

:: Search Cum Legal Scrutiny Report ::-

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इतर पावती

Original/Duplicate

Thursday, 27 April 2017 6:01 PM

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 2814 दिनांक: 27/04/2017

गावाचे नाव: औरंगाबाद शहर

दस्तऐवजाचा अनुक्रमांक: अगग3-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड एस एस केरे पाटील

वर्णन अर्ज नं. 214-2017 मौजे हिरापुर गट नं. 34 प्लॉट नं. 64,65,66 शोध 1987ते2017 एकुल वर्ष 30

SEARCHFEE

रु. 2250.00

एकूण:

51

रु. 2250.00

Joint Sub Registrar Aurangabad III

1); देयकाचा प्रकार: By Cash रक्कम: रु 2250/-

सह दुय्यम निबंधक वर्ग-३
औरंगाबाद जं. ३.

S. S. KERE PATIL.

B.SC, LL.B ADVOCATE

OFFICE/RESIDENCE- Plot No.18, Shrihari Nagar, Garkheda
Aurangabad. Mobile: 9923065442.

29/04/2017

:: Legal Scrutiny Report ::

TO WHOMSOEVER IT MAY BE CONCERN

Name of Concern :- **M/s. Gurulaxmi Builders thr its Partners,**

Mr. Rahul Vilasrao Sant,

Mr. Sk Asif Sk Gani,

And

Mr. Anil Bhagvanrao Waghmare.

1] Full description of property:-

A] All the Piece and Parcel of immovable Residential Property i.e. Open Plot No. **64** adm 292.16 Sq mtr, Open Plot No.**65** adm 216.00 Sq mtr and Open Plot No.**66** adm 216.00 Sq mtr in All Total area admeasuring 724.16 Sq mtr [Amalgamated] & Part and Parcel of Gut No.34 [Pt] Situated at Mauje Hirapur Tq and Dist Aurangabad and the Property under Search is [Amalgamated] Bounded as under:-

COMMON BOUNDARIES OF PLOT NO. 64, 65 & 66

East	West	North	South
Animity Plot	6.00 mtr Road	12.00 mtr Road	Plot No.67

- 02]** Name of the person in whose name municipal taxes/electricity bill, society charges and other statutory charges are raised up to date.

Name of Concern :- M/s. Gurulaxmi Builders thr its Partners

Mr. Rahul Vilasrao Sant,

Mr. Sk Asif Sk Gani,

And

Mr. Anil Bhagvanrao Waghmare.

- 03]** Date of visit to the Registrar of Assurances office and name of offices/authorities in whose office search taken:-

Sr.No.	Date of visit..	name of offices/authorities in whose office search taken:
01	27/04/2017	The Sub-Registrar, Aurangabad.

- 04]** Receipt number and amount (original receipt enclosed).

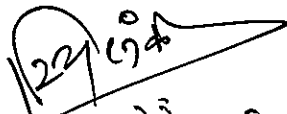
Receipt No	Date of Receipt	Amount. (Rs.)
2814/2017	27/April /2017	2250/-

- 05]** Period for which record searched.

◇ 1987 to 2017 - [30 years]

- 06]** List with details of Original Title Deeds Scrutinized by the Advocate.

Sr No.	Discription of Documents Scrutinized..	date	Whether Verified
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एस.एस.करे पाटील
बी.एससी., एल.एल.बी. अॅडव्होकेट
प्लॉट नं. १८, श्रीहरी नगर, स्वामी समर्थ
मंदिराजवळ, गजानन कॉलनी, गारखेडा परिसर,
औरंगाबाद - 431 005. मो.9923065442

