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पावती

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नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 5440 दिनांक: 29/07/2017

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: अगग6-0-2017
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अँड प्रवीण वाणी
वर्णन अर्ज क्रं 137-2017 मौजे हर्सुल गट न 182/2 प्लॉट नं 14 15 16 सन 2005 ते 2017 (13 वर्ष) शोध

SEARCHFEE रु. 975.00

एकूण: रु. 975.00

Joint S R Aurangabad VI

1): देयकाचा प्रकार: By Cash रक्कम: रु 975/-

सह दुय्यम निबंधक वर्ग-२
क्र.६ औरंगाबाद.

A) I have perused following photocopies of documents given

ADVOCATE

PRAVIN C.WANI
VIJAYA P.WANI (BARSE)
B.S.L.LL.B
Advocate

Office : G-6/1,Navjeevan Colony, N-11 Hudco,Arangabad, Mob.9503875306
Email:adv.pravinwani@gmail.com

Ref. : July/2017 Date:29/07/2017

SEARCH REPORT

Name/s of the Holder / Owner : M/S.TEJAL BUILDERS AND DEVELOPERS

Of property: Through Its Partners

1. Mr.SANDEEP DAULATRAO BORSE
2. Mr.AMIT LAXMANRAO BHOSALE

Description of the Property :-

Plot No.14, 15, 16 total admeasuring 411.57 sq.mtrs.at Usha Kiran Sahkari Gruhnirman Sanstha in land bearing S.No.182/2 (Part), situated at village Harsool, Tq.and Dist.Aurangabad. Within the following common boundaries:

ON OR TOWARDS EAST: Plot no.12 and 13
ON OR TOWARDS WEST: Plot no.17
ON OR TOWARDS SOUTH: 07.50 mtrs road
ON OR TOWARDS NORTH: Part of Land S/no.187.
(As per sale deed).

Dear Sir,

A) I have perused following photocopies of documents given by you in respect of above referred Property for the purpose of giving my legal opinion viz. :-

1) Copy of Registration certificate of Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul Aurangabad bearing no.AJD/AJD/HSG/TO /952/95 Dt.13/12/1995.
2) Copy of statement c in respect of information about promoter members of the society.
3) Copy of Sale Deed Dt.17/07/1995 executed between CHANDRAKALABAI SANDU RATHOD AND GANPAT DHONDIBA RATHOD being the VENDORS and Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman KACHRU NAMDEO GAYKE being the PURCHASER.(Reg.No.2042/1995). which is registered in the Office of Sub-Registrar Aurangabad No.2. (45 ARE).
4) Copy of Sale Deed Dt.09/01/2001 executed between KASHINATH BHAGINATH ZALTE being the VENDOR and RAVINDRA SHAMLAL RAJPUT being the PURCHASER and consented by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman KACHRU NAMDEO GAYKE.(Reg.No.213/2001). which is registered in the Office of Sub-Registrar Aurangabad No.2. (Plot no.16).

5) Copy of Sale Deed Dt.09/01/2001 executed between VISHNU KASHINATH VITHEKAR being the VENDOR and JAYSHRI PRAMOD NARKHEDE being the PURCHASER and consented by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman KACHRU NAMDEO GAYKE.(Reg.No.211/2001). which is registered in the Office of Sub-Registrar Aurangabad No.2. (Plot no.15).

6) Copy of Sale Deed Dt.09/02/2001 executed between BABUSHAHA HASANSHAHA being the VENDOR and PRADIP BALAJI MOTARWAR being the PURCHASER and consented by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman KACHRU NAMDEO GAYKE.(Reg.No.1055/2001). which is registered in the Office of Sub-Registrar Aurangabad No.2. (Plot no.14).

7) Copy of G.P.A Dt.03/09/2004 executed by SATISH JAGNNATH ATTARDE, JAYSHRI PRAMOD NARKHEDE AND RAVINDRA SHAMLAL RAJPUT (LADWAL) in favor of Sou.SUMATI VINAY CHOUDHRY.(Reg.No.1676/2004). which is registered in the Office of Sub-Registrar Aurangabad No.6. (Plot no.1, 15 and 16).

