



इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

Tuesday, 25 July 2017 5:58 PM

पावती क्र.: 8462 दिनांक: 25/07/2017

गावाचे नाव: औरंगाबाद शहर

दस्तऐवजाचा अनुक्रमांक: अगग2-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अविनाश एस देशपांडे अमानत 3-2
वर्णन अर्ज क्र.993/2017 सि.स.नं.17352/2 मालखेडा औरंगाबाद सन.1988 ते 2017 (30 वर्ष)

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Joint S R Aurangabad II

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.-२

Office : 24, Shardashram Colony, Paithan Gate, Aurangabad.

Ph.: 2348521, Mob.: 9850141568. E-mail : deshpandeavinash70@yahoo.com, avinashdeshpande5@gmail.com

Resi. : Plot No. 23, Om Apartment, Flat No. 4, Sharadashram Colony, Aurangabad. Ph. : 2321568.

Date: 27/7/2017**TO WHOM SO IT MAY CONCERN****TITLE & SEARCH REPORT**

In pursuance of above subject, I have investigated title to the under mentioned property, I have investigated the title as under: -

1.	Name and address of the Title Holder	Mr. Mohd. Abed Mazaruddin S/o Mohd. Immam Shirajuddin , R/o Osmanpura Circle , Aurangabad. Through Builder & Developer Mr. Balaji Chandrabhan Patil
2.	Constitution	Free hold property
3.	Details of the Property	All the part and parcel of the Property Land Plot CTS No. 17352/2 Osmanpura Circle , Aurangabad Adm 478.58 sq.mt. (Details of properties are given in Schedules).
4.	Nature of Property	Open Land
5.	List of title deeds / documents perused	• Property Record Card CTS No. 17352/2 • Copy of Development agreement & GPA executed in between Owner and Developer • Construction permission issued by AMC

6. Title History of the property:-

That on going through the above-mentioned documents the brief transfer history of the property is as under: -

That the said property is part of land CTS No. 17352, latter on same is sub-divided and a separate Plot having CTS No. 17352/2 was created in the name of Mrs. Noorjahan Begum her name in the property Record Card is appeared since 1982. The area of CTS No. 17352/2 is mentioned in Property Record Card is 1759.5 Sq.mt.



- (2) -

On perusing record it reveals that, Mrs. Noorjahan Begum obtained construction permission from Aurangabad Municipal Corporation on 1/12/1990 wide permission No. 804/1990.

On perusing record it reveals that, Mrs. Noorjahan Begum did not constructed the entire area as sanctioned by the Corporation on the basis of Permission of 1990. From here total area, she has sold a open land admeasuring 752 .00 sq.mt. to Mrs. Indu Ashok Khatod and Mrs. Shama Ramniwas Khatod by way of registered sale deed dated 17/10/2001 same is registered towards Sub-registrar Office under day book No. 5302.

That on perusing record it reveals that, Mrs. Noorjahan Begum, constructed some area on the basis of permission of 1990 and kept some portion open. It reveals from the record that, Mrs. Noorjahan Begum has executed deed of apartment on 3/10/2006 under day book No. 4718 where in the area of flats, shops and offices are mentioned. But after construction of said apartment area admeasuring 478.58 sq.mt. remain to be constructed.

That, it appears that, on 27/1/2011 Mrs. Noorjahan Begum died and name of her Husband by name **Mr. Mohd. Abed Mazaruddin S/o Mohd. Immam Shirajuddin** appeared in property record. There after it appears that, owner Mr. Mohd. Abed Mazaruddin entered in to development agreement with Mr. Balaji Chandrabhan Patil for development of remaining area admeasuring 478.58 sq.mt. from CTS No. 17352/2 on 26/9/2016 along with Irrevocable General Power of Attorney.

It appears from record that, Owner Mr. Mohd. Abed Mazaruddin obtained construction permission dated 13/2/2015 wide permission No. 1021/2014-15 for the entire area of CTS No. 17352/2 where in the area sold to Mrs. Khatod is shown and the area which is acquired for DP Road by the municipal Corporation admeasuring 139.68 sq.mt. is also shown. As per the construction plan the total area under construction is mentioned. On perusal from record it



reveals that, owner has executed registered relinquishment deed in favour of Aurangabad Municipal Corporation on 22/1/2015.

I have gone through the relevant record towards various Govt. offices and as well as towards the sub-registrar Aurangabad I have deposit the search charges for a period 1988 to 2017 through receipts No. 8462 dated 25/7/2017 for a period of 30 years On going through above discussion it can said that, the owner of the property **Mr. Mohd. Abed Mazaruddin S/o Mohd. Immam Shirajuddin , R/o Osmanpura Circle , Aurangabad Through Builder & Developer Mr. Balaji Chandrabhan Patil** having good marketable title over the property. Having good marketable title over the property. There is no any encumbrance over the property.

SCHEDULE OF PROPERTY

All the part and parcel of the Property Land Plot CTS No. 17352/2 Osmanpura Circle , Aurangabad Adm 478.58 sq.mt.

bounded as under:-

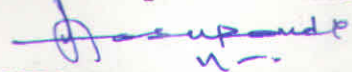
On or towards East : 40.00 Mtr.D.P. Road,

On or towards West: CTS No. 17352/4

On or towards North: CTS No. 17352

On or towards South: CTS No. 17350

Name and Signature of Advocate:


(AVINASH S. DESHPANDE)

ADVOCATE

