

Uttam Manikrao Deshpande
Advocate
B.com. LL.B.

Office :
Flat No. 2, 1st floor,
Ganesh Krupa Apartment
Plot No.106, Ulkanagari,
Aurangabad.

Date: 08.08.2017

Search Cum Title Report

Proprietor of M/s. Vatsala Builders & Developers, - Sow. Vaishali Anil Deshmukh approached me and requested to issue Search Cum Title Report of Plot No. 6, admeasuring 366.272 sq. mtrs. forming part of Gut No. 90/1, situated at village Satara, Tal. & Dist. Aurangabad within the local limits of Aurangabad Municipal Corporation, Aurangabad. I have paid search fees at the office of Sub-Registrar and copy of challan is annexed with this search report.

II. Description of Plot :-

Sr. No.	Extent of Area	Location	Boundaries.
01.	N. A. Plot adm. 366.272 sq. mtrs.	N.A. sanctioned layout plot no. 6, forming part of Gut no. 90/1, situated at Village. Satara, within the local limits of Aurangabad Municipal Corporation, Aurangabad.	North- 6.00 mtrs. wide road. South-6.00 mtrs. wide road. East-open space. West- 6.00 mtrs. wide road.

I. Documents perused :-

Sr. No.	Description of documents/No.	Date	Page No.
01.	7/12 Extract for last 30 years issued by Talathi and computer print 7/12 extract of land Gut No. 90/1 of village Satara, Tal. & Dist. Aurangabad.	--	1 TO 32
02.	Copy of Ferfar No. 16431 is for family partition by owner Mr. Latifkhan Ajikhan to his two sons Mr. Shafikkhan Latifkhan & Mr. Rafiqkhan Latifkhan land Adm. 40 R+40 R between them, which is forming part of Gut no. 90/1, situated at village: satara, Tq. & Dist. Aurangabad.	01.09.09	33
03.	Copy of N.A. Order u/s. 44 of the M.L.R. Code issued by the Collector Aurangabad in favour of owner Mr. Shafik Khan Latif Khan for land Adm. 40 R forming part of Gut No. 90/1, situated at village Satara Tal. & Dist. Aurangabad order No. 2008/Land-I/NA/PK/269	18.12.09	34 TO 37
04.	Copy of sanctioned layout plan for land Adm. 40 R. obtained by owner Mr. Shafik Khan Latif Khan from Town Planning Office, Aurangabad. Fringe Area CIDCO, Aurangabad vide Order No. 80	11.11.09	38
05.	Copy of registered sale deed No. 1501/2010 executed by seller, Mr. Shafik Khan Latif Khan in favour of Sow. Chanda Gaurishankar Tapdiya for Plot No. 6, adm. 366.272 sq. mtrs. forming part of Gut No. 90/1, situated at Village: Satara, Tq. & Dist. Aurangabad.	25.02.10	39 to 56

Adv. Uttam Manikrao Deshpande
Flat No. 2, First Floor,
Ganesh Krupa Apartment,
Plot No. 106, Ulka Nagari, Aurangabad-431005

Deshpande

Uttam Manikrao Deshpande Advocate		Page No. 02	
06.	Copy of registered Correction Deed day book no. 2103/2010 for sale deed reference to correction to boundaries of above said sale deed is executed at daybook No. 1501/2010.	18.03.10	57 to 71
07.	Copy of mutation entry No. 18279 granted by Circle Officer, Osmanpura in favour of purchaser Chanda Gaurishankar Tapadiya.	10.05.10	72
08.	Copy of registered sale deed no. 3217/2011 executed by Sow. Chanda Gaurishankar Tapdiya in favour of M/s. Akar Builder & Developer through its Partner, (1) Shri. Kautuk Ashok Agrawal and two others in respect of plot no. 6. Plot adm. 366.272 sq.mtrs. forming part of Gut no. 90/1, situated at village: Satara. Tq. & Dist. Aurangabad	22.06.11	73 to 85
09.	Copy of mutation entry No. 21567 sanctioned in favour of M/s. Akar Builders & Developers.	19.07.11	86
10.	Copy of registered sale deed no. 1488/2016 executed by M/s. Akar Builder & Developer through its partner, (1) Shri. Kautak Ashok Agrawal (2) Shri. Anand Omprakash Bhageriya & (3) Sow. Neha Shailesh Ravaka in favour of Shri. Anil Laxmikant Deshmukh in respect of plot no. 6, admeasuring 366.272 sq. mtrs. forming part of land Gut No. 90/1, village: Satara, within limit of Municipal Corporation Aurangabad.	22.06.11	87 to 106
11.	Copy of mutation entry No. 30137 sanctioned in favour of Mr. Anil L. Deshmukh in respect of plot No. 6.	09.05.16	107
12.	M/s. Vatsala Builders & Developers have obtained the loan from M/s. Mangalnath Multistate Co-op. Credit Society Ltd. Majalgaon by executing registered mortgage deed bearing No. 7051.	18.10.16	108 to 120
13.	Copy of development agreement and power of attorney executed by Mr Anil L. Deshmukh in favour of M/s. Vatsala Builders & Developers bearing registration No. 3117 and 3118 respectively.	24.07.17	121 to 149
14.	Copy of commencement certificate issued by Aurangabad Municipal Corporation with approval of drawing.	05.01.17	150 to 151
15.	Copy of Deed of Declaration of Wamananand apartment bearing registration no. 2776	29.07.17	152 to 178

III. TRACE OF TITLE:-

01) From the perusal of Mutation entry no. 16431 dtd. 01.09.2009 it appears that by family partition Mr. Latifkhan Ajikhan has given/distributed land to his two sons of Mr. Shafikkhan Latifkhan & Mr. Rafiqkhan Latifkhan in respect of land adm. 40 R each forming part of Gut No. 90/1, situated at village satara, with limit of Municipal Corporation, Tq. & Dist. Aurangabad. The competent Revenue Authority has sanctioned mutation entry in favour of the sons and their names are recorded as owner and possessor of land for 40 R each.