			Original/Photocopy
1	Copy of registered Sale Deed day Book No.1627/2016.	18/03/2016	Verified with Original
2	Copy of 7/12 extract of Gut No.34, plot No. 64,65 & 66 in the name of previous owner and possessor M/s. Rajyog Associates issued by Talathi Sajja warud Kazi Tq and dist Aurangabad.	15/02/2016	Original
3	Copy of demarcated residential layout plan in Gut No. 33 & 34 [Part].	28/06/2006	Verified with Original
4	Copy of Non Agricultural order U/s 44 of MLR Code 1966 issued by District Collector Aurangabad in respect of Gut No.33 & 34 adm 30000 Sq mtr.	28/07/2016	Verified with Original
5	Copy of Deed of Partnership of M/s. Rajyog Associates.	28/10/2015	Xerox
6	Copy of Modification Deed of Partnership of M/s. Rajyog Associates.	06/01/2010	Xerox
7	Copy of mutation entry No. 1738.	-----	Xerox
8	Copy of Gav Namuna No.09- A [Non agricultural Tax Receipt] in respect of plot No. 60,61,62,64,65,66,67 & 68 paid by M/s. Rajyog Associates thr its partners to the concern Talathi office up to year 2016.	15/03/2016	Xerox



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 प्लॉट नं.१८, श्रीहरी नगर, स्वामी समर्थ
 मंदिराजवळ, गजानन कॉलनी, गारखेडा परिसर,
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9	Copy of 7/12 extract of Gut No.34, Plot No. 64, 65 & 66 in the name of Present owner and possessor M/s. Gurulaxmi Builders thr its Partners Mr. Rahul Vilasrao Sant, Mr. Sk Asif Sk Gani, And Mr. Anil Bhagvanrao Waghmare.	Year 2016-2017	Xerox
10	Building Permission/ Commencement Certificate for Residential on Plot No. 64, 65 & 66 [Amalgamated Gut No.34 [Pt] at Village Hirapur Tq and dist Aurangabad issued by C.I.D.C.O. bearing No. CIDCO/TPO/AFA-BP/2017/37 in the name of M/s. Gurulaxmi Builders thr its Partners Mr. Rahul Vilasrao Sant, Mr. Sk Asif Sk Gani, And Mr. Anil Bhagvanrao Waghmare.	27/02/2017	Verified with Original
11	Approved plan by Town Planning officer CIDCO Aurangabad Fringe Area.	27/02/2017	Verified with Original
12	Copy of 7/12 extract of Gut No.34, plot No. 64,65 & 66 in the name of previous owner and possessor M/s. Rajyog Associates issued by Setu Suvidha Kendra Aurangabad.	28/04/2017	Original

07] Source and History of Title of Property under Search..



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All the Piece and Parcel of immovable Residential Property i.e. Open Plot No. 64 adm 292.16 Sq mtr, Open Plot No.65 adm 216.00 Sq mtr and Open Plot No.66 adm 216.00 Sq mtr in All Total area admeasuring 724.16 Sq mtr [Amalgamated] & Part and Parcel of Gut No.34 [Pt] Situated at Mauje Hirapur Tq and Dist Aurangabad.

As per the record and from the documents and papers made available before me, I observed that:-

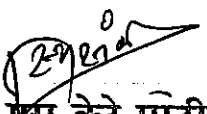
HISTRY/FLOW OF PROPERTY

That, the Property under Search i.e. land Gut No.34 adm to the extnet of 22 Acre 60 Guntha was initially owned and possessed by one Mr. Amarjit kaur Mahendrasing Gurudatta up to year 1996.

That thereafter M/s. Bagadiya Associates agencies thr its prop Shri Rameshkumar Bagadiya [HUF] purchased said land Gut No.34 adm to the extnet of 11 Acre 30 Guntha from previous owner and possessor Mr. Amarjit kaur Mahendrasing Gurudatta by way of registered Sale Deed bearing day Book Sr No.2085/1996 dtd 26/07/1996 which is execued at sub registrar office Aurangabad.

That thereafter as well as M/s. Bagadiya Associates agencies thr its prop Shri Rameshkumar Bagadiya [HUF] purchased land Gut No.34 adm to the extnet of 11 Acre 30 Guntha from previous owner and possessor Mr. Amarjit kaur Mahendrasing Gurudatta by way of registered Sale Deed bearing day Book Sr No.2111/1996 dtd 31/07/1996 which is executed at sub registrar office Aurangabad.

