

अॅड. घनश्याम सोनाजी पोळ

एन. कॉन., जी. डी. सी. अॅड ए. एल. एस. सी.

अॅडव्होकेट



Adv. GHANSHYAM SONAJI POLE

M.Com, G.D.C. & A., LL.B.

ADVOCATE

ऑफिस : प्लॉट नं. ९२, न्यु लक्ष्मी कॉलनी,
छावणी रोड, औरंगाबाद. मो. ९३२५५३३८४०

Office : Plot No. 92, New Laxmi Colony,
Chawni Road, Aurangabad. Mob. 9325533840

संदर्भ :

दिनांक :

Date; - 02/08/2017

TITLE CUM - SEARCH REPORT

WHEREAS the As per Dwarka Associates through its Proprietor of Mr. Sandesh Bhivsan Wagh approached me and requested to issue title cum search report in respect of property bearing CTS No. 8017 admeasuring area 711.9 sq meters to the extent of 634.66 sq meters and CTS No. 8021/3 admeasuring 193.7 sq meters and CTS No. 8018 admeasuring area 84. 00 sq meters situated at Moti Karanja, Aurangbad

I have deposited search fees in the office of sub- Registrar, Aurangabad vide receipt No 7612 dated 01/08/2017 for the period of 2005 to 2017. For the purpose of search in respect of above mentioned property the search receipt is filed herewith.

I have taken search for the period of 13 years i. e 13 years from 2005 to 2017

I have inspected the Index register in the office of sub Registrar in the office of sub Registrar Aurangabad for the last 13 years

I, have taken search in respect of the property bearing CTS No. 8017 admeasuring area 711.9 sq meters to the extent of 634.66 sq meters and CTS No. 8021/3 admeasuring 193.7 sq meters and CTS No. 8018 admeasuring area 84.00 sq meters situated at Motikaranja, Aurangbad

Its appears that properties CTS No. 8021/3 admeasuring 193.7 sq meters was owned by and possessed by one Javed Ahmed Hamid Khan and he purchased same under the registered sale deed dated 08/09/1987 vide document No. 8076 and accordingly his name also came to be mutated in P. R dated 25/11/1987



Its further appears that Mr. Javed Ahmed thereafter mortgaged the said property with Bombay Mercantile Co-operative Bank Ltd for amount of Rs. 8,00,000/- and he also repaid the said loan and property also came to be redeemed by the bank as per released deed date 16/10/2009 Javed Ahmed sold the said property to Mr. Dilip Kantilal Jain under the registered Sale deed dated 04/12/2009

Its appears that the Property CTS No. 8017 admeasuring area 711.9 sq meters was owned and possessed by Mr. Javed Ahmed Abdul Hamid Khan as per the decision of Inquiry officer City survey office Aurangbad in year 1971 and he sold the area to the extent of 77.25 sq meters out of the said property to Mr. Radhakisan Shewale under the registered Sale deed dated 16/11/1995 Mr. Javed Ahmed also mortgaged the said property with Bank of Baroda Branch:- Samarth Nagar, Aurangbad for the loan amount of Rs. 65,00,000/- and bank charge entry of the same is also taken in property card of said property . and the mutation entry dated 27/11/2000 the said property entry came to be deleted as per the letter of bank dated 23/01/2001 and Mr. Javed Ahmed out the said property to M/s Kushal Construction through its partners Mr. Dilip Jain and there others under the registered sale deed dated 03/10/2009 prior to Sale of land Javed Khan also mortgaged the property with United Western Bank Ltd on dated 19/05/2000 but however he repaid the said loan and accordingly as per the letter of bank said bank charge entry also came to be deleted dated 12/11/2010 . On the basis of registered sale deed M/s Kushal Construction through its partners Mr. Dilip Jain and there others become the lawful owner and possesses of he said property.

