

**Sankarshan S. Joshi,**  
**Advocate,**  
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Off. Ph.No.2326725.

Date: 24.07.2017

## TO WHOM SO EVER IT MAY CONCERN

**Name of the Applicant:**

M/s Sakshi Builders through its partners  
Sambhaji Ramkrishna Atkare & another

## TITLE CUM SEARCH REPORT

R/sir,

1. In view of the requested made by the office of the M/s Sakshi Builders through its partners Sambhaji Ramkrishna Atkare & another, Aurangabad dated 23.07.2017. I the under signed Advocate is giving the title cum search report of the property under mentioned as under:

2.

## DESCRIPTION OF PROPERTY

The property comprising the project knows as "Sakshi Varad Vinayak" constructed on Plot Nos. 6, 7 & 8 from Gut No. 26/3, situated at Himayatnagar, Aurangabad. The same is bounded as under.

East : Compound Wall.  
West : Plot no.02 Aditya Complex.  
North : 6.00 meter wide road.  
South : Survey no. 26 part of Arvee Constructions.

The above referred property herein after called as "property under reference".



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## LIST OF DOCUMENTS

1. The Xerox copy of 7/12 extract of land Gut No. 26/3, situated at Himayatnagar, Aurangabad.
2. The Xerox copy of N.A order issued by office of Collector Aurangabad vide its file no. 175 Dt: 23.10.2012.
3. The Xerox copy of registered sale deed in respect of Plot no.7 from Gut No. 26/3 executed by Bhagaji Nandram Bakle & four others and consented by Gangaram Bhavsingh Bakle & another in favour of M/s Sakshi Builders through its partners Arjun Ramkrishna Atkare & three others bearing no. 5526 Dt: 30.07.2012.
4. The Xerox copy of registered sale deed in respect of Plot no.6 & 8 from Gut No. 26/3 executed by Bhagaji Nandram Bakle & four others and consented by Gangaram Bhavsingh Bakle & another in favour of M/s Sakshi Builders through its partners Arjun Ramkrishna Atkare & three others bearing no. 2769 Dt: 29.04.2015.
5. The Xerox copy of registered relinquishment deed in respect of Gut No.26/2 & 26/3 executed by Bhagaji Nandram Bakle & five others in favour of The Municipal Corporation Aurangabad bearing no. 5525 Dt: 09.06.2008.
6. The Xerox copy of registered general power of attorney in respect of Gut No. 26/3 executed by Bhagabai Ramsing Bakle & four others in favour of Bhagaji Nandram Bakle & four others bearing no. 2422 Dt: 09.06.2008.
7. The Xerox copy of registered general power of attorney in respect of Plot nos. 6, 7 & 8 from Gut No. 26/3 executed by M/s Sakshi Builders through its partners Arjun Ramkrishna Atkare & three others in favour of M/s Sakshi Builders through its partners Sambhaji Ramkrishna Atkare bearing no. 1189 Dt: 15.02.2010.
8. The Xerox copy of registered Consent deed in respect of Gut No. 26/3 executed by Bhagabai Ramsing Bakle & four others in favour M/s Sakshi Builders through its partners Sambhaji Ramkrishna Atkare & two others bearing no. 6898 Dt: 15.10.2015.
9. The Xerox copy of commencement certificate issued by office of Municipal Corporation Aurangabad vide its file no. 346/17/2015-16 Dt: 11.12.2015.
10. The Xerox copy of sanctioned building plan issued by office of Municipal Corporation Aurangabad vide its permission no. 676/2015-16 Dt: 11.12.2015.



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11. The Xerox copy of deed of declaration in respect of "Sakshi Varad Vinayak" bearing no. 7 Dt: 01.01.2016.

12. The Xerox copy of retirement deed in respect of M/s Sakshi Builders executed by Aparna Sambhaji Atkare & Neha Arjun Atkare Dt: 28.04.2017.

4.

