Prashant R. Takalkar
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14,'Tuljai', Yashshree Housing Society,
N-8,CIDCO,
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SERACH REPORT

TO WHOMSOEVER IT MAY CONCERN

At the instance of Shri.Rajesh Baburao Dole, Age: About 46 Yrs.; Occupation: Business; Residing At : Garkheda Parisar, Aurangabad, I have perused copies of the relevant papers and documents in respect of the property mentioned in Schedule hereunder and I hereby submit my opinion about the title of the property as also search report for a period of last 30 years i.e. from 1987 to 2016 in respect of the said property as under:-

I. Description of the Property:-

All that piece or parcel of N.A. land bearing CTS No. 15298, S. No. 8/1, admeasuring approx. about 10700 Sq. Mts. situated at Garkheda, Aurangabad, and the construction of about 3492.7388 Sq. Mtrs. standing thereon which is known as "Ved Mantra Residency", situate within the Registration District of Aurangabad, situate within the Revenue limits of Tahasil Aurangabad and situate within the limits of Aurangabad Municipal Corporation, Aurangabad.

II. Present Holders/ the Owner(s) of the Building:-

(1) M/s Laxmi Nrusinha Constructions
Through Prop. Shri. Rajesh Baburao Dole &
(2) Shri. Radheshyam Deokishan Chandak

III. Documents Perused:-

1. Copy of Tax receipt of proposed Alka Co-Op. Hsg. Soc. for Land Development vide Receipt No. 020420 on dtd. 09/10/97 & Copy of Tax receipt against Development Expenses/Charges vide Receipt No. 020419 on dtd. 09/10/97.

2. Copy of N.A. Order issued by the Collector office of the Aurangabad pertaining to the land of S. No. 8/1 admeasuring 10700 Sq. Mtrs. bearing permission No. 98/MG/Land1/NA/PRAKRA 294/98 on dtd. 05/05/1998.

3. Copy of Layout Plan of S.No. 8/1, approved by the Town Planning, Municipal Corporation, Aurangabad vide permission No. Outward No./TP/Layout/T-2/15/09/1998 on dtd. 21/05/1998.

4. Copy of Sale Deed dated 28/07/2011, which is duly registered in the office of Sub-Registrar, Aurangabad on the same day under Regn. No. AGG1-02828-2011.

5. Copy of Commencement Certificate issued by the Municipal Corporation, Aurangabad bearing Permission No.646/2012-13, File No. 80/17/2012-13 on dtd. 18/09/2012.

6. Copy of TLR map on dtd. 08/10/2012.

7. Copy of Deed of Declaration of "Ved Mantra Residency" on dated 16/02/2013, which is duly registered in the office of Sub-Registrar, Aurangabad on the same day under Sr. No. AGG6-552-2013.

Adv. PRASHANT R. TAKALKAR
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8. Copy of General Power of Attorney to & in favour of M/s Laxmi Nrusinha Constructions on dated 07/10/2013, which is duly registered in the office of Sub-Registrar, Aurangabad on the same day under Sr. No. AGG3-4198-2013.

9. Copy of P.R. Card bearing mutation entry no. 14194.

BRIEF HISTORY OF TITLE:-

(1) THAT the land admeasuring about approx. 2 A 26 G was originally belonged to one Shri. Adil Khan Akil Khan who sold the same to the proposed Alka Co-operative Housing Society (Hereinafter referred to as the "said society") in the year 1983 and accordingly mutation entry bearing no. 472 was taken in the record of rights.

(2) THAT the said Society had applied to the office of the collector for the necessary permission for the change of user of the entire land on dtd. 23/12/1197 and the same is granted by the Collector of Aurangabad, (Revenue Branch), vide its Order bearing No. 98/MG/Land1/NA/PRAKRA 294/98 on dtd. 05/05/1998 pertaining to the land of S. No.8/1 admeasuring 10700.00 Sq. Mtrs.(Hereinafter referred to as "the said land").