Its appears that M/s Kushal Construction through its partners Mr. Dilip Jain and there others both have executed registered development agreement in respect of both the above referred properties CTS No. 8081/3 and CTS No. 8017 situated at Moti Karanja , Aurangbad at Sr No. 1243/2012 dated 30/03/2012 with M/s MCM Developers through its Partners Mr. Sameer Padmakar Mule and Mr. Vinay Pundlik Chodhary and also executed General power of attorney Vide document No. 2184/2012 dated 30/3/2012 but mutually understanding between M/s Kushal Construction through its partners Mr. Dilip Jain and there others and M/s MCM Developers through its Partners Mr. Sameer Padmakar Mule and Mr. Vinay Pundlik Chodhary (Deed of cancelation Development agreement and General power of attorney) vide document No. 2184/2014 dated 21/03/2014 .



Its appears that property CTS No. 8018 admeasuring area 84. 00 sq meters situated at Moti Karanja, Aurangbad (Ancestral property) of the Mr. Ambadas Asaram Shirsagar and mutation entry record I property card as owner and possessors of the sad property

Its appears that Mr. Ambadas Asaram Shirsagar transfer (Change the property) property CTS No. 8018 admeasuring area 84. 00 sq meters situated at Moti Karanja, Aurangbad infavour of M/s Kushal Construction through its partners Mr. Dilip Jain and there others by way of registered sale deed day book no. 8587 /2015 dated 23/12/2015 and M/s Kushal Constructions through its partners had given two

Flats Flat No. 104 built up area 52.31 sq meters and Flat No. 106 built up area 55.33 sq meters infavour of Mr. Ambadas Asaram Shirsagar

It further appears that M/s Kushal Construction through its partners Mr. Dilip Jain and there others has obtained construction permission from the Municipal corporation Aurangbad by commencement certificate No. 907/204-15 file No.739/17/2014-15 dated 09/01/2015

Its further appears that M/s Kushal Constructions through its partners also sold out property CTS No. 8017 admeasuring area 711.9 sq meters to the extent of 634.66 sq meters and CTS No. 8021/3 admeasuring 193.7 sq meters and CTS No. 8018 admeasuring area 84. 00 sq meters situated at Motikaranja, Aurangbad Infavour of Dwarka Associates through its Proprietor of Mr. Sandesh Bhivsan Wagh by way registered sale deed vide document No. 4612/2017 dated 27/07/2017 for valuable consideration of amount of Rs.3,28,45,000/- on the basis of registered sale deed he become the lawful owner of the said property

Thus. Dwarka Associates through its Proprietor of Mr. Sandesh Bhivsan Wagh becomes the lawful owner and possessor of the said Property bearing CTS No. 8017 admeasuring area 711.9sq meters to the extent of 634.66 sq meters and CTS No. 8021/3 admeasuring 193.7 sq meters and CTS No. 8018 admeasuring area 84.00 sq meters situated at Moti Karanja, Aurangbad



The boundaries of said property are as under:-

EAST: - CTS No. 8001

WEST -CTS No. 8021/2

SOUTH: Govt Road. .

NORTH: CTS No. 8026 & 8019

Its appears that that Dwarka Associates through its Proprietor of Mr. Sandesh Bhivsan Wagh is owner and possessors of the property bearing CTS No. 8017 admeasuring area 711.9 sq meters to the extent of 634.66 sq meters and CTS No. 8021/3 admeasuring 193.7 sq meters and CTS No. 8018 admeasuring area 84.00 sq meters situated at Moti Karanja, Aurangbad and the said property is having good Marketable title and title and free from all kinds of encumbrances.

Hence this title cum- Search Report.

Date: 02/08/2017.



G. S. POLE
ADVOCATE

342/0

इतर
पावती

Original/Duplicate

Tuesday, 01 August 2017
5:53 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7612

दिनांक: 01/08/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग5-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड जी.एस.पोळ

वर्णन अर्ज क्र.2383/2017 शोध वर्ष 2005 ते 2017 एकूण 13 वर्षे

सि.स.नं.8017/ए ,8018,8021/3, अंगुरीबाग औरंगाबाद

SEARCHFEE

रु. 975.00

एकूण:

रु. 975.00

Joint Sub Registrar

Aurangabad V

सह दुय्यम निदेशक चरी-४
औरंगाबाद क्र.-५

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