



इतर
पावती

Original/Duplicate

Tuesday, 04 October 2016 1:25
PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6626 दिनांक: 04/10/2016

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगम6-0-2016

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अँड गोकुळ महादेवराव शीनगारे

वर्णन अर्ज क्रं 1133-2016 मौजे ब्रीजवाडी औरंगाबाद गट नं 32/2 मधील प्लॉट नं 30, 31, 32, 33

सन 2004 ते 2016 (13 वर्ष) शोध

SEARCHFEE

रु. 1300.00

एकूण:

रु. 1300.00

Joint S B Aurangabad VI

1): देयकाचा प्रकार: By Cash रक्कम: रु 1300/-

सह. दुय्यम निबंधक वर्ग-२
औरंगाबाद.क. ५६



for M/s Tirupati Builders & Developer's

Partner

[Signature]

Partner

vi shw

Gokul Mahadevrao Shingare

(B.S.L. L.L.M.)

Advocate, High Court, Aurangabad.

Office Add.- A-15, Near High Court, Above Hotel Natraj, N-3, CIDCO, Aurangabad. - 431 003.
Mob. : 9421338722, 9271359222

Date- 04/10/2016

TITLE-CUM SEARCH REPORT

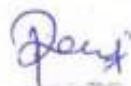
TO WHOM SOEVER IT MAY CONCERN

WHEREAS, Mr. Vishwas prakash Gholve, Mr. Atul Bhibishan Shingare, Mr. Sayaji Tukaram Shinde, Mr. Vijay Dattatray Navsekar, Mr. Pravin Sudam Barke, Mr. Satish Murlidhar Tandle approached me and requested to issue title cum search report in respect of the property plot no A-30, A-31, A-32 & A-33, situated at Gut no 32/2, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, totally admeasuring 4800 Sq. Fts. i.e 446.09 sq. mtrs. I have gone through the documents and papers pertaining to the title produced before me and thereupon I am issuing this title-cum search report for the period of 13 years as under:-

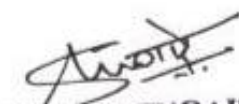
I have taken search of the title in respect of property i.e. property plot no A-30, A-31, A-32 & A-33, situated at Gut no 32/2, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, totally admeasuring 4800 Sq. Fts. i.e 446.09 sq. mtrs is owned and possessed by the Owners Mr. Vishwas prakash Gholve, Mr. Atul Bhibishan Shingare, Mr. Sayaji Tukaram Shinde, Mr. Vijay Dattatray Navsekar, Mr. Pravin Sudam Barke, Mr. Satish Murlidhar Tandle.

For M/s Tirupati Builders & Developer's

Partner



Partner


Adv. GOKUL M. SHINGARE
B.S.L., L.L.B.
High Court, Aurangabad
Mob: 9421338722 / 9271359222

I have deposited the requisite fees on 04/10/2016 vide receipt bearing No. 6626/2016 in application no 1133/2016 with the Sub-Registrar office at Aurangabad and did the search in the record and indexes made available to me and as well as on the basis of the Documents forwarded to me by Mr. Vishwas prakash Gholve, Mr. Atul Bhibishan Shingare, Mr. Sayaji Tukaram Shinde, Mr. Vijay Dattatray Navsekar, Mr. Pravin Sudam Barke, Mr. Satish Murlidhar Tandle, in respect of aforesaid property. I have gone through the documents and papers pertaining to title produced before me and thereupon I am issuing this title-cum search report for the period of 13 years as under:-

1. That the property plot no A-30, A-31, A-32 & A-33, situated at Gut no 32/2, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, totally admeasuring 4800 Sq. Fts. i.e 446.09 sq. mtrs is owned and possessed by Mr. Vishwas prakash Gholve, Mr. Atul Bhibishan Shingare, Mr. Sayaji Tukaram Shinde, Mr. Vijay Dattatray Navsekar, Mr. Pravin Sudam Barke, Mr. Satish Murlidhar Tandle vide registered sale deed bearing its daybook serial no. 1933/2016 on dated 23/05/2016 executed and registered at the office of Sub-Registrar at Aurangabad from the earlier owners Mr. Ranoji Ashruji Shelke and Mr. Prashant Ranoji Shelke.
2. That the property Gut no 32/2, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad was initially owned and possessed by Mr. Vajrachand Jain, Mr. Kashinath Nawandar, Mr. Hanumantrao Joshi, & Mr. Jammanlal Jain.
3. That all the owners i.e. Mr. Vajrachand Jain, Mr. Kashinath Nawandar, Mr. Hanumantrao Joshi, & Mr. Jammanlal Jain have sold the above land to Shri Rajureshwar Co-op Housing Society Ltd through its chairman Mr. Shrish Khivrajji Gadiya by virtue of various registered Sale

For M/s Tirupati Builders & Developer's

Partner

Devy

Partner

Adv. GOKUL M. SHINGARE,

B.S.L., L.L.B.