8) Copy of Sale Deed Dt.20/10/2006 executed between RAVINDRA SHAMLAL RAJPUT Through G.P.A.Holder Sou.SUMATI VINAY CHOUDHRY being the VENDOR and NARESH JAYCHAND SAHUJI being the PURCHASER and consented by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman Sou.SUMATI VINAY CHOUDHRY.(Reg.No.4057/2006). which is registered in the Office of Sub-Registrar Aurangabad No.2. (Plot no.16).

9) Copy of Sale Deed Dt.20/01/2007 executed between PRADIP BALAJI MOTARWAR being the VENDOR and ANUPAMA SHAILESH SAHUJI being the PURCHASER and consented by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman Sou.SUMATI VINAY CHOUDHRY.(Reg.No.363/2007). which is registered in the Office of Sub-Registrar Aurangabad No.1. (Plot no.14).

10) Copy of Sale Deed Dt.20/01/2007 executed between JAYSHRI PRAMOD NARKHEDE Through G.P.A.Holder Sou.SUMATI VINAY CHOUDHRY being the VENDOR and MANJUSHA NARESH SAHUJI being the PURCHASER and consented by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman Sou.SUMATI VINAY CHOUDHRY.(Reg.No.365/2007). which is registered in the Office of Sub-Registrar Aurangabad No.1. (Plot no.15).

11) Copy of Sale Deed Dt.11/04/2011 executed between NARESH JAYCHAND SAHUJI being the VENDOR and VILAS PANDITRAO UBALE, being the PURCHASER and consented by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman Mr. Vikas Subhashchand Jain.(Reg.No.1804/2011). which is registered in the Office of Sub-Registrar Aurangabad No.3. (Plot no.16).

12) Copy of Sale Deed Dt.11/04/2011 executed between MANJUSHA NARESH SAHUJI being the VENDOR and VILAS PANDITRAO UBALE, being the PURCHASER and consented by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman Mr. Vikas Subhashchand Jain.(Reg.No.1802/2011). which is registered in the Office of Sub-Registrar Aurangabad No.3. (Plot no.15).

13) Copy of Sale Deed Dt.11/04/2011 executed between ANUPAMA SHAILESH SAHUJI being the VENDOR and VILAS PANDITRAO UBALE, being the PURCHASER and consented by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its

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Chairman Mr. Vikas Subhashchand Jain.(Reg.No.1803/2011). which is registered in the Office of Sub-Registrar Aurangabad No.3. (Plot no.14).

14) Copy of Sale Deed Dt.29/08/2011 executed between VILAS PANDITRAO UBALE being the VENDOR and M/S.TEJAL BUILDERS AND DEVELOPERS,Through Its Partners,Mr.SANDEEP DAULATRAO BORSE, Mr.AMIT LAXMANRAO BHOSALE, being the PURCHASERS and consented by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman Mr. Ganesh Annarao kadam.(Reg.No.3550/2011). which is registered in the Office of Sub-Registrar Aurangabad No.1.(PLOT NO.14, 15, 16)

15) Copy Development Right Certificate issued by AMC Aurangabad Dt.18/06/2012 vide AMC/TP/DRC/E/34/2012.

16) Copy of Deed of Transfer of Development Right Dt.22/11/2013 executed between Mr.SALEEM SHAMSHER PATEL being the TRANSFEROR and M/S.TEJAL BUILDERS AND DEVELOPERS,Through Its Partners,Mr.SANDEEP DAULATRAO BORSE, Mr.AMIT LAXMANRAO BHOSALE, being the TRANSFEREES.(Reg.No.6886/2013). which is registered in the Office of Sub-Registrar Aurangabad No.2.