That it is reveal from record that thereafter mutation was also affected to that effect the name of M/s. Bagadiya Associates agencies thr its prop Shri Rameshkumar Bagadiya [HUF] is appeared on revenue record i.e. over 7/12 Extract.


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मंदिराजवळ, गजानन कॉलनी, गारखेडा परिसर,
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It is reveal from record that thereafter M/s. Rajyog Associates thr its partners Sow. Sangita Rameshwar Bharuka, Sow. Shobha Rajendra Desarda, Sow sonam Sushil Bhaurka and Sushik Kamalnayan Bhaurak purchased Gut No.34 adm to the extent of 1 Acre 12 Guntha from previous owner and possessor M/s. Bagadiya Associates Agencies thr prop Rameshkumar Bagadiya by way of registered Sale Deed day Book Sr No.5206/2006 dtd 29/10/2005 executed at sub Registrar office at Aurangabad, and thereafter mutation was also effected to that effect the name of M/s. Rajyog Associates thr its partners Sow Sangita Rameshwar Bharuka, sow Shobha Rajendra Desarda, Sow sonam Sushil Bhaurka and Sushik Kamalnayan Bhaurak are appeared on revenue record i.e. over 7/12 extract vide mutation entry No.535.

It is reveal from record that thereafter M/s. Rajyog Associates thr its partners Sow. Sangita Rameshwar Bharuka, Sow. Shobha Rajendra Desarda, Sow sonam Sushil Bhaurka and Sushik Kamalnayan Bhaurak purchased Gut No.34 adm to the extent of 3 Acre 29 Guntha from previous owner and possessor M/s. Bagadiya Associates Agencies thr prop Rameshkumar Bagadiya by way of registered Sale Deed day Book Sr No.5208/2006 dtd 29/10/2005 executed at sub Registrar office at Aurangabad, and thereafter mutation was also effected to that effect the name of M/s. Rajyog Associates thr its partners Sow Sangita Rameshwar Bharuka, sow Shobha Rajendra Desarda, Sow sonam Sushil Bhaurka and Sushik Kamalnayan Bhaurak are appeared on revenue record i.e. over 7/12 extract vide mutation entry No.537.

It is reveal from record that, S Kausar S Afsar, Ganesh V Jahagirdar and Sushil Kamalnayan Bharuka [H U F] has been applied for Concerision of Agricultural to Non Agricultural order to the District Collector Aurangabad dtd 24/04/2006 and thereafter order U/s 44 of Maharashtra Land Revenue Code 1966 issued by District Collector Aurangabad in respect of Gut No.33 & 34 adm 30000 Sq mtr vide order



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No.9/MS/JAMIN-1/AKRUSHI/P.K.8/2006 dtd 28/07/2006 in the name of S Kausar S Afsar, Ganesh V Jahagirdar and Sushil Kamalnayan Bharuka [H U F].

It is reveal from record that, demarcated residential lay out plan in respect of Gut No. 33 & 34 [Part] adm 3000o Sq mtr vide letter No.994 dtd 28/06/2006 approved by Assistant Director of Town Planning Aurangabad with Consisting various Residential plots in the name of S Kausar S Afsar, Ganesh V Jahagirdar and Sushil Kamalnayan Bharuka [H U F].

It is reveal from record that, thereafter M/s. Gurulaxmi Builders thr its Partners Mr. Rahul Vilasrao Sant, Mr. Sk Asif Sk Gani, And Mr. Anil Bhagvanrao Waghmare Purchased All the Piece and Parcel of immovable Residential Property i.e. Plot No. 64 adm 292.16 Sq mtr, Plot No.65 adm 216.00 Sq mtr and Plot No.65 adm 216.00 Sq mtr Total admeasuring **724.16 Sq mtr**, Part and Parcel of Gut No.34 [Pt] Situated at Mauje Hirapur Tq and Dist Aurangabad from previous owner and Possessor M/s. Rajyog Associates thr its partners Sow Sangita Rameshwar Bharuka, Shri Sushil Kamalnayan Bharuka with Consent of Dr. Sow savita Pravinkumar Rathi by way of registered sale Deed day Book No.1627/2016 dtd 18/03/2016 executed at Sub Registrar office at Aurangabad.