High Court, Aurangabad
A.L. No. 6133/2016

deed bearing its daybook serial nos. 3417/2001, 3418/2001, 3419/2001 dated 07/06/2001, & 4488/2001, 4489/2001, 4490/2001 dated 19/07/2001, & 625/2002, 626/2002 dated 26/02/2002, & 1161/2002 dated 12/04/2002, & 1386/2002, 1388/2002, 1389/2002 dated 03/05/2002, executed and registered at the office of Sub-Registrar at Aurangabad.

4. That M/s. Vedant Constructions Aurangabad through its partner Mr. Shrish Khivrajji Gadiya, has got layout plan sanctioned from the Municipal Corporation Aurangabad vide its outward no. MNP/NRV/2001/1258 on dated 11/07/2001. That the Promoters have also obtained the permission for non-agriculture in the name of earlier owners on dated 18(22)/03/2002 from the Collector Aurangabad vide order bearing no 2002 K.9/MASHA/JAMIN-1/AKRUSHIK/file no 152/2001 U/s 44 of the Maharashtra Land Revenue Code.
5. That thereafter the property plot no A-30, situated at Gut no 32/2, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, totally admeasuring 1200 Sq. Fts. is owned and possessed by one Mr. Lakshman Vishwanath Harkal vide registered sale deed bearing its daybook serial no. 699/2003 on dated 03/04/2003 executed and registered at the office of Sub-Registrar at Aurangabad from the Owner/ Promoter i.e. Shri Rajureshwar Co-op Housing Society Ltd through its chairman Mr. Shrish Khivrajji Gadiya and M/s. Vedant Constructions Aurangabad through its partner Mr. Shrish Khivrajji Gadiya. Thereafter Mr. Lakshman Vishwanath Harkal sold the above plot no A-30 to Mr. Ranoji Ashruji Shelke by virtue of registered sale deed bearing its daybook serial no. 5729/2008 on dated 02/12/2008 executed and registered at the office of Sub-Registrar at Aurangabad and accordingly Mr. Ranoji Ashruji Shelke became the owner and

For M/s Tirupati Builders & Developer's

Partner

Devi

Partner

Adv. Gokul M. Shingare

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High Court, Aurangabad

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possessor of the above plot no A-30 and his name was came to be mutated in revenue record vide mutation entry no 629.

6. That thereafter the property plot no A-31, situated at Gut no 32/2, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, totally admeasuring 1200 Sq. Fts. is owned and possessed by one Mr. Shaikh Hakim Shaikh Usman vide registered sale deed bearing its daybook serial no. 670/2003 on dated 28/03/2003 executed and registered at the office of Sub-Registrar at Aurangabad from the Owner/ Promoter i.e. Shri Rajureshwar Co-op Housing Society Ltd through its chairman Mr. Shrish Khivrajji Gadiya and M/s. Vedant Constructions Aurangabad through its partner Mr. Shrish Khivrajji Gadiya. Thereafter Mr. Shaikh Hakim Shaikh Usman sold the above plot no A-31 to Mr. Ranoji Ashruji Shelke by virtue of registered sale deed bearing its daybook serial no. 7820/2008 on dated 02/12/2008 executed and registered at the office of Sub-Registrar at Aurangabad and accordingly Mr. Ranoji Ashruji Shelke became the owner and possessor of the above plot no A-31 and his name was came to be mutated in revenue record vide mutation entry no 635.
7. That thereafter the property plot no A-32, situated at Gut no 32/2, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, totally admeasuring 1200 Sq. Fts. is owned and possessed by one Mr. Makdum Ali Khan vide registered sale deed bearing its daybook serial no. 658/2003 on dated 26/03/2003 executed and registered at the office of Sub-Registrar at Aurangabad from the Owner/ Promoter i.e. Shri Rajureshwar Co-op Housing Society Ltd through its chairman Mr. Shrish Khivrajji Gadiya and M/s. Vedant Constructions Aurangabad through its partner Mr. Shrish Khivrajji Gadiya. Thereafter Mr. Lakshman Vishwanath Harkal sold the above plot no A-32 to Mr. Ranoji Ashruji Shelke by virtue of registered sale deed bearing its daybook serial no. 1373/2009 on dated 17/02/2009