17) Copy of Declaration Deed Dt.08/01/2014 executed by M/S.TEJAL BUILDERS AND DEVELOPERS,Through Its Partners,Mr.SANDEEP DAULATRAO BORSE, Mr.AMIT LAXMANRAO BHOSALE being the GRANTORS.(Reg.No.176/2014). which was registered in the Office of Sub-Registrar Aurangabad No.1.*(Vrundavan Residency)*

18) Copy of lay out plan.

19) Copy of sanction lay out issued by MCA bearing no.229/2010 DT.11/10/2010.

20) Copy of N.A.Order No.JA.K.2009/M SHA KA/JAMIN 1/NAP-34/MOUJE HARSUL, TQ.AURANGABAD/FILE NO.533 Dt.01/02/2011.

21) Copy of Plot consolidation certificate Dt.07/01/2012 issued by Muncipal Corporation Aurangabad vide MANPA/NARVI/48/2012.

22) Copy of Amalgamation of plot issued by Assistant Director of Town Planing AMC , Aurangabad.

23) Copy of commencement certificate Dt.07/01/2012 vide no.908/11-12 issued by MCA Aurangabad.

24) Copy of building plan Dt.07/01/2012 vide no.908/11-12 issued by Town Planing MCA Aurangabad.

25) Copy of revised building plan Dt.04/01/2014 vide no.780/13-14 issued by Town planning MCA Aurangabad.

26) Copy of commencement certificate Dt.04/01/2014 vide no.780/13-14 issued by MCA Aurangabad.

27) Copy of 7/12 extract survey no.182/2 Dt.01/06/2015.

28) Copy of paper publication Dt.24/08/2011 issued in Sakal Newspapar.

29) No objection certificate issued by adv.K.U.Nikam Dt.09/09/2011.

30) Copy of 7/12 extract survey no.182/2 Dt.10/06/2011.

31) Copy of 7/12 extract survey no.182/2 Dt.11/06/2011.

32) Copy of 7/12 extract survey no.182/2 Dt.26/08/2011.

33) Copy of No objection Certificate issued by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul.

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34) Copy of plot allotment certificate Dt.13/03/2011 issued by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul Aurangabad of plot no.16 admeasuring 137.19 Sq.Mtrs in favor of NARESH JAYCHAND SAHUJI.

35) Copy of plot allotment certificate Dt.13/03/2011 issued by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul Aurangabad of plot no.15 admeasuring 137.19 Sq.Mtrs in favor of MANJUSHA NARESH SAHUJI.

36) Copy of plot allotment certificate Dt.23/08/2011 issued by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul Aurangabad of plot no.14 admeasuring 137.19 Sq.Mtrs in favor of VILAS PANDITRAO UBALE.

37) Copy of plot allotment certificate Dt.23/08/2011 issued by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul Aurangabad of plot no.15 admeasuring 137.19 Sq.Mtrs in favor of VILAS PANDITRAO UBALE.

38) Copy of plot allotment certificate Dt.23/08/2011 issued by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul Aurangabad of plot no.16 admeasuring 137.19 Sq.Mtrs in favor of VILAS PANDITRAO UBALE.

39) Copy of plot allotment certificate Dt.16/10/2006 issued by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul Aurangabad of plot no.16 admeasuring 137.19 Sq.Mtrs in favor of RAVI SHAMLAL RAJPUT.

40) Copy of plot allotment certificate Dt.16/12/2006 issued by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul Aurangabad of plot no.14 admeasuring 137.19 Sq.Mtrs in favor of PRADIP BALAJI MOTARWAR.

41) Copy of plot allotment certificate Dt.16/12/2006 issued by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul Aurangabad of plot no.15 admeasuring 137.19 Sq.Mtrs in favor of JAYSHRI PRAMOD NARKHEDE.

42) Copy of resolution no.5 Dt.23/08/2011 issued by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul Aurangabad.

43) Copy of Allotment certificate Dt. 23/08/2011 issued by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul Aurangabad in favor of Tejal Builders and Developers.