It is reveal from record that, thereafter as per registered sale Deed day Book No.1627/2016 dtd 18/03/2016 mutation was also effected to that effect the name of M/s. Gurulaxmi Builders thr its Partners Mr. Rahul Vilasrao Sant, Mr. Sk Asif Sk Gani, And Mr. Anil Bhagvanrao Waghmare are appeared on revenue record i.e. over 7/12 extract vide mutation entry No.1738.

It is reveal from record that, since then M/s. Gurulaxmi Builders thr its Partners Mr. Rahul Vilasrao Sant, Mr. Sk Asif Sk Gani, And Mr.



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Anil Bhagvanrao Waghmare are lawful owner and possessor of Plot No. 64 adm 292.16 Sq mtr, Plot No.65 adm 216.00 Sq mtr and Plot No.66 adm 216.00 Sq mtr Total admeasuring **724.16 Sq mtr**, Part and Parcel of Gut No.34 [Pt].

It is reveal from record that, thereafter M/s. Gurulaxmi Builders thr its Partners Mr. Rahul Vilasrao Sant, Mr. Sk Asif Sk Gani, And Mr. Anil Bhagvanrao Waghmare applied to C.I.D.C.O. Office [Fringe Area] New Aurangabad and requested to obtain Building Permission for Residential Purpose on Plot No. 64, 65 & 66 [Amalgamated] in Gut No.34 [Pt] which is Situated at Village Hirapur Tq and dist Aurangabad by filed application on dtd 29/04/2016 and after considering all relevants documents, to impose some conditions the Town Planning officer of C.I.D.C.O. Office [Fringe Area] New Aurangabad issued Building Permission for Residential Purpose on Plot No. 64, 65 & 66 [Amalgamated] in Gut No.34 [Pt] which is Situated at Village Hirapur Tq and dist Aurangabad in the name of M/s. Gurulaxmi Builders thr its Partners Mr. Rahul Vilasrao Sant, Mr. Sk Asif Sk Gani, And Mr. Anil Bhagvanrao Waghmare bearing letter No. CIDCO/TPO/AFA-BP/2017/37 dtd 27/02/2017 U/s 45 of Maharashtra Regional and Town Planning Act 1966 as per Approved plan by Town Planning officer CIDCO Aurangabad Fringe Area.

08] Whether permission of any authority or person is required to be obtained before creation of mortgage? If yes, give complete details if any.. [Free Hold Residential Property hence not Applicable]

09] Whether construction (if any) is in accordance with the approved plan? If not, mention the details of deviation and its effect?

◊ Yes Building Permission as per Approved plan by Town Planning officer CIDCO Aurangabad Fringe Area.


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औरंगाबाद - 431 005. मो.9923065442

CERTIFICATE

Th at M/s. Gurulaxmi Builders thr its Partners Mr. Rahul Vilasrao Sant, Mr. Sk Asif Sk Gani, And Mr. Anil Bhagvanrao Waghmare are legal owner and possessor of All the Piece and Parcel of immovable Residential Property i.e. Open Plot No. 64 adm 292.16 Sq mtr, Open Plot No.65 adm 216.00 Sq mtr and Open Plot No.65 adm 216.00 Sq mtr in All Total area admeasuring 724.16 Sq mtr [Amalgamated] & Part and Parcel of Gut No.34 [Pt] Situated at Mauje Hirapur Tq and Dist Aurangabad and Based on the search of Public Records of property in question made by me. I hereby certify that, title of property under search is clear, marketable and free from all encumbrances and also valid and enforceable in the Court of Law **Subject to NOC/CONSENT from concern Authority if required & Necessary.**

HENCE THIS SEARCH REPORT.

Date: 29/04/2016

Place: Aurangabad.

yours.

S.S.KERE PATIL ADV



एस.एस.केरे पाटील

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