

MRS. SARIKA M. MANDLIK (DESHIPANDE)

ADVOCATE

7, Ashoknagar, Garkheda Road, Aurangabad

Contact. No. Off. 0240-2356781, Mob. 9730071850

SEARCH REPORT

PROPERTY

Plot No. A-67-B Admeasuring 2000 Sq. Foot (185.87 Sq. Mt.) And Plot No. A-68 Admeasuring 525.38 Sq. Mt., Gut No. 32/2 Situated at Village Brijwadi, Tq. & Dist. Aurangabad.



SARIKA M. MANDLIK
ADVOCATE

Plot No. 7.
Ashok Nagar,
Garkheda road,
AURANGABAD.

PHONE NO. 2356781

MOBILE NO. 9730071850

Date: 04.12.2017

Re: Title Search Report-To Whomsoever Concern

PART I: GENERAL DETAILS

I. Name of the Owner	Mr. Pravin Maharudra Nagargoje
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PART II: Description of The Property

Complete or full description of the immovable property/(ies) .	Plot No. A-67-B Admeasuring 2000 Sq. Foot (185.87 Sq. Mt.) And Plot No. A-68 Admeasuring 525.38 Sq. Mt., Gut No. 32/2 Situated at Village Brijwadi, Tq. & Dist. Aurangabad.
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Boundaries: Plot No. A-67-B

EAST: PLOT NO. A-70
WEST: PLOT NO. A-67 (A)
SOUTH: PLOT NO. A-68.
NORTH: ROAD.

Boundaries: Plot No. A--68

EAST: PLOT NO. A-69
WEST: 9.00 MT. ROAD
SOUTH: NALA.
NORTH: PLOT NO. A-67 AND 69-B.

PART III: LIST OF DOCUMENTS SCRUTINIZED / PERUSED

- 1) Copy of Registered Sale Deed bearing Daybook No. 1582 dated 22.03.1966
- 2) Copy of Approved Layout Map bearing Outward No. MANAPA / NARAVI / 2001 / 1258 dated 11.07.2001
- 3) Copy of Registered G. P. A. bearing Daybook No. 5310 dated 24.08.2001
- 4) Copy of N. A. Order No. 9 / MASHA / JAMIN 1 / AKRUSHI / PRA. KRA. 52/ 2001 dated 22.03.2002
- 5) Copy of Registered Sale Deed bearing Daybook No. AGG-6/1435 dated 29.05.2006
- 6) Copy of Registered Sale Deed bearing Daybook No. AGG-2/2022 dated 12.04.2013
- 7) Copy of Registered Sale Deed bearing Daybook No. AGG-2/2977 dated 25.04.2017
- 8) Copy of 7/12 Extract issued by talathi Sajja in the name of Mr. Pravin Maharudra Nagargoje in respect of Plot No. Sector A- 67 (B), Admeasuring 2000 Sq. Foot (185.87 Sq. Mt.), Gut NO. 32/2 Situated at Village- Brijwadi, Tq. & Dist. Aurangabad. (Bearing Mutation entry No. 1444)



- 9) Copy of Registered Sale Deed bearing Daybook No. AGG-5/5740 dated 02.12.2008
- 10) Registered Sale Deed bearing Daybook No. AGG-5/5599 dated 11.11.2009
- 11) Copy of Registered Sale Deed bearing Daybook No. AGG-5/1988 dated 15.03.2011
- 12) Copy of Registered Sale Deed bearing Daybook No. AGG-5/5921 dated 12.09.2016
- 13) Copy of Commencement Certificate Sr. No. 9252 Book No. :- 371 PARWANA No. : 747 / 2017-18
FILE No. : 523 / 17/2017-18 dated 01.11.2017
- 14) Copy of Approved Map of Construction 2017

PART IV: FLOW OF TITLE OF PROPERTY / DEVOLUTION OF TITLE.

