



Sachin Annasaheb Dete

B.S.L, LL. B.

ADVOCATE

N-7, A-4, Plot No. 25, Greaves Colony, CIDCO, Aurangabad-431 003. Cell : 09403889977

TITLE CUM SEARCH REPORT

WHEREAS, M/s. Amrut Developers Through its partner Mr. Vijay Ramdas Sakkarwar, (Here in after called as applicant) approached me and requested to issue title cum search report in respect of the property Plot no. 8, 9, 22, 23, 24, 25, 38, 39, 40, 41 and Play filed 1500 Sq.Mt. and primary school admeasuring 500 Sq.Mt. forming part of land Gut no. 112 land plot no. 65, 66, 67, 68, 69, 70 and 71 forming part of land Gut no. 111 totally admeasuring 8617.32 Sq.Mt. portion, Situated at Tisgaon Tq. & District Aurangabad.

That in pursuance to request of applicants and authorisation. I have submitted Search Application and deposited Search fees in the office of Sub-Registrar Aurangabad vide receipt No. 4346 and 4338 dated 16.07.2013 for the purpose of search of title in respect of above property since last 30 years and taken a search at the office of Sub-Registrar Aurangabad and submits my search report as under: -

1. I have gone through the available revenue record and papers and from the perusal of the same, it has been revealed that the property land Gut no. 110 totally admeasuring 3 Hectar 38 Are, 2 Are Potkhrab out of which to the extent of 4 Hectar 15 Are, Land Gut no. 111 totally admeasuring 3 Hectar 07 Are, 1 Are Potkhrab out of which to the extent of 2 Hectar 65 Are and Land Gut no. 112 totally admeasuring 9 Hectar 89 Are, 24 Are Potkhrab out of which to the extent of 5 Hectar 25 Are originally owned and possessed by M/s. Tapdiya Construction Pvt. Ltd. and they purchased same various sale deed and name of M/s. Tapadia Construction Pvt. Ltd. recorded in revenue record as owner and possessor.
2. M/s. Tapadia Construction Ltd., with intend to develop their property, prepared layout and got sanctioned from CIDCO Authority vide Letter no, CIDCO/SP(NT)/B/WLJ/2000/232 dated 25.05.2000 and converted above

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property into various plots. That M/s. Tapadia Construction Ltd., and also applied for obtain Non-agricultural residential use of above property as per application dated 25.01.2005 and as per that application the Collector of Aurangabad also grant permission for Non-Agricultural use for residential purpose in file no. 15/2005 as per order dated 12.09.2006.

3. That M/s. Tapadia Construction Ltd. out of above layout transferred 22 plots i.e. plot no. 3, 8, 9, 22 to 25, 38 to 45, 63 to 71 totally admeasuring 9758.27 Sq.Mt. and three reservation portion i.e. Play filed 1500 Sq.Mt., Balwadi 500 Sq.Mt. and Police Chowki 500 Sq.Mt. to M/s. Golden Estates Aurangabad, under the registered sale deed bearing registration no. 1428/2000 dated 03.06.2000 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed name of purchasers came to be recorded in revenue record as per mutation entry no. 1138 and 4487.
4. M/s. Golden Estates Aurangabad, through its partners Mr. Vinod Premchand Surana, 2. Santosh Shantilal Muthiyan and 3. Satyanarayan Madanlal Chandak transferred property plot no. 8, 9, 22 to 25, 38 to 41, 44, 45, reservation portion i.e. Play filed 1500 Sq.Mt., Balwadi 500 Sq.Mt. and Police Chowki 500 Sq.Mt. forming part of Land Gut no. 112 totally admeasuring 7096.35 Sq.Mt. and property plot no. 65 to 71 forming part of Land Gut no. 111 totally admeasuring 2672.62 Sq.Mt situated at Village Tisgaon to Satyanarayan Madanlal Chandak under the registered sale deed bearing registration no. 5142/2012 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed his name came to be mutated in revenue record as per mutation entry no. 8058.
5. That the Satyanarayan Madanlal Chandak with intend to develop his property plot no. plot no. 8, 9, 22 to 25, 38 to 41, 44, 45, reservation portion i.e. Play filed 1500 Sq.Mt., Balwadi 500 Sq.Mt. and Police Chowki 500 Sq.Mt. forming part of Land Gut no. 112 totally admeasuring 7096.35 Sq.Mt. and property plot no. 65

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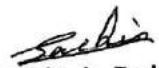
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to 71 forming part of Land Gut no. 111 totally admeasuring 2672.62 Sq.Mt situated at Village Tisgaon entered in to development agreement bearing registration no. 2288/2013 and also executed Irrevocable power of attorney bearing registration no. 2289/2013 dated 21.03.2013 registered at the office of Sub-registrar Aurangabad and thereby given the property for development.

6. In view of the above discussion it seems that the Satyanarayan Madanlal Chandak is absolute owner of the property plot no. plot no. 8, 9, 22 to 25, 38 to 41, 44, 45, reservation portion i.e. Play field 1500 Sq.Mt., Balwadi 500 Sq.Mt. and Police Chowki 500 Sq.Mt. forming part of Land Gut no. 112 totally admeasuring 7096.35 Sq.Mt. and property plot no. 65 to 71 forming part of Land Gut no. 111 totally admeasuring 2672.62 Sq.Mt situated at Village Tisgaon Tq. & Dist. Aurangabad and he rightly entered in to Development Agreement with applicant M/s. Amrut Developers Through its partner Mr. Vijay Ramdas Sakkarwar. During my search I did not found any sort of encumbrances created over the said property.

HENCE THIS TITLE CUM SEARCH REPORT.

DATE. 17.07.2013


(Sachin A. Dete)
ADVOCATE



इतर
पावती

Original/Duplicate

Tuesday, 16 July 2013 2:55 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 4346 दिनांक: 16/07/2013

गावाचे नाव: औरंगाबाद शहर

दस्तऐवजाचा अनुक्रमांक: अगग2-0-2013

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ऍ.सचिन दाते

वर्णन अर्ज.क्र.1470 गट नं.112 तिसगाव औरंगाबाद सन.1984 ते 2013 (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/-

राह.पु.स. निबंधक वर्ग - २
औरंगाबाद क. २