Deshpande

02) It is seen that Mr. Shafik Khan Latif Khan sold plot No. 6, admeasuring 366.272 sq. mtrs. forming part of Gut No.90/1, situated village Satara, Tal. & Dist. Aurangabad to Sow. Chanda Gaurishankar Tapdiya. The competent Revenue Authority sanctioned the mutation entry No. 18279 and her name is recorded in the 7/12 extract as owner and possessor of the plot.

03) It is seen that there was some error in respect of the boundaries and therefore the parties to the sale deed have executed correction deed No. 2103/2010 dated 18.03.2010 correcting the error in sale deed No. 1501/2010 dated 25.02.2010. The boundaries are accordingly corrected and there is no dispute about the same.

04) It is seen that the Sow. Chanda Gaurishankar Tapadiya sold the said plot No. 6 to M/s. Akar Builder & Developer through its partner, (1) Shri. Kautak Ashok Agrawal and others under registered sale deed No. 3201/2011 dated 22.06.2011. The competent Revenue Authority sanctioned the mutation entry No. 21576 in favour of M/s. Akar Builders & Developers and its partners and their name is recorded in 7/12 extract as owner and possessor of the plot.

05) It is seen that M/s. Akar Builders & Developers through its partners (1) Shri. Kautak Ashok Agrawal (2) Shri. Anand Omprakash Bhageriya & (3) Sow. Neha Shailesh Ravaka sold the plot No. 6 to Mr. Anil Laxmikant Deshmukh under registered sale deed No. 1488/2016 dated 13.04.2016. The competent Revenue Authority has sanctioned the mutation entry No.30137 in favour of Mr. Anil Laxmikant Deshmukh and his name is recorded as owner and possessor of the plot.

06) It is seen that M/s. Anil Laxmikant Deshmukh executed the Development Agreement and Irrevocable power of attorney in favour of M/s. Vatsala Builders & Developers - a proprietary firm. The documents are registered at the office of Sub-Registrar, Aurangabad on payment of requisite stamp duty and registration fees having registration No. 3117 and 3118 dated 24.07.2017 thereby giving powers for development of property and sale thereof to M/s. Vatsala Builders & Developers.

07) That, from perusal of N.A. Order dtd. 18.12.2009 issued by Collector, Aurangabad and sanctioned layout plan dated 11.11.2009 issued by Town planning Officer, Aurangabad fringe area project CIDCO, New Aurangabad, it appears that the owner Mr. Shafik Khan Latifkhan applied to the Collector, Aurangabad for conversion of land into Non-Agriculture purpose for residential use in respect of 40 R land out of which plotted area is 2632.408 sq. mtrs.

08) It is seen that the builder / developer has executed and registered deed of declaration u/s. 2A, of Maharashtra Apartment Ownership Act and submitted the building to the provisions of said Act. The deed of declaration is registered at day book sr. No. 2776 dated 29.07.2017.

09) That, as per the documents placed before us, and e-search taken from records of Department of Registration & stamp web site, it appears that M/s. Vatsala Builders & Developes have obtained loan from M/s. Mangalnath Multistate Co-operative Credit Society Ltd. Majalgaon, branch at Aurangabad and created the charge on the property i.e. plot No. 6. Except the above charge, no encumbrances are found recorded against said plot.

09) Thus, I found that, Shri Anil Laxmikant Deshmukh is having clear, legal and marketable title and is peacefully in possession of the said plot, which is free from all encumbrances and M/s. Vatsala Builders & Developers have obtained development rights in respect of the said plot. Except the charge of Shri Mangalnath Multistate Co-operative Credit society Ltd. Majalgaon, no other charges are found recorded against the said plot.

Hence this Title cum search report.


(Uttam M. Deshpande)
Advocate

Encl : Internet payment Receipt.

Adv. Uttam Manikrao Deshpande
Flat No. 2, First Floor,
Ganesh Krupa Appartment,
Plot No. 106, Ulka Nagar, Aurangbad-431005



CHALLAN
MTR Form Number-6

GRN MH004369456201718E		BARCODE		Date 09/08/2017-19:36:30		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name ARB3_AURANGABAD 3 JT SUB REGISTRAR				Full Name		Adv Uttam M Deshpande	
Location AURANGABAD							
Year 2017-2018 From 09/08/2003 To 09/08/2017				Flat/Block No.		flat no 2 first floor Ganesh krupa appt	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			325.00		Road/Street		plot no 106 Ulka nagari
					Area/Locality		Aurangabad
					Town/City/District		
					PIN		4 3 1 0 0 9
					Remarks (If Any)		
					plot no 6 land gut no 90 1 village salara tal and dist aurangabad admg 370		
					sq mtrs		
					Amount In		
					Three Hundred Twenty Five Rupees Only		
Total			325.00		Words		
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
						02300042017080938165 004475617	
Cheque/DD No.				Bank Date		RBI Date	
				09/08/2017-19:38:51		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

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