Adv. B.K. Gothwal (B.Sc.L.L.B.) Adv. Suraj. B. Gothwal (Bsl.LLB, LLM.)

High-Court Aurangabad.

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TITLE CUM SEARCH REPORT

To whomsoever it may concern

Name of applicant: Mr. Santosh Bhagchand Sethi.

Having been engaged by Mr. Santosh Bhagchand Sethi R/o Chelipura, Aurangabad, on above referred subject, I Suraj B. Gothwal, Advocate High Court, Aurangabad, do hereby submit this search report as under:

1. I have taken search in respect of land property bearing Gut no.221/1/B, situated at Harsul, Tq & Dist Aurangabad, total admeasuring 7 H 5 R having revenue assessment of 5 rs 32 paisa out of which Shri Inderchand Lakhmichand Sethi initially was having the title and possession of land admeasuring 1 H 50 R land out of which he has partitioned 1 acre 05 Gunthas of land to his real brother Bhagchand Lakhmichand Sethi. That accordingly the names of both brothers have been mutated in the 7/12 extract of the Gut no.221/1/B up to the extent of their respective shares.
2. That the above mentioned property has been came in title of Shri Inderchand Lakhmichand Sethi wide Registered sale deed No. 1671/1975 purchased from 1) Shri Suryabhan, 2) Shri Deorao, 3) Shri Anna, 4) Shri Bhalerao all sons of Shri Yadav Sangle on dated 03.07.1975. That out of the total land

Shri Inderchand Lakhmichand Sethi partitioned 1 acre 05 Gunthas of land vide list of partition dated 12.07.2011 to his real brother Bhagchand Lakhmichand Sethi and is having the title and possession of remaining land admeasuring 2 acres 25 Gunthas. That accordingly the names of both brothers have been mutated in the 7/12 extract of the Gut no.221/1/B vide mutation entry no. 1105 and 15895 up to the extent of their respective shares.

3. That the said property total admeasuring 7 H 5 R having revenue assessment 5 Rs. 32 paisa out of which the land of Bhagchand Lakhmichand Sethi and Inderchand Lakhmichand Sethi jointly admeasuring 1 H 50 R is Bounded as under
   As to the East : Land of Tulshiram Bakle
   As to the West : Land of Hitoupdesh Society
   As to the South : Govt. Road
   As to the North : Land of Jaichand Sethi.
4. That after mutual understanding both these brothers have decided to develop their above mentioned property jointly under the partnership firm named and styled as " M/s Pragati Infrastructures'' bearing Reg no. AU000000325 and accordingly they have registered it under the Indian Partnership act 1932 . That both Bhagchand Lakhmichand Sethi and Inderchand Lakhmichand Sethi and one Nilesh Inderchand Sethi including Santosh Bhagchand Sethi are the four partners of the said firm and have mutually agreed to have their respective shares as per mutually agreed between them and as mentioned in the Partnership deed dated 23.08.2013.

5. That after the mutual understanding between all the partners being blood relatives of each other they had decided to delegate the powers of two partners of the firm namely Bhagchand Lakhmichand Sethi and Inderchand Lakhmichand Sethi to the remaining partners two partners Nilesh Inderchand Sethi including Santosh Bhagchand Sethi so as being old aged persons the partners delegating their powers cannot do the required day to day work in the concerned government and private offices due to their health problems and therefore to make the work easy and fast they delegated their powers and authorities as per agreed to the remaining two partners Nilesh and Santosh vide executing Registered Irrevocable General Power of Attorney in their favour bearing no. 8439/2014 dated 16.12.2014.
6. I have gone through the documents placed before me by Mr.Santosh Bhagchand Sethi . I have also gone through the record maintained by the Sub Registrar Officer, Aurangabad Tq & Dist Aurangabad from 1985 to 2014 i.e for last 30 years in respect of the above property.
7. That the documents verified under the search by me are as under
   a) The copy of the sale deed bearing no. 1671/1975 dated 03/07/1975.
   b) The certified copies of the mutation entries bearing no. 1105 and 15895.
   c) The copy of the 7/12 extract of Gut no. 221/1/B up till today.
   d) The copy of the Partnership Deed.
   e) The copy of the Partnership Registration License.

f) The copy of the Registered Irrevocable General Power of Attorney in their favour bearing no. 8439/2014 dated 16.12.2014

8. That I have also inspected the entries in the Sub Registrar Officer, Aurangabad Tq & Dist Aurangabad from 1986 to 2015 by submitting application for search and deposited search fees vide receipt No.2270 dated 18.02.2015. I have not found any adverse remarks or any contradictions with regards to the above mentioned property in the office of Sub Registrar Officer, Aurangabad Tq & Dist Aurangabad.

9) Finally this is to certify that, I have gone through the relevant documents mentioned above and other documents in respect of the above property and came to the conclusion that the property mentioned above developed by the above partners under the firm " M/s Pragati Infrastructures" is free from all type of encumbrances, lease, partition, charges , line, transfer, gift or interest of any third party and having clear and marketable title in favour of Bhagchand Lakhmichand Sethi and Inderchand Lakhmichand Sethi and is clear and free to be purchased any body and developed/sold by the above named applicant along with other partner Nilesh Inderchand Sethi. For this the said Title cum search report is issued.

Hence this search report.

Date: 21.02.2015

Place : Aurangabad.

ADV. SURRAJ B. GOTWALI
HIGH COURT, AURANGABAD
Off :- Shop No. 7, Jai Building,
Tirupati Park, Gurusahani Nagar,
N-4, Cidco, Aurangabad M.9579511502

PRAGATI INFRASTRUCTURES
From Concept to Creation

Date : 25/07/2017

DECLARATION OF ENCUMBRANCES

We the under signed authorized partners of **Pragati Infrastructures,** hereby declared and certified that, We are the Builders and Developers of the Property at Gut No.221/1/B, of village Harsul, Aurangabad Admeasuring 2100 Sq.Mtrs. on which our commercial cum Residential Project named and Styled " OM TOWER".

We further declared and confirmed that property is under said project is free from all types of encumbrances.

For Pragati Infrastrctures

Partner

Site Add : Gut No. 221/Part, Harsool Jatwada Road, Aurangabad.
Office Add : Shop No. 11, Suresh Bhavan - 2, Kirana Chawadi, Near Bank of Maharashtra, Aurangabad. 431
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