



Anand P. Umrikar

ADVOCATE

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Date	28.07.2015
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SEARCH REPORT

Name of the Project		Shri Sai Nakshtra Park
	Particulars of the scrutinized-serially and chronologically	
1.	7/12 Extract of Gut No. 103 issued by the concern Talathi.	
2.	Registered Sale Deed bearing No. 2256, dtd. 16.04.1985, executed by Shri. Deorao Kisan Kamble, Shri. Vitthal Kisan Kamble and Smt. Harnabai Kishan Kamble in favour of Shri. Rameshchandra Vitthaldas Jariwal and Shri. Krushnamohan Gangadas Shah with respect to Land admeasuring 81R out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.	
3.	Registered Sale Deed bearing No. 1367, dtd. 03.09.1993, executed by Shri. Rameshchandra Vitthaldas Jariwal and Shri. Krushnamohan Gangadas Shah in favour of Nirami Sahakari Gruh Nirman Sanstha through its Chairman Shri. Rameshchandra Vitthaldas Jariwal with respect to Land admeasuring 61R out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.	

4.	Registered Sale Deed bearing No. 1264, dtd. 21.07.1993 executed by Shri. Rameshchandra Vitthaldas Jariwal and Shri. Krushnamohan Gangadas Shah in favour of Nirami Sahakari Gruh Nirman Sanstha through its Chairman Shri. Rameshchandra Vitthaldas Jariwal with respect to Land admeasuring 20R out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.
5.	Registered Sale Deed bearing No. 205, dtd. 25.01.2011, executed by Nirami Sahakari Gruh Nirman Sanstha through its Chairman Adv. Satish Bhagwantrao Talekar, Shri. Sanjay Gangadhar Patil & signed by Adv. Satish Bhagwantrao Talekar, Shri. Sanjay Gangadhar Patil, Shri. Sandusingh Gannusingh Rajput, Dr. Geeta Sardarsingh Sevagan, Dr. Megha Sardarsingh Sevagan, Shri. Pawan Sardarsingh Sevagan, Shri. Alok Satish Talekar, Shri. Satish Bhagwantrao Talekar, Adv. Hemlata Satish Talekar, Adv. Gururaj alias Satish Bhagwantrao Talekar, Dr. Varsha Sardarsingh Sevagan, Dr. Anjali alias Shri. Varsha Sardarsingh Sevagan, & Miss Pradhnya Satish Talekar in favour of M/s. Everest Bajaj Combines through its Managing Director Shri. Pravin Gangabishan Sikchi with respect to the land admeasuring 80R, out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.
6.	Order bearing No. 211, dtd. 29.12.2010, issued by the Deputy Director Co-Op. Society Aurangabad in the name of Nirami Sahakari Gruh Nirman Sanstha towards Sale of the land admeasuring 80R, out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.
7.	Registered Development Agreement, bearing No. 6599, dated 22.08.2011, executed by M/s. Everest Bajaj Combines through its Authorized Partner Shri. Pravin Gangabishan Sikchi, in favor of M/s. Vikas Developers, through prop. Mr. Vikas Laxman Chaudhary, with respect to the land admeasuring 80R, out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.

8.	Commencement Certificate bearing file No. 711/17/2011-12, dtd. 25.05.2012, issued by the Municipal Corporation Aurangabad in the name of M/s. Everest Bajaj Combine, through his Managing Partner Shri. Pravin Gangabhishan Sikchi through GPA Mr. Vikas Laxman Choudhari, with respect to the land Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.
9.	Approved Map of Construction, issued by the Dy. Engineer, Town Planning, Municipal Corporation, Aurangabad, in the name of M/s. Everest Bajaj Combine, through his Authorized Partner Shri. Pravin Gangabhishan Sikchi through GPA Mr. Vikas Laxman Choudhari, with respect to the land Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.
10.	Registered Irrevocable Power of Attorney, bearing NO.6600, Dt.22.08.2011, executed by M/s. Everest Bajaj Combines through its Authorized Partner Shri. Pravin Gangabhishan Sikchi, in favor of M/s. Vikas Developers, through prop. Mr. Vikas Laxman Chaudhary, with respect to the land admeasuring 80R, out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.
11.	Registered Deed of Declaration bearing No. 2107, dtd. 30.05.2012, executed by M/s. Everest Bajaj Combines through it authorized partner Shri. Pravin Gangabisan Sikchi & M/s. Vikas Developers, through prop. Mr. Vikas Laxman Chaudhary with respect to the land admeasuring 80R, out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.



