

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- 31/07/2017

TITLE-CUM SEARCH REPORT

WHEREAS, Mr. Ganesh Ramrao Jadhav through its GPA Holder Mr. Akshay Bhivaji Jaybhaye approached me and requested to issue title cum search report in respect of the property Plot No. 1, 2 and 3, Gut no. 143/1 & 143/2, Shendra Jahangir, Tq. And Dist. Aurangabad totally admeasuring 644.153 Sq. Mtrs. 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. Plot No. 1, 2 and 3, Gut no. 143/1 & 143/2, Shendra Jahangir, Tq. And Dist. Aurangabad totally admeasuring 644.153 Sq. Mtrs.. situated at Shendra Jahangir, Tq. And Dist. Aurangabad is owned and possessed by the Owner Mr. Ganesh Ramrao Jadhav through its GPA Holder Mr. Akshay Bhivaji Jaybhaye.

I have deposited the requisite fees of Rs. 325/- on 19/07/2017 vide challan bearing No. MH004028633201718E dated 31/07/2017 with the Sub-Registrar office at Aurangabad and did the online search in the record and indexes and as well as on the basis of the Documents forwarded to me by Mr. Ganesh Ramrao Jadhav through its GPA Holder Mr. Akshay Bhivaji Jaybhaye, 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, after perusal of several other documents made available to me, it appears that, property land situated in gut No.143/1 and 143/2 was originally owned and possess by Mr. Sandu Deorao Naikwade as his ancestral property.
2. That, Mr. Sandu Deorao Naikwade has got N.A. permission is from the collector of Aurangabad vide order No. 2014/MASHAKA/JAMIN-1/NP-34/Mau. Shendra JahangirTq. & Dist. Aurangabad/PRA KRA 51 dated 18/12/2014 and also got layout sanctioned from the town planning authority vide letter bearing outward no 2367 dated 28/12/2013 which got approved on dated 14/11/2014 bearing no 1669.
3. That, Mr. Sandu Deorao Naikwade sold the property plot no 1 admeasuring 227.165 Sq. Met, plot no 2 admeasuring 199.665 Sq. Met, and plot no 3 admeasuring 217.213 Sq. Met, totally admeasuring 644.153 Sq. Met, to the owner Mr. Ganesh Ramrao Jadhav vide registered sale deed bearing its daybook serial no 7104/2014 dated 26/12/2014 registered at the office of Sub-Registrar at Aurangabad as such Mr. Ganesh Ramrao Jadhav became the owner and possessor of the property plots and the name of the owner was also came to be mutated in revenue records vide mutation entry no 3363.
4. That Mr. Ganesh Ramrao Jadhav has decided to develop Plot No. 1, 2 and 3, Gut no. 143/1 & 143/2, totally admeasuring 644.153 Sq. Mtrs. situated at Shendra Jahangir, Tq. And Dist. Aurangabad, as such the owners have obtained permission for construction on the aforesaid plots from the Town planning Department, Aurangabad vide letter bearing no. JA KRA/BANDHKAM PARWANAGI/MOU SHENDRA JAHANGIR/ TQ. DIST. AURANGABAD/ BA.P-29/G.NO. 143/1& 143/2/SSAU/955 dated 25/04/2016 after amalgamation order vide letter no 1656 dated 22/09/2015 read with order of Collector, Aurangabad dated 05/03/2016 got final construction

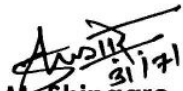
permission from the office of Collector Aurangabad vide letter bearing no. 2014/MASHAKA/JAMIN-1/NP-34/ MOU SHENDRA JAHANGIR TQ. AURANGABAD/PRA KRA 51 on dated 19/08/2016.

5. That, the owner has entered in to Development Agreement with M/s. Akshay Builders and Developers, through its partner Mr. Akshay Bhivaji Jaybhaye vide its registration no 2976/2016 dated 03/08/2016 registered at the office of Sub-Registrar at Aurangabad and accordingly the owner has also executed registered General Power of Attorney in favour of Mr. Akshay Bhivaji Jaybhaye vide its registration no 2978/2016 dated 03/08/2016 registered at the office of Sub-Registrar at Aurangabad.

On perusal of the aforesaid documents, revenue record and online search taken at the office of Sub-Registrar at Aurangabad, I am of the opinion that Mr. Ganesh Ramrao Jadhav through its GPA Holder Mr. Akshay Bhivaji Jaybhaye, is the absolute owner of Plot No. 1, 2 and 3, Gut no. 143/1 & 143/2, totally admeasuring 644.153 Sq. Mtrs. situated at Shendra Jahangir, Tq. And Dist. Aurangabad. Their title is clear, marketable, and free from all encumbrances and no other transactions in respect of aforesaid property appeared in the relevant revenue records.

Hence, this title-cum search report.

DATE: 31.07.2017


31/7/17.
Gokul M. Shingare

ADVOCATE.

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