UTTAM M. DESHPANDE
B.Com. LL.B.
Advocate

Office / Res.
Flat No.2, First Floor,
Ganesh Krupa Apptt.
Plot No.106,Ulka nagari
AURANGABAD,

Date: 29.07.2017

TITLE CUM SEARCH REPORT

Mr. Ram Baburao Jogdand, Partner of M/s. Pratik Buildcon – a partnership firm R/o. Shivaji nagar, CIDCO, Aurangabad approached me and requested to issue Title cum Search Report in respect of the property i.e. Plot No. 02, admeasuring 4405.34 sq. mtrs. in land Gut No.147 of village Mitmita, within the local limits of Aurangabad Municipal Corporation, Aurangabad. I have gone through the title documents produced before me. I have also paid search fees at the office of Sub-Registrar, Aurangabad. The search report is given for the period of last 13 years. I paid requisite fees vide Receipt dated 29.07.2017 and thereupon I am issuing in this Title cum Search Report as under:-

1. Description of property : All that part and parcel of plot No. 02, admeasuring 4405.34 sq. mtrs. situated at land Gut No.147, village Mitmita, within the local limits of Aurangabad Municipal Corporation, Aurangabad with all easementary rights, title, claim and interest and is bounded as below :

East : Remaining land Gut No. 147 of Malve family
West : 9.00 meter wide Road
South: Remaining land Gut No. 147 of Malve family
North: Open space & plot No.1

2. **Document perused:-**

Sr.No.	Description of document	Date	page Nos
01.	Copy of 7/12 record of land Gut No.147 of Mitmita for 1990 to1999-2000.	--	1
02.	Copy of mutation entry No.587	25.09.1991	2
03	Copy of 7/12 extract of land Gut No.147 for the year 2000-2011		3
04.	Copy of registered Gift Deed in	01.08.2012	4 to 14

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	favour of Sow. Nilima w/o Ravindra Malave		
05.	Copy of mutation entry No.8807 in favour of Mrs. Nilima Malve.	03.08.2012	15
06.	Copy of 7/12 extract in the name of Sow. Nilima w/o Ravindra Malve for 2011-12.	2011-12	16
07.	Copy of sale deed No.4435 in respect of 87 R land of Gut No.147 of village Mitmita.	09.10.2012	17 to 32
08.	Copy of mutation entry No. 8975 in favour of M/s. Pratik Buildcon	29.10.2012	33
09.	Copy of computer 7/12 extract of land Gut No.147	15.10.2013	34
10.	Copy of consent deed to sale deed executed by Miss Tanvi & Karan Malve.	06.11.2012	35 to 58
11.	Copy of deed of relinquishment in No. 115 favour of A.M.C.	09.01.2013	59 to 73
12.	Copy of layout sanction letter issued by A.M.C.	25.02.2013	74 to 75
13.	Copy of N.A. permission issued by Collector, Aurangabad.	22.08.2013	76 to 77
14.	Copy of commencement certificate for plot No.2. with drawings.	11.07.2013	78 to 81
15.	Copy of declaration for plot No.2 No. 5887	15.10.2013	82 to 116
16.	Copy of deed of correction to declaration, being registration No. 2765.	20.07.2016	117 to ~~159~~ 141

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Flow of Title :

1. It is seen that land Gut No.147 admeasuring 4 H 56 R situated at village Mitmita, Tal. & Dist. Aurangabad was purchased by Kamalabai w/o Bhaskarrao Malve and her name is appearing in the 7/12 record as owner and possessor of the land.

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2. It is seen that, she has partitioned the land amongst the family members i.e. her husband and son. Mr. Ravindra Bhaskarrao Malve has been given 1 H 40 R land and Shri. Bhaskarrao Bhimrao Malve has been given 1 H 62 R land. Accordingly mutation entry No. 587 has been sanctioned by Tahasildar, Aurangabad on 25.09.1991. Accordingly names of Mr. Ravindra Bhaskarrao Malve, Mr. Bhaskarrao Malve and Kamalbai have been mutated as owner and possessor of land Gut No. 147.