FLOW OF THE TITLE

1. In view of the 7/12 Extract of Gut No. 103 issued by the concern Talathi in the year 1982, the property Land admeasuring 81R out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad, was owned and possessed by Shri. Deorao Kisan Kamble, Shri. Vitthal Kisan Kamble and Smt. Harnabai Kishan Kamble.
2. That, Shri. Deorao Kisan Kamble, Shri. Vitthal Kisan Kamble and Smt. Harnabai Kishan Kamble have executed Registered Sale Deed bearing No. 2256, dtd. 16.04.1985, in favour of Shri. Rameshchandra Vitthaldas Jariwal and Shri. Krushnamohan Gangadas Shah with respect to Land admeasuring 81R out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.
3. That, Shri. Rameshchandra Vitthaldas Jariwal and Shri. Krushnamohan Gangadas Shah have executed Registered Sale Deed bearing No. 1367, dtd. 03.09.1993, in favour of Nirami Sahakari Gruh Nirman Sanstha through its Chairman Shri. Rameshchandra Vitthaldas Jariwal with respect to Land admeasuring 61R out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.
4. That, Shri. Rameshchandra Vitthaldas Jariwal and Shri. Krushnamohan Gangadas Shah have executed Registered Sale Deed bearing No. 1264, dtd. 21.07.1993 in favour of Nirami Sahakari Gruh Nirman Sanstha through its Chairman Shri. Rameshchandra Vitthaldas Jariwal with respect to

Land admeasuring 20R out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad

5. On the basis of above referred Sale Deed the revenue authority has sanctioned the mutation bearing No. 1609, and recorded the name of Nirami Sahakari Gruh Nirman Sanstha on 7/12 Extract of Gut no. 103, has the owner and possessor of the Land admeasuring 81R out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.
6. That, the Deputy Director Co-Op. Society Aurangabad vide his Order bearing No. 211, dtd. 29.12.2010, has granted permission to Nirami Sahakari Gruh Nirman Sanstha towards Sale of the land admeasuring 80R, out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.
7. That, Nirami Sahakari Gruh Nirman Sanstha through its Chairman Adv. Satish Bhagwantrao Talekar, Shri. Sanjay Gangadhar Patil & signed by Adv. Satish Bhagwantrao Talekar, Shri. Sanjay Gangadhar Patil, Shri. Sandusingh Gannusingh Rajput, Dr. Geeta Sardarsingh Sevagan, Dr. Megha Sardarsingh Sevagan, Shri. Pawan Sardarsingh Sevagan, Shri. Alok Satish Talekar, Shri. Satish Bhagwantrao Talekar, Adv. Hemlata Satish Talekar, Adv. Gururaj alias Satish Bhagwantrao Talekar, Dr. Varsha Sardarsingh Sevagan, Dr. Anjali alias Shri. Varsha Sardarsingh Sevagan, & Miss Pradhnya Satish Talekar have executed Registered Sale Deed bearing No. 205, dtd. 25.01.2011, in favour of M/s. Everest Bajaj Combines through its Managing Director Shri. Pravin Gangabishan Sikchi with respect to the land admeasuring 80R, out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad



8. That, M/s. Everest Bajaj Combines through its Partner Shri. Pravin Gangabhishan Sikchi has executed Registered Development Agreement, bearing No. 6599, dated 22.08.2011, in favor of M/s. Vikas Developers, through prop. Mr. Vikas Laxman Chaudhary, with respect to the land admeasuring 80R, out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.
9. That, the Municipal Corporation Aurangabad has granted permission for construction as per the approved map of construction, vide its Commencement Certificate bearing file No. 711/17/2011-12, dtd. 25.05.2012, in the name of M/s. Everest Bajaj Combine, through his Managing Partner Shri. Pravin Gangabhishan Sikchi through GPA Mr. Vikas Laxman Choudhari, with respect to the land Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.
10. That, the Dy. Director Town Planning, Municipal Corporation Aurangabad has approved the Map of Construction, with respect to the land Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.
11. That, M/s. Everest Bajaj Combines through its Partner Shri. Pravin Gangabhishan Sikchi has executed Registered Irrevocable Power of Attorney, bearing NO.6600, Dt.22.08.2011, in favor of M/s. Vikas Developers, through prop. Mr. Vikas Laxman Chaudhary, with respect to the land admeasuring 80R, out of Gut No. 103, situated at Nakshtrawadi,

Tq. & Dist. Aurangabad.

12. That, M/s. Everest Bajaj Combines through its partner Shri. Pravin Gangabisan Sikchi & M/s. Vikas Developers, through prop. Mr. Vikas Laxman Chaudhary have executed Registered Deed of Declaration bearing No. 2107, dtd. 30.05.2012, with respect to the land admeasuring 80R, out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.

13. That, M/s. Everest Bajaj Combines through its partners & M/s. Vikas Developers, through prop. Mr. Vikas Laxman Chaudhary, have executed Agreement to Sale dated 13.06.2015 in favour of Mr. Aniket Ramesh Agnihotri & Poorva D/o - Ganesh Bhishnorkar alias Mrs. Poorva Aniket Agnihotri with respect to Flat No. B-33, area admeasuring 55.66 sq. mtrs., built up area including Balcony Boxes, etc. 75.91 sq. mtrs. salable area 98.69 sq. mtrs. on Stilt 4th Floor, in the Building B, in "Shri Sai Nakshtra Park", to be Constructed on Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad

CERTIFICATE

M/s. Everest Bajaj Combines through its partners & M/s. Vikas Developers, through prop. Mr. Vikas Laxman Chaudhary thus get clear, good & marketable title over the Flats in the project known as "Shri Sai Nakshtra Park", to be Constructed on Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad and after



execution of Registered Sale Deed executed by M/s. Everest Bajaj Combines through its authorized partner Shri. Pravin Gangabisan Sikchi & M/s. Vikas Developers, through prop. Mr. Vikas Laxman Chaudhary, in favour of the prospective purchaser of the concern flat in the project known as "Shri Sai Nakshtra Park", to be Constructed on Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad, thereafter only the prospective purchaser shall get clear, good & marketable title over the said Flat.

Hence the Opinion
Yours Truly

Atu
Anand P. Umrihar
Advocate



CHALLAN
MTR Form Number-6

GRN	MH002559314201516E	BARCODE	[Barcode]		Date	28/07/2015-17:41:24		Form ID
Department			Inspector General Of Registration		Payer Details			
Type of Payment			Search Fee		TAX ID (If Any)			
			Other Items		PAN No. (If Applicable)		AANPU7087L	
Office Name			ARB1_HQR SUB REGISTRAR AURANGABAD 1		Full Name		ADV ANAND UMRIKAR	
Location			AURANGABAD					
Year			2015-2016 One Time		Flat/Block No.		PLOT NO. 71 NEW SBH COLONY	
Account Head Details			Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE			750.00		Road/Street		SHAHANORWADI	
					Area/Locality		AURANGABAD	
					Town/City/District			
					PIN		4 3 1 0 0 5	
					Remarks (If Any)			
					30 YEARS SEARCH FROM 1986 TO 2015			
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only	
					Words			
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN		REF No.	
					00040572015072826575		IK86683820	
Cheque/DD No					Date		28/07/2015-17:42:00	
Name of Bank					Bank-Branch		STATE BANK OF INDIA	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	

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