#### FLOW OF TITLE

- A) It seen that, the land from Plot Nos. 6, 7 & 8 from Gut No. 26/3 was owned and possessed by Bhagaji Nandram Bakle & four others prior to year 2004.
- B) It seen that, prior to that they have converted the said land into nonagricultural use and various plots.
- C) It seen that, thereafter M/s Sakshi Builders through its partners Arjun Ramkrishna Atkare & three others have purchased plot no. 6 to 8 from Bhagaji Nandram Bakle & four others through sale deeds Dt: 30.07.2012 & Dt: 29.04.2015.
- D) It seen that, thereafter M/s Sakshi Builders through its partners Arjun Ramkrishna Atkare & three others have developed the said plots and started the construction of the project known as "Sakshi Varad Vinayak".
- E) it seen that, thereafter the two partners of M/s Sakshi Builders namely Aparna Sambhaji Atkare & Neha Arjun Atkare retired from the firm through retirement deed Dt: 28.04.2017.

5.

#### TITLE REPORT

That, the project knows as "Sakshi Varad Vinayak" constructed on Plot Nos. 6, 7 & 8 from Gut No. 26/3, situated at Himayatnagar, Aurangabad is belongs to the present applicants namely M/s Sakshi Builders through its partners Sambhaji Ramkrishna Atkare & another.

That, the land from Gut No. 26/3 situated at Himayatnagar, Aurangabad was owned and possessed by Bhagaji Nandram Bakle & four others prior to year 2004. The entry to that effect is appearing in the concern revenue record.

That, thereafter they have converted the said land into nonagricultural use. The office of Collector Aurangabad issued N. A. order vide its file no. 175 Dt: 23.10.2012. Thereafter they have converted the said land into various plots.

That, thereafter the Plot no.7 from Gut No. 26/3 was purchased by M/s Sakshi Builders through its partners Arjun Ramkrishna Atkare & three others from Bhagaji

Nandram Bakle & four others and consented by Gangaram Bhavsingh Bakle & another through registered sale deed bearing no. 5526 Dt: 30.07.2012. On the basis of this document they have got right, title and interest over the said plot.

That, thereafter the Plot no.6 & 8 from Gut No. 26/3 were purchased by M/s Sakshi Builders through its partners Arjun Ramkrishna Atkare & three others from Bhagaji Nandram Bakle & four others and consented by Gangaram Bhavsingh Bakle & another through registered sale deed bearing no. 2769 Dt: 29.04.2015. On the basis of this document they have got right, title and interest over the said plots.

That, thereafter M/s Sakshi Builders through its partners Sambhaji Ramkrishna Atkare & three others wants to develop the said plots. Accordingly the construction permission was obtained from the Municipal Corporation Aurangabad vide its file no. 346/17/2015-16 Dt: 11.12.2015. The office of Municipal Corporation Aurangabad sanctioned their building plan vide its permission no. 676/2015-16 Dt: 11.12.2015.

That, on the basis of these documents M/s Sakshi Builders through its partners Sambhaji Ramkrishna Atkare & three others started the construction of the project known as "Sakshi Varad Vinayak" over the said plot. The deed of declaration of the said project was registered at sub-registrar office Aurangabad bearing no. 7 Dt: 01.01.2016.

That, thereafter the two partners of M/s Sakshi Builders namely Aparna Sambhaji Atkare & Neha Arjun Atkare retired from the firm through retirement deed Dt: 28.04.2017. On the perusal of the said documents it appears that the present applicants M/s Sakshi Builders through its partners Sambhaji Ramkrishna Atkare & another have clear and marketable title over the property under reference.

6.

#### CERTIFICATE CUM OPINION

Thus in view of the above discussion and documents referred herein above, I am of the opinion that, M/s Sakshi Builders through its partners Sambhaji Ramkrishna Atkare & another have clear and marketable title over the project known as "Sakshi Varad Vinayak" constructed on Plot Nos. 6, 7 & 8 from Gut No. 26/3, situated at Himayatnagar, Aurangabad. A search at sub-registrar office, Aurangabad is taken of the available record for last 13 years and found that the property under reference is free from encumbrances.

Hence, this report.

**Note:**

The original search fees receipt is  
Enclosed with this report.

  
(Sankarshan S. Joshi)  
Advocate

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NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सदर खतान "टाइम ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दर्यासाठी लागू नाही.