1. That, Registered Sale Deed bearing Daybook No. 1582 dated 22.03.1966 executed by 1) Mr. Salimuddin Faizuddin 2) Mr. Nazimoddin Sk. Meheboob in favour of 1. Mr. Hanumantrao Trimbakrao Jaoshi 2. Mr. Kashinath Gokulchnad Navandar 3. Mr. Wajrachand Gautamchand Jain in respect of Property situated at Land at Gut No. 32/2, 32/4 and 32/6 Admeasuring 37 Acres and 37 Gunthas situated at Village Brijwadi, Tq. & Dist. Aurangabad.
2. That, Approved Layout Map bearing Outward No. MANAPA / NARAVI / 2001 / 1258 dated 11.07.2001 issued by Aurangabad Municipal Corporation in favour of 1. Mr. Hanumantrao Trimbakrao Jaoshi 2. Mr. Kashinath Gokulchnad Navandar 3. Mr. Wajrachand Gautamchand Jain in respect of land at Gut No. 32/2, 32/4 and 32/6 Admeasuring 37 Acres and 37 Gunthas situated at Village Brijwadi, Tq. & Dist. Aurangabad.
3. That, Registered G. P. A. bearing Daybook No. 5310 dated 24.08.2001 executed by 1) Mr. Wajrachand Gautamchand Jain 2) Mr. Hanumantrao Tryambakrao Joshi 3) Mr. Kashinath Gokulchand Navandar in favour of M/s Siddhant Developers through its Partner 1. Mr. Vikas Kashinath Navandar 2. Mr. Pramodkumar Jamnalal Kasliwal 3. Mr. Shirish Khivarlalji Gadiya in respect of land at Gut No. 32/2, 32/4 and 32/6 situated at Village Brijwadi, Tq. & Dist. Aurangabad.
4. That, N. A. Order No. 9 / MASHA / JAMIN 1 / AKRUSHI / PRA. KRA. 52/ 2001 dated 22.03.2002 issued by the Collector, Aurangabad in favour of 1. Mr. Hanumantrao Trimbakrao Jaoshi 2. Mr. Kashinath Gokulchnad Navandar 3. Mr. Wajrachand Gautamchand Jain in respect of land at Gut No. 32/2, 32/4 and 32/6 Admeasuring 26389.03 situated at Village Brijwadi, Tq. & Dist. Aurangabad.
5. That, Registered Sale Deed bearing Daybook No. AGG-6/1435 dated 29.05.2006 executed by 1) Mr. Wajrachand Gautamchand Jain 2) Mr. Hanumantrao Tryambakrao Joshi 3) Mr. Kashinath Gokulchand Navandar through its GPA Holder M/s Siddhant Developers through its Partner 1. Mr. Vikas Kashinath Navandar 2. Mr. Pramodkumar Jamnalal Kasliwal 3. Mr. Shirish Khivarlalji Gadiya in favour of Mrs. Nita Balkishan Chipra in respect of Plot No. Sector A- 67 (B), Admeasuring 2000 Sq. Foot (185.87 Sq. Mt.), Gut NO. 32/2, Situated at Village- Brijwadi, Tq. & Dist. Aurangabad.
6. That, Registered Sale Deed bearing Daybook No. AGG-2/2022 dated 12.04.2013 executed by Mrs. Nita Balkishan Chipra in favour of Mr. Krushna Rajendra Malu in respect of Plot No. Sector A- 67 (B), Admeasuring 2000 Sq. Foot (185.87 Sq. Mt.), Gut NO. 32/2, Situated at Village- Brijwadi, Tq. & Dist. Aurangabad.
7. That, Registered Sale Deed bearing Daybook No. AGG-2/2977 dated 25.04.2017 executed by Mr. Krushna Rajendra Malu in favour of Mr. Pravin Maharudra Nagargoje in respect of Plot No. Sector A- 67 (B), Admeasuring 2000 Sq. Foot (185.87 Sq. Mt.), Gut NO. 32/2, Situated at Village- Brijwadi, Tq. & Dist. Aurangabad.



