Sanjay M. Bhalekar
B.Sc., DBM, LL.B.
ADVOCATE

Off. & Resi. :
'Nilayam' 29,
Vishwa karma Co-op. Hsg. Society,
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SEARCH REPORT

To,

M/s. Bhaishree Ventures,
Aurangabad.

As per documents placed before me & authorization given to me to take search of the property situated at Gat no.330, Kumbhephal, Tq. & Dist. Aurangabad; I hereby submits .....

I Name of the owner :- Mr. Sudhir Laxman Mulay
Through Developers
Bhaishree Venturs - **Partners:-**
Bhavesh Ramesh Patel
Pravin Dhanraj Somani
Makarand Dwarkanath Deshpande

II Description of the property :- G.No.330, to the extent of 40R, Kumbhephal,Tq.&Dist. Aurangabad
Project known as 'Vrundavan'

Bounded as under

East	:	Remaining land of G.No.330
West	:	Remaining land of G.No.330,
South	:	Land G.No.339,
North	:	Land G.No.329

Particulars of the documents scrutinized ----

1.	1970 onward	Complete 7/12 extract of G.No.68/p from 1968.	Certified
2.	01/08/97	Reg. sale deed 2724/97 executed in favor of Vasant Baburao Deshmukh & Murhari Pundalikrao Pawar in respect of land adm.40R situated at G.No.330, Kumbhephal, Aurangabad	Certified
3.	09/8/07	Reg. sale deed 4514/07 executed in favor of Sudhir Mulay in respect of land adm.40R situated at G.No.330, Kumbhephal, Aurangabad	Certified

4.	28/08/07	Mutation entry 2350	Xerox
5.	06/02/17	Regi. Development agreement 420/2017	Xerox
6.	06/02/17	Regi.Power of attorney 421/2017	Xerox
7.	06/02/17	Reg. Deed of Declaration 422/2017	Xerox
8.	19/05/11	Mutation enrty of release of charge in the name of Sudhir Muley	Certified
9.	03/03/17	Letter issued by Tahsildar, Aurangabad in respect of mutation entry no.1196	Original
10	08/03/17	Letter issued SBI in the name of Sudhir Muley	Original

FLOW OF TITLE :-

1) In view of 7/12 extract of land G.No.330 totally adm.3H74R situated at vill. Kumbhephal, Aurangabad issued by concern Talathi, from year 1970, it is seen that, the said land was owned & possessed by one Bandu Balaji Mulay.

2) Lateron, the said is owned & possessed by Laxman Bandu Mulay & Devidas Bandu Mulay under mutation entry no 269.

3) Thenafter, part of land to the extent of 40R was owned & possessed by Vasant Baburao Deshmukh & Murhari Pundalikrao Pawar jointly by virtu of registered sale deed having day book no.2724/97; executed by Laxman Banduji Mulay. Name of Vasant Baburao Deshmukh & Murhari Pundalikrao Pawar mutated in ROR vide mutation entry no.1193.

4) Lateron, Vasant Baburao Deshmukh & Murhari Pundalikrao Pawar transfer their rights vested in land G.No.40 to the extent of 40R, in favor of Mr. Sudhir Laxman Mulay by executing registered sale deed. The said sale deed is having day book no. 4514/2007 dtd. 9/8/07. In view of registered document name of Sudhir Mulay is mutated in ROR vide mutation entry no.2350. Since 2007, Sudhir Laxman Mulay owned & possessed the land to the extent of 40R in G, No.330, Kumbhephal, Aurangabad.

Mr. Sudhir Laxman Mulay obtained NA use permission from competent authority vide order 2016/Masha/Jamin-1/NAP-34/Mauje

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Kumbhephal Tq. A'bad/Pr.Kr.114 dtd.1/8/16 in respect of land adm.40R (3400 sq.mtr. out of 4000 sq.mtr.) situated at G.No.330, vill. Kumbhephal, Tq. & Dist. Aurangabad.

5) It is seen that, Sudhir Mulay applied for building permission for construction of group housing scheme on said land. In view of application, Asst. Director Town Planning, Aurangabad sanctioned building plan & recommended it to The Collector Aurangabad for final approval. The permission is granted vide Bandhkam parwangi/ Mauje Kumbhephal/ Tq. Aurangabad/ Bap - 155/G.No.330/ SSanAu/ 2091 dtd.14/10/16.

Lateron, Collector Office, Aurangabad granted / approved building permission as recomandation made by Asst. Director Town Planning, Aurangabad. Building permission approved by Collector, Aurangabad vide its order in Pr.Kr.114/2017 dtd.20/2/17.

6) Mr. Sudhir Laxman Mulay entered into development agreement with m/s Bhaishree Ventures, a Partnership firm. Partnership firm cosists three partners namly, Bhavesh Ramesh Patel, Pravin Dhanraj Somani & Makarand Dwarkanath Deshpande. Partnership, Bhaishree Ventures is having registration no. ABD-6040 dtd.2/3/12. Vide resolution dtd.31/3/16 said firm authorized Mr. Pravin Somani as authorized signatory for the present project – 'Vrundavan', G.No.330, Kumbhephal, Aurangabad to the extent of 40R.

7) The said Development agreement executed between parties on 6/2/17 & it is having day book no.420/2017.

Sudhir Laxman Mulay executed Irrivocable Power Of Attorney having day bok no.421/17 in favor of Bhaishree Ventures to carryout all necessary work during development of land.

8) Lateron, Sudhir Mulay & developers executed registered Deed of Declaration, which is having day book no. 422/17 dtd. 6/2/17.

9) During search it is observed that, Sudhir Mulay availed loan facility of V.K.S.Society & of SBI, br. Shendraban. It is further seen that, as per mutation entry no.3236 dtd.19/5/11 the said charge is released by V.K.S.Society. Soalso SBI, Shedraban Br. Issued No-Dues certificate in respect laon.

I have personally gone through all the requisite original documents. The search is taken 30 yrs. vide receipt No. MH008868651201617E dated 28/2/17.

Title certificate :-

I have scrutinized the various documents. The opinion is based on documents provided to me AND I am of opinion that, the title of Mr. Sudhir Laxman Mulay is clear & marketable over land G.No.330 to the extent of 40R (3400 sq.mtr out of 4000 sq.mtr.) within boundaries mentioned herein above.

Date : 10/3/17

Place :Aurangabad

Signature of the Advocate

CHALLAN
MTR Form Number-6

GRN	MH008868651201617E	BARCODE		Date	28/02/2017-13:19:46	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	ARB5_AURANGABAD 5 JT SUB REGISTRAR	Full Name	Adv Sanjay Bhalekar
Location	AURANGABAD		
Year	2016-2017 One Time	Flat/Block No.	29 VISHKARMA HOUSING SOCIETY
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	N-8 CIDCO
		Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	SEARCH FEES FOR PROPERTORY GUT NO-330 KUMBHEPHAL TQDIST- AURANGABAD
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572017022814921	CKB7358279
Cheque/DD No.		Date		28/02/2017-13:20:49	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No., Date		Not Verified with Scroll	

Mobile No. : 9422711133

Print Date 28-02-2017 01:20:51