44) Copy of Share certificate issued by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul Aurangabad Dt.20/01/2011 in favor of ANUPAMA SHAILESH SAHUJI.

45) Copy of Share certificate issued by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul Aurangabad Dt.20/01/2011 in favor of MANJUSHA NARESH SAHUJI.

46) Copy of Share certificate issued by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul Aurangabad Dt.20/01/2011 in favor of NARESH JAYCHAND SAHUJI.

47) Copy of certificate of registration of M/S.TEJAL BUILDERS AND DEVELOPERS Dt.31/08/2009 issued by assistant registrar of firms Aurangabad.

B) SEARCH / ENCUMBRANCE :-

Though the record of rights so provided does not disclose any recorded encumbrance in other rights column I inspect the Index-II Registers for the period of 13 Years, maintained in the Office of Sub-Registrar having jurisdiction over the said property vide receipt no.5440 Dt.29/07/2017. However, by virtue of a notification by the State of Maharashtra, the registration rules are changed from 01/11/2005 and thus the search beyond the period of 31/10/2005 could only be carried out in some sub-registrars'

offices and accordingly the advocate has carried out and inspected the Government Records and given the report, which is self-explanatory and does not disclose any outstanding encumbrances or any entry adverse to the title of the owner and the opinion is given subject to the aforesaid.

C) DEVOLUTION OF TITLE :-

It is seen from the record that, Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul Aurangabad bearing no AJD/AJD/HSG/TO /952/95 Dt.13/12/1995 is registered society (*Hereinafter referred as THE SAID SOCIETY*).

It is further seen that, vide Sale Deed Dt.17/07/1995 the CHANDRAKALABAI SANDU RATHOD AND GANPAT DHONDIBA RATHOD was sold out 45 Are land out of survey no.182/2 of village Harsul to Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman KACHRU NAMDEO GAYKE. Which is registered in the Office of Sub-Registrar Aurangabad No.2 at serial no.2042/1995.

It is further seen that , the said society is consisting total 19 members and out of member serial no.14 to 16 was transfer their right and interest which is fully explain as below:

A.Plot No.14

It is further seen that, vide Sale Deed Dt.09/02/2001 the BABUSHAHA HASANSHAHA was sold and transfer the plot no.14 admeasuring 160.05 Sq.Mtrs in favor of PRADIP BALAJI MOTARWAR and consented by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman KACHRU NAMDEO GAYKE. Which is registered in the Office of Sub-Registrar Aurangabad No.2. at serial no.1055/2001.

It is further seen that, vide Sale Deed Dt.20/01/2007 the PRADIP BALAJI MOTARWAR was sold and transfer the plot no.14 admeasuring 137.19 Sq.Mtrs in favor of ANUPAMA SHAILESH SAHUJI and consented by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman Sou.SUMATI VINAY CHOUDHRY.Which is registered in the Office of Sub-Registrar Aurangabad No.1. at serial no. 363/2007.

It is further seen that, vide Sale Deed Dt.11/04/2011 the ANUPAMA SHAILESH SAHUJI was sold and transfer the plot no.14 admeasuring 160.05 Sq.Mtrs in favor of VILAS PANDITRAO UBALE and consented by Usha Kiran. Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman Mr. Vikas Subhashchand Jain. Which is registered in the Office of Sub-Registrar Aurangabad No.3 at serial no. 1803/2011.

B.Plot No.15

It is further seen that, vide Sale Deed Dt.09/01/2001 the VISHNU KASHINATH VITHEKAR was sold and transfer the plot no.15 admeasuring 160.03 Sq.Mtrs in favor of JAYSHRI PRAMOD NARKHEDE and consented by Usha Kiran Sahkari

Gruhnirman Sanstha Ltd Harsul through its Chairman KACHRU NAMDEO GAYKE. Which is registered in the Office of Sub-Registrar Aurangabad No.2 at serial no. 211/2001

It is further seen that, G.P.A Dt.03/09/2004 executed by SATISH JAGNNATH ATTARDE, JAYSHRI PRAMOD NARKHEDE AND RAVINDRA SHAMLAL RAJPUT (LADWAL) in favor of Sou.SUMATI VINAY CHOUDHRY in respect of plot no.1, 15 and 16. Which is registered in the Office of Sub-Registrar Aurangabad No.6 at serial no. 1676/2004.