3. It is seen that from the date of partition, name of Mr. Ravindra Bhaskarrao Malve is appearing in the 7/12 record as owner and possessor of the land Gut No.147 to the extent of 1 H 40 R.

4. It is seen that Mr. Ravindra Bhaskarao Malve, out of land which came to his share in partition, has executed a registered Gift Deed in favour of her wife Sow. Nilima Ravindra Malve in respect of 87 R land of Gut No.147 of village Mitmita on 01.08.2012. Accordingly mutation entry No.8807 has been sanctioned in her favour and name of Sow. Nilima w/o Ravindra Malve has been recorded as owner and possessor of land to the extent of 87 R.

5. It is seen that Sow. Nilima Ravindra Malve alongwith her husband Mr. Ravindra Malve have sold 87 R land to M/s. Pratik Buildcon, a partnership firm under registered sale deed No. 4435 dated 09.10.2012. Accordingly name of M/s. Pratik Buildcon is recorded as owner and possessor of land Gut No.147 to the extent of 87 R. The competent Revenue authority has sanctioned Mutation Entry No. 8975 in favour of M/s. Pratik Buildcon.

6. It is seen that legal heirs of Sow. Nilima and Ravindra Malve namely Miss. Tanvi d/o Ravindra Malve and Mr. Karan s/o Ravindra Malve have executed a consent deed, which is registered at day book Sr. No. 4711 dated 06.11.2012 at the office of Sub-Registrar, Aurangabad.

7. It is seen that M/s. Pratik Buildcon have executed Relinquishment deed in favour of Aurangabad Municipal Corporation in respect of 2034.19 sq. mtrs. area i.e. area affected by road and open space in land Gut No. 147, which is registered at day book Sr. No. 115 dated 09.01.2013.

8. It is seen that after execution of Relinquishment deed, the Aurangabad Municipal Corporation has sanctioned layout plan in respect of

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87 R land purchased by M/s. Pratik Buildcon vide their letter dated 25.02.2013.

9. It is seen that Collector, Aurangabad granted N.A. permission in respect of 8700 sq. mtrs. land to M/s. Pratik Buildcon vide their letter dated 22.08.2013 in file No. 2013/Mashaka/Jamin-1/NPA-34/Mauje Mitmita, Tal. Aurangabad/ Pra.Kra.64.

10. It is seen that Aurangabad Municipal Corporation granted commencement certificate vide permission No. 34/2013-14 dated 17.04.2013 in file No. 1125/17/2012-13 for construction of multistoried building i.e. residential complex / flatted building & row houses.

11. It is seen that M/s. Pratik Buildcon, a partnership firm has executed a Deed of Declaration u/sec. 2-A of the Maharashtra Apartment Ownership Act which is registered at day book Sr. No. 5884 dated 15.10.2013 in respect of plot No.2.

12. It is seen that presently there is charge of State Bank of India (Earlier State Bank of Patiyala) on the said project as Builder/Developer has obtained project finance from them. Except the above charge no encumbrances are found recorded.

13. It is seen that, Builder/Developer has executed agreement to sale in respect of the flats / shops in favour of customers.

14. During search of record no other encumbrances are found recorded against the said property. Title of M/s. Pratik Buildcon in respect of plot No. 02 admeasuring 4405.34 sq. mtrs. situated at land Gut No.147, Mitmita, Tal. & Dist. Aurangabad is clear, legal and marketable, except charge of State Bank of India.

Hence this Title cum Search Report.

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(Uttam M. Deshpande)
Advocate

Search report contains 4 pages
Documents – page No. 1 to 159

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इतर
पावती

Original/Duplicate

Saturday,2 July 2017 1:54 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 5418 दिनांक: 29/07/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग6-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड उत्तम देशपांडे

वर्णन अर्ज क्रं 132-2017 मौजे मीटमीटा गट नं 147 प्लॉट नं 2 सन 2014 ते 2017 4 वर्ष शोध

SEARCHFEE	रु. 300.00
एकूण:	रु. 300.00

Joint S R Aurangabad VI

1): देयकाचा प्रकार: By Cash रक्कम: रु 300/-

सह दुय्यम निबंधक वर्ग-२
क.६ औरंगाबाद.