8. That, Copy of 7/12 Extract issued by talathi Sajja in the name of Mr. Pravin Maharudra Nagargoje in respect of Plot No. Sector A- 67 (B), Admeasuring 2000 Sq. Foot (185.87 Sq. Mt.), Gut NO. 32/2, Situated at Village- Brijwadi, Tq. & Dist. Aurangabad. (Bearing Mutation entry No. 1444)
9. That, Registered Sale Deed bearing Daybook No. AGG-5/5740 dated 02.12.2008 executed by 1) Mr. Vajrachand Gautamchand Jain 2) Mr. Hanumantrao Tryambakrao Joshi 3) Mr. Kashinath Gokulchand Navandar through its GPA Holder M/s Siddhant Developers through its Partner 1. Mr. Vikas Kashinath Navandar 2. Mr. Pramodkumar Jamnalal Kasliwal 3. Mr. Shirish Khivarlalji Gadiya in favour of 1. Mr. Nitin Anand Atkare 2. Mr. Pratap Anand Atkare in respect of Plot No. A-68, Admeasuring 525.38 Sq. Mt. Gut NO. 32/2, Situated at Village- Brijwadi, Tq. & Dist. Aurangabad.
10. That, Registered Sale Deed bearing Daybook No. AGG-5/5599 dated 11.11.2009 executed by 1. Mr. Nitin Anand Atkare 2. Mr. Pratap Anand Atkare in favour of M/s Shriniwas Constructions Through its Prop. Mr. Vitthal Ganpatrao Labhshetwar in respect of Plot No. A-68, Admeasuring 525.38 Sq. Mt. Gut NO. 32/2, Situated at Village- Brijwadi, Tq. & Dist. Aurangabad.
11. That, Registered Sale Deed bearing Daybook No. AGG-5/1988 dated 15.03.2011 executed by M/s Shriniwas Constructions Through its Prop. Mr. Vitthal Ganpatrao Labhshetwar in favour of Mrs. Laxmibai Baburao Kawtikwar in respect of Plot No. A-68, Admeasuring 525.38 Sq. Mt. Gut NO. 32/2, Situated at Village- Brijwadi, Tq. & Dist. Aurangabad.
12. That, Registered Sale Deed bearing Daybook No. AGG-5/5921 dated 12.09.2016 executed by Mrs. Laxmibai Baburao Kawtikwar in favour of Mr. Pravin Maharudra Nagargoje in respect of Plot No. A-68, Admeasuring 525.38 Sq. Mt. Gut NO. 32/2, Situated at Village- Brijwadi, Tq. & Dist. Aurangabad.
13. That, Copy of 7/12 Extract issued by Talathi Sajja in the name of Mr. Pravin Maharudra Nagargoje in respect of Plot No. A-68, Admeasuring 525.38 Sq. Mt. Gut NO. 32/2, Situated at Village- Brijwadi, Tq. & Dist. Aurangabad. (bearing Mutation Entry No. 1426)
14. That Commencement Certificate Sr. No. 9252 Book No. :- 371 PARWANA No. : 747 / 2017-18 FILE No. : 523 / 17/2017-18 dated 01.11.2017 issued by Aurangabad Municipal Corporation in the name of Mr. Pravin Maharudra Nagargoje in respect of Plot No. 67 B and Plot No. 68, Gut No. 32/2, Brijwadi, Aurangabad.
15. That, Approved Map of Construction 2017 issued by Aurangabad Municipal Corporation in the name of Mr. Pravin Maharudra Nagargoje in respect of Plot No. 67 B and Plot No. 68, Gut No. 32/2, Brijwadi, Aurangabad.

TITLE OPINION/ CERTIFICATE:

On perusal of above mentioned documents our Applicant