(3) THAT the said Society has submitted Land Development Charges of Rs. 1,27,464/- vide Receipt No. 020420 & also Development charges of Rs. 4,55,868/- vide Receipt No. 020419 to the Aurangabad Municipal Corporation on dtd. 09/10/1997 in respect of S. No. 8/1.

(4) THAT the said Society has got a Layout plan of the part of S. No.8/1 sanctioned from the Town Planning Authority, Aurangabad Municipal Corporation vide Permission No. Outward No./TP/Layout/T-2/15/09/1998 on dtd. 21/05/1998.

(5) THAT the Said Society has sold the said land. to M/s Laxmi Nrusinha Constructions and one Shri. Radheshyam Devkishan Chandak on dated 28/07/2011, which is duly registered in the office of Sub-Registrar, Aurangabad on the same day under Regn. No. AGG1-02828-2011 and accordingly mutation entry no. 14194 was taken in the record of rights and M/s Laxmi Nrusinha Constructions and one Shri. Radheshyam Devkishan Chandak (Hereinafter referred to as "the owners") became the owners and possessors of the land mentioned here under the Schedule written.

(6) THAT the owners have submitted building plan of flatted building for approval with Municipal Corporation, Aurangabad & its approved vide Permission No. 646/2012-13, File No. 80/17/2012-13 on dtd. 18/09/2012.

(7) THAT thereafter the owners have applied before the City Survey Officer on dtd. 19/07/2012 for the measurement plan of the said land and accordingly the CTSO, Aurangabad has approved the TLR map for the said land on dtd. 08/10/2012.

(8) THAT, the owners have constructed the building totally consisting of 56 flats as per the approved plan and the name of the Building shall be called as "Shri Ved Mantra Residency" and the Deed of Declaration in respect of the said building have been executed by the owners on dated 16/02/2013, which is duly registered in the office of Sub-Registrar, Aurangabad on the same day under Sr. No. AGG6-552-2013.

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(9) THAT the one of the owner i.e. Shri. Radheshyam Devkishan Chandak has executed a General Power of Attorney to & in favour of M/s Laxmi Nrusinha Constructions (being co-owner of the said land) to look after the business & affairs of their co-owned property i.e. the said land on dated 12/07/2017, which is duly registered in the office of Sub-Registrar, Aurangabad on the same day under Sr. No. AGG3-4198-2013.

THAT previously I had issued a Title Search Report, dated 21/04/2012 in respect of the said land mentioned under the Schedule hereunder written stating that the said land is in the possession of the owners & the owners are absolute owners of the said land and accordingly have free and marketable title over it.

THAT I have caused the necessary searches of the available Index II registers to be taken, from the office of the Sub-Registrar, Aurangabad for an interim period of 30 years i.e. from 1987 to 2016 vide Receipt No. 9827 on dtd. 04/10/2016 and during the said searches of the records available for inspection and as per stated above, no other entry creating any other encumbrances on the said land is traced.

SCHEDULE

All the piece and parcel of NA land admeasuring about 10700 Sq. Mtrs. bearing CTS No. 15298, S. No. 8/1, situated at Garkheda, Aurangabad and is bounded as under:

EAST	:	Survey No.9;
WEST	:	Nala;
SOUTH	:	Nandigram Society ;
NORTH	:	Part of land Survey No.8;

After taking into consideration all that is stated above I am of the opinion that the rights, title and interest of the present owners viz. (1) M/s Laxmi Nrusinha Constructions Through Prop. Shri. Rajesh Baburao Dole & (2) Shri. Radheshyam Deokishan Chandak in respect of the said land and the building constructed thereon i.e. "Shri Ved Mantra Resiency", are free, clear and marketable and I certify accordingly.

Date:

Place: Aurangabad

(ADVOCATE)

Adv. PRASHANT R. TAKALKAR
Aurangabad

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Plot No.14,"Tuljai" Yashshree Housing Society
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