

हर्षल भा. शिंदे

(बी.ए.एल.एल.बी. अॅडवोकेट)

शॉप नं. ११, योगराज कॉर्नर, स्टेट बँक ऑफ पटियाला जवळ, पुंडलिक नगर रोड, गारखेडा औरंगाबाद मो.
८००७७७२१३३, ९८९०११७०७८

Dt- 21-10-2015

SEARCH AND TITLE REPORT

This search and title report is in respect of land admeasuring 40
R. Land situated at Harsool, Gut No. 167/1, Tq. & Dist. Aurangabad,
the boundaries of the land as below:-

Towards East :- Remaining land of Gut No. 167/1

Towards West :- Remaining land of Gut No. 167/1

Towards South : Land of Gut No. 170

Towards North :- Harssol Pisa Devi Road.

That, I have deposited search fees of Rs. 750/- for the purpose of
search and title report of the property above mentioned for the period of
1986 to 2015 vide receipt No. 10541, dated 03.10.2015 in the office of
Sub-Registrar at Aurangabad.

True Copy
[Signature]
Adv. Shinde H.B.

That, after perusal and verification of the entire documents I am hereunder giving my legal opinion and search and title report as under: -

That it is appearing on perusal of revenue record that prior to 1999 said land under search was owned and possessed by Tanhaji Lalman Dube Since 1986.

That, on 29.01.1999 original owner of Survey no. 167/1, Harsool Tq. Aurangabad one Tanhaji Lalman Dube who is appearing original owner of the said property and such as his ancestral property inherited by him had sold land adm. 20 R. to Shrikant Narharrao Satarkar vide registered Sale Deed and Day Book Sr. No. 479/1999 dtd. 29.01.1999 in the office of Sub-Registrar, Aurangabad and after that his name came to be mutated on 7/12 extract vide mutation entry No. 1521 appearing on the 7/ 12 extract.

The original owners in the year 1999 Tanaji Lalman Dube sold out his land adm. 20 R. to Subhash Kachru Ganpure vide execution of registered Sale Deed at Day Book Sr. No. 2073/1999 dtd. 21.4.1999 and after that his name came to be mutated on 7/12 extract vide mutation entry No. 1522 appearing on the 7/ 12 extract

That, as being owner and possessor of the land Mr. Shrikant Narharrao Satarkar and Subhash Kachru Ganpure applied for commencement certificate /Construction permission to the Municipal Corporation, Aurangabad vide File No. 585/17/2011-2012. The

That, Shrikant Narharrao Satarkar and Subhash Kachru Ganpure has obtained N.A. permission from the Collector Office, Aurangabad on 27.01.2014 for the land adm. 4000 Sq. mtrs. and Collector, Aurangabad has issued the said order regarding the same, further.

That, on 16.05.2014 owner Subhash Kachru Ganpure has executed registered Development Agreement of the land 20 R. of Gut No. 167/1, Harsool in favour of M/s. Shreenath constructions through Partner Ketan Navle and Avinash Palker vide registered development agreement which is registered at day book Sr. No. 2381/2014 in the office of Sub Registrar of Aurangabad the boundaries of 20 R land are as below.

Towards East :-	Land Gut No. 167/1
Towards West :-	Land Gut No. 167/1
Towards South :	Land Gut No. 170
Towards North :-	20 R land of M/s. Shrinath Construction Gut No. 167/1.

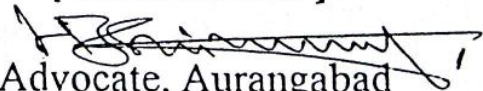
Mr. Subhash Kachru Ganpure further executed registered general power of attorney in favour of Ketan Navle and Avinash Palkar of 20 R land in Gut No. 167/1, Harsool, Aurangabad which is registered at Day Book Sr. No. 2382/2014 in the office of Sub Registrar at Aurangabad.



That, on 12.06.2014 Mr. Subhash Kachru Ganpure executed Registered correction deed in Power of Attorney in favour of M/s. Shreenath constructions through its Partners Ketan S. Navle and Avinash N. Palkar for making proper and legal correction in G.P.A. executed previously between them. The said document is registered at Day Book -Sr. No. 2845/ 2014 in the office of Sub-Registrar, Aurangabad.

The present owner has authorized and fully empowered to the present developer M/s. Shreenath constructions for development of 40 R land above referred and as per the documents executed between the land owners and developers the developers have presently empowered for the said development. The owner & developers have valid clear and marketable title over land admg. 40 R. Hence this search and title report.

[H. B. Shinde]


Advocate, Aurangabad