It is further seen that, vide Sale Deed Dt.20/01/2007 the JAYSHRI PRAMOD NARKHEDE Through G.P.A.Holder Sou.SUMATI VINAY CHOUDHRY was sold and transfer the plot no.15 admeasuring 137.19 Sq.Mtrs in favor of MANJUSHA NARESH SAHUJI and consented by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman Sou.SUMATI VINAY CHOUDHRY. Which is registered in the Office of Sub-Registrar Aurangabad No.1 at serial no. 365/2007.

It is further seen that, vide Sale Deed Dt.11/04/2011 the MANJUSHA NARESH SAHUJI was sold and transfer the plot no.15 admeasuring 137.19 Sq.Mtrs in favor of VILAS PANDITRAO UBALE, and consented by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman Mr. Vikas Subhashchand Jain. Which is registered in the Office of Sub-Registrar Aurangabad No.3 at serial no. 1802/2011.

C.Plot No.16

It is seen that, vide Sale Deed Dt.09/01/2001 the KASHINATH BHAGINATH ZALTE was sold and transfer the plot no.16 admeasuring 160.03 Sq.Mtrs in favor of RAVINDRA SHAMLAL RAJPUT and consented by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman KACHRU NAMDEO GAYKE. Which is registered in the Office of Sub-Registrar Aurangabad No.2 at serial no. 213/2001.

It is further seen that, vide Sale Deed Dt.20/10/2006 the RAVINDRA SHAMLAL RAJPUT Through G.P.A.Holder Sou.SUMATI VINAY CHOUDHRY was sold and transfer the plot no.16 admeasuring 137.19 Sq.Mtrs in favor of NARESH JAYCHAND SAHUJI and consented by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman Sou.SUMATI VINAY CHOUDHRY. Which is registered in the Office of Sub-Registrar Aurangabad No.2 at serial no. 4057/2006.

It is further seen that, vide Sale Deed Dt.11/04/2011 the NARESH JAYCHAND SAHUJI was sold and transfer the plot no.16 admeasuring 137.19 Sq.Mtrs in favor of VILAS PANDITRAO UBALE, and consented by Usha Kiran Sahkari Gruhnirman Sanstha Ltd Harsul through its Chairman Mr. Vikas Subhashchand Jain. Which is registered in the Office of Sub-Registrar Aurangabad No.3 at serial no. 1804/2011.

It is seen from the recital that, the said society was sanction the lay out from municipal corporation Aurangabad and therefore as per sanction lay out the said plot owners have executed further sale deed in favor of above said purchasers.

It is further seen that, vide Sale Deed Dt.29/08/2011 the VILAS PANDITRAO UBALE was sold and transfer the plot no.14, 15 and 16 total admeasuring 411.57 sq.mtrs out of land survey no.182/2 to M/S.TEJAL BUILDERS AND DEVELOPERS,Through Its Partners,Mr.SANDEEP DAULATRAO BORSE, Mr.AMIT LAXMANRAO BHOSALE, and consented by Usha Kiran Sahkari Gruhniman Sanstha Ltd Harsul through its Chairman Mr. Ganesh Annarao kadam. Which is registered in the Office of Sub-Registrar Aurangabad No.1 at serial no.3550/2011. On the basis of above said sale deed the M/S.TEJAL BUILDERS AND DEVELOPERS,Through Its Partners,Mr.SANDEEP DAULATRAO BORSE, Mr.AMIT LAXMANRAO BHOSALE was mutated name in the revenue record vide mutation entry bearing no.15931.

Development Right Certificate issued by AMC Aurangabad Dt.18/06/2012 vide AMC/TP/DRC/E/34/2012 in favor of Mr.SALEEM SHAMSHER PATEL.

It is further seen that, vide Deed of Transfer of Development Right Dt.22/11/2013 Mr.SALEEM SHAMSHER PATEL was transfer the benefit of utilization of TDR of the the FSI to the extent of 164.80 Sq.mtrs to M/S.TEJAL BUILDERS AND DEVELOPERS,Through Its Partners,Mr.SANDEEP DAULATRAO BORSE, Mr.AMIT LAXMANRAO BHOSALE. Which is registered in the Office of Sub-Registrar Aurangabad No.2 at serial no. 6886/2013.

It is further seen that, Copy of Plot consolidation certificate Dt.07/01/2012 issued by Muncipal Corporation Aurangabad vide MANPA/NARVI/48/2012 in respect of captioned property. Further Commencement Certificate Dt.04/01/2014 issued by Muncipal Corporation Aurangabad vide no.780/2013-2014 along with Building Plan over captioned property in favor of M/S.TEJAL BUILDERS AND DEVELOPERS,Through Its Partners,Mr.SANDEEP DAULATRAO BORSE, Mr.AMIT LAXMANRAO BHOSALE .

It is further seen that, the Declaration Deed Dt.08/01/2014 executed by M/S.TEJAL BUILDERS AND DEVELOPERS,Through Its Partners,Mr.SANDEEP DAULATRAO BORSE, Mr.AMIT LAXMANRAO BHOSALE being the GRANTORS named and title as *Vrundavan Residency over said plots*, which was registered in the Office of Sub-Registrar Aurangabad No.1 at serial no. 176/2014.

D) N.A. PERMISSION :-

It is seen from the documents that, the non agricultural permission has been obtained from the Competent Authority, Aurangabad vide its Order No.JA.K.2009/M SHA

KA/JAMIN 1/NAP-34/MOUJE HARSUL, TQ.AURANGABAD/FILE NO.533 Dt.01/02/2011.

E) LAY OUT PERMISSION :-

It is further seen from the record that, the land owner has got approved the plans for demarcated lay out from the Competent Authority no. 229/2010 DT.11/10/2010.

F) COMMENCEMENT CERTIFICATE :-

It is further seen from the record that, Commencement Certificate Dt.04/01/2014 issued by Muncipal Corporation Aurangabad vide no.780/13-14 along with Building Plan over captioned property in favor of plot owners.

G) CONCLUSION :-

Subject to whatever stated above and the documents mentioned hereinbelow and on going through the Search & Title Report and the documents given to me for inspection and information, so supplied, I am of the prima facie opinion that, M/S.TEJAL BUILDERS AND DEVELOPERS,Through Its Partners,Mr.SANDEEP DAULATRAO BORSE, Mr.AMIT LAXMANRAO BHOSALE have acquired clear, marketable rights and interest in respect of captioned property.

CRITICAL TITLE DOCUMENTS REQUIRED TO BE COLLECTED IN ORIGINAL :-

NON-CRITICAL DOCUMENTS REQUIRED IN XEROX COPIES:-

1. The documents perused and described in Para-A above.
   The Papers given to us are returned herewith.

29/1/2014

PRAVIN C.WANI.

Advocate

Pravin Chandrabhan Wani ADVOCATE Aurangabad

It is informed that, the documents given above are as per the originals and it is further given to my knowledge that the plot owners are in the actual physical possession of the captioned property and the Title Opinion is given on the aforesaid representations. It is further advised to collect each and every document so perused. I restrict my investigation to verify the prima facie title of the plot owners on the available documents & information. Accordingly I have carried out required investigations and given my opinion. However it is clarified that the technical issue/ verification related to the sanction of the Building plan, its completion etc. are not done by us and the opinion given is subject to the correctness of the same. The Opinion as regards to genuineness is general observation so made by going through the document with open eye, however, no material or mechanism to verify the actual registration or payment of stamp duty is available with us and applied which please be noted and appropriate authority be consulted for further investigation.