



इतर पावती

Original/Duplicate

Saturday, 03 September 2016 4:55 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8872 दिनांक: 03/09/2016

गावाचे नाव: औरंगाबाद शहर
दस्तऐवजाचा अनुक्रमांक: अमग2-0-2016
दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. राजेश डी. कुलकर्णी
वर्णन अर्ज क्र. 1310/2016 गट नं. 192/5 मीजे हस्तुल औरंगाबाद सन. 2004 ते 2016 (13 वर्षे)
शोध व निरीक्षण

रु. 325.00

एकूण:

रु. 325.00

Joint S R Aurangabad II

सह दुय्यम निबंधक क्र. २
क्र. २ औरंगाबाद.

1); देयकाचा प्रकार: By Cash रक्कम: रु 325/-

2. Then Mr. Dadarao Dhondiba Kachole has executed a Partition Deed for Open Land 10 R owned and possessed by him in favor of his son and daughter in laws namely Mr. Sanjay Dadarao Kachole & Rohini Sanjay Kachole who owned & possessed the Land admeasuring 5 R each vide Partition Deed No. 3461/1998 dt. 31.07.1998 and their names are mutated in 7/12 extract Separately for 5 R each.

J.K. Builders & Developers through its partner Mr. Annasaheb Sunderrao Jogdand has accordingly obtained approval from Aurangabad Municipal Corporation to the said building plan and as such the Corporation has issued building permission on dt. 21.11.2015 in the file No. 825/17/2014-15 vide permission No. 557/2015-16.

The Development Agreement between J.K. Builders & Developers through its partner Mr. Annasaheb Sundarrao Jogdand and Mr. Ramkrishna Bapurao Kawale with Mr. Sanjay Dadarao Kachole & Dr. Rohini Sanjay Kachole is executed on dated 25.08.2016 and registered at Sub registrar Office at Aurangabad vide day book no. 5725/2016.

Then the GPA in favor of J.K. Builders & Developers through its partner Mr. Ramkrishna Bapurao Kawale & Mr. Annasaheb Sunderrao Jogdand by Owners Mr. Sanjay Dadarao Kachole & Mrs. Rohini Sanjay Kachole is executed on 25.08.2016 and registered vide day book no. 5726/2016.

J.K. Builders & Developers through its partner Mr. Ramkrishna Bapurao Kawale & Mr. Annasaheb Sunderrao Jogdand has executed the Deed of Declaration of Apartment under section 2 in the office of Sub Registrar, Aurangabad, on the 3rd Sept 2016 vide day book no. 5997/2016.

ADV. RAJESH D. KULKARNI
M.Sc., LL.B., D.I.P.L
C-3, Renuka Endave, Swanand Nagar,
Shreya Nagar, Aurangabad.

Description of Property:

S.N.	Area	Location
1	Admeasuring 10890.00 Sq. Fts(i.e. 10 R)	S. No. 192/5, Mauje Harsul, Tq. & Dist. Aurangabad.

Trace of Title:

From the face of the record it shows that the above said land admeasuring **10890.00 Sq.Fts (i.e. 10 R) is a part of GUT No. 192/5, Mauje Harsul, Tq. & Dist. Aurangabad.**

That as per perusal of the record placed before me & as per the records available at Revenue office, it is evident that Mr. Sanjay Dadarao Kachole (5 R i. e. 5445 Sq.Fts.) & Mrs. Rohini Sanjay Kachole (5 R i. e. 5445 Sq. Fts.) owned & possessed the said land of 10 R i. e. 10890.00 Sq. Ft. vide Partition Deed executed by Mr. Dadarao Dhondiba Kachole in the Office of Sub Registrar, Aurangabad vide day book no. 3461/1998 dtd. 31.07.1998.

It is revealed that, Mr. Dadarao Dhondiba Kachole & Gulam Mehmood Gulam Rasool jointly Owned & possessed the land of 20 R which they purchased from Mr. Ramsing Asaraji Mhaske vide sale deed no. 2688/1986 dt. 25.04.1986.

That, the Mr. Annasaheb Sunderrao Jogdand has applied for the Non Agricultural use permission to the Collectorate, Aurangabad and obtained NA-44 permission by paying deposits and other fees in the name of owner vide permission No. जा. क्रमांक २०१६/मशाका/जमीन-१/एनएपी-३४/मौजे हर्सुल,ता. औरंगाबाद/प्र.क्रमांक ८० dated 21/07/2016.

In view of the records available to me from the parties and the revenue office it is evident that the names of the owners & possessors are mutated in the 7/12 extract of Gut No. 192/5 regarding the abovementioned land separately.

1. Mr. Dadarao Dhondiba Kachole & Gulam Mehmood Gulam Rasool have purchased 20 R land from Mr. Ramsing Asaraji Mhaske vide Sale Deed No. 2688/1986 dt. 25.04.1986 and their names are mutated separately with separate boundaries for admeasuring 10 R open land in the 7/12 extract.

In my opinion the above said property has no encumbrances of any kind and no any contrary remark is seen in any record on the names of present owners and possessors of the property.

The title of the said property is absolute and marketable.

I have inspected all the entries in respect of above property at the Sub-Registrar Office, Aurangabad, for the year 2004 - 2016 (13 years) vide Receipt 8872 and Search Report No. 1310/2016 dated 03.09.2016 and other relevant revenue departments and I found an absolute title. The same is established and proved by virtue of possession.

Hence This Search / Title report



Rajesh D. Kulkarni

Advocate

Date: 04/09/2016

ADV. RAJESH D. KULKARNI
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Kulave, Swaband Nagar,
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TITLE / SEARCH REPORT

This TITLE and SEARCH REPORT is in respect of **Total Land, Admeasuring 10890.00 Sq. Fts. (i.e. 10 R)** situated at **GUT No. 192/5, Mauje Harsul, Tq. & Dist. Aurangabad.**

As per the request of Mr. Annasaheb Sundarrao Jogdand, for the TITLE and SEARCH REPORT pertaining to property mentioned above, is as follows -

I have verified and scrutinized the following documents received from Mr. Annasaheb Sundarrao Jogdand as well as from Revenue record -

Documents scrutinized:

S. N.	Description of Documents	Execution Date	Remark
1	Sale Deed of 20 R Open Land by Dadarao Kachole (2688/1986)	25.04.1986	Xerox
2	Partition Deed of Mr. Dadarao Dhondiba Kachole	3461/98 dt. 31.07.1998	Xerox
3	7/12 Extract Gut No. 192/5 Mauje Harsul for 10 R	23.08.2016	Original
4	जा. क्रमांक २०१६/ मशाका/जमीन-१/एनएपी-३४/मौजे हर्सुल, ता. औरंगाबाद/प्र.क्रमांक ८० dated 30/06/2016.	21.7.2016	Original
5	Development Agreement	5725/2016 dt. 25.08.2016	Original
6	General Power of Attorney	5726/2016 dt. 25.08.2016	Original
7	Commencement Certificate	Dt. 21.11.2015	Original
8	Deed of Declaration	5997/2016 dt. 03.09.2016	Original
9			

Boundaries:

Total Land, Admeasuring 10890.00 Sq. Fts. (i.e. 10 R) situated at S. No. 192/5, Mauje Harsul, Tq. & Dist. Aurangabad.

East - Survey No. 156

West - Land of Gulam Mohd. Gulam Rasul

South - 80' Wide Road

North - Land of Survey No. 190