12 extract these three original owners sold land to the extent of 47 R to Mr. Lalitkumar R. Rathi through a registered sale deed dated 19/08/1988, vide daybook Sr. no. 8342/1988.

That, after execution and registration of registered sale deed as per Mutation entry no. 7271, the name of Mr. Lalitkumar R. Rathi is came to be recorded in revenue record as owner and possessor.

That, apart from above 47 R (1Acre 7 Gunthas) land one of the original owner Kisan Sakhrum Dhotre has also sold 4.94 R (5 Gunthas) land to Mr. Lalitkumar Ramgopal Rathi through a registered sale deed vide daybook Sr. no. 858/2002 dated 30/03/2002 from land Gat no. 735.

That, after execution and registration of above sale deed dated 30/03/2002, name of Mr. Rathi also came to be recorded in 7/12 extract vide its Mutation entry no. 5593 to the extent of 4.94 R (5 Gunthas) land.

That, both pieces of land purchased by Mr. Rathi through two different sale deeds are adjacent to each other and therefore Mr. Rathi got measured the land through a office of T.I.L.R. Aurangabad on 29/09/2004, in which the ownership and possession of Mr. Rathi is shown for the total 47 R (1 Acer 7 Gunthas) and 4.94 R (5 Gunthas) land.

That, Mr. Rathi has also converted the use of land from Agriculture to Non-Agriculture, through order dated 10/07/2006 in File no. *masha/jamin-1/NA/4/2006* issued by the office of Collector, Aurangabad under section 44 of Maharashtra Land Revenue Code 1966.

That, Mr. Rathi has obtained the permission for construction from the Municipal Corporation of Aurangabad in file no. 346/17/2005-06 dated 19/05/2006 and revise permission in file no. 1156/17/2006-07 dated 16/09/2009. After completion of construction Mr. Rathi obtained the Part Completion Certificate of construction to the extent of 2409.72 Sq. Mt. from Municipal Corporation of Aurangabad in file no. 288/2010-11 dated 23/12/2010. Thereafter Mr. Rathi also obtained revised permission for construction from Municipal Construction of Aurangabad in file no. 903/17/2012-13 dated 14/08/2013, of which Ccompletion Certificate is yet to be obtained.

I have perused all above referred documents. On the basis of above referred documents and as per the facts which came to my knowledge, I feel that, a clear chain of title is established in respect of the property under report.

I also took search at the office of Sub-Registrar, Aurangabad in respect of discussed property and as per available Index record thereat I did not find any types of encumbrances on the same. Therefore, in my opinion Mr. Lalitkumar Ramgopal Rathi is having clear, legal and marketable title in respect of 1535.26 Sq. Mt. constructed property, situated in land Gat no. 735, Chikalthana, Aurangabad.

Hence this Search report.

The receipt no. **7893** dated **26/7/16** issued by office of Sub-Registrar, Aurangabad is part and parcel of this present.

Date : 26/July/2016


KISHORE D. NAIDE
(Advocate)