For M/s Tirupati Builders & Developer's

Partner

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ADV. GURU M. SHINGARE
B.L.L., L.L.B.

executed and registered at the office of Sub-Registrar at Aurangabad and accordingly Mr. Ranoji Ashruji Shelke became the owner and possessor of the above plot no A-32 and his name was came to be mutated in revenue record vide mutation entry no 847.

8. That thereafter the property plot no A-33, situated at Gut no 32/2, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, totally admeasuring 1200 Sq. Fts. is owned and possessed by one Mr. Dilip Govindrao Nikam vide registered sale deed bearing its daybook serial no. 581/2003 on dated 11/03/2003 executed and registered at the office of Sub-Registrar at Aurangabad from the Owner/ Promoter i.e. Shri Rajureshwar Co-op Housing Society Ltd through its chairman Mr. Shrish Khivrajji Gadiya and M/s. Vedant Constructions Aurangabad through its partner Mr. Shrish Khivrajji Gadiya. Thereafter Mr. Dilip Govindrao Nikam sold the above plot no A-33 to Mr. Prashant Ranoji Shelke by virtue of registered sale deed bearing its daybook serial no. 6912/2008 on dated 21/10/2008 executed and registered at the office of Sub-Registrar at Aurangabad and accordingly Mr. Prashant Ranoji Shelke became the owner and possessor of the above plot no A-33 and his name was came to be mutated in revenue record vide mutation entry no 842.
9. That thereafter Mr. Ranoji Ashruji Shelke and Mr. Prashant Ranoji Shelke sold the above all property plot no A-30, A-31, A-32 & A-33, situated at Gut no 32/2, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, admeasuring 1200 Sq. Fts each and totally admeasuring 4800 Sq. Fts. i.e 446.09 sq. mtrs to Mr. Vishwas prakash Gholve, Mr. Atul Bhibishan Shingare, Mr. Sayaji Tukaram Shinde, Mr. Vijay Dattatray Navsekar, Mr. Pravin Sudam Barke, Mr. Satish Murlidhar Tandle vide registered sale deed bearing its daybook serial no. 1933/2016 on dated 23/05/2016 executed and registered at the office of Sub-Registrar at Aurangabad and as such Mr. Vishwas

Partner

Prashant

Partner

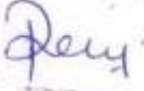
Atul
Adv. GOKUL M. SHINGARE
B.S.L., L.L.B.
High Court, Aurangabad

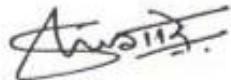
prakash Gholve, Mr. Atul Bhibishan Shingare, Mr. Sayaji Tukaram Shinde, Mr. Vijay Dattatray Navsekar, Mr. Pravin Sudam Barke, Mr. Satish Murlidhar Tandle became the absolute owner and possessor of the above plots.

10. In view of the above facts, I am of the opinion that the clear chain of title in respect of the property plot no A-30, A-31, A-32 & A-33,, situated at Gut no 32/2, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, admeasuring 1200 Sq. Fts each and totally admeasuring 4800 Sq. Fts. i.e 446.09 sq. mtrs jointly bounded by - Towards EAST: 7.5 Met Road, WEST: plot no A-24, A-25, A-26, NORTH : Plot no A-34, SOUTH: Plot no A-29, is clearly established in favour applicant Mr. Vishwas prakash Gholve, Mr. Atul Bhibishan Shingare, Mr. Sayaji Tukaram Shinde, Mr. Vijay Dattatray Navsekar, Mr. Pravin Sudam Barke, Mr. Satish Murlidhar Tandle. I have also taken the search at office of Sub Registrar, Aurangabad in respect of the above property. During my search at the office of Sub-Registrar, Aurangabad I did not trace out any encumbrance there on as per the available index record there at.

Hence, this title-cum search report.

DATE: 04/10/2016.

For M/s Tirupati Builders & Developer's
Partner  Partner



Gokul M. Shingare

ADVOCATE.

Adv. GOKUL M. SHINGARE
B.S.L., L.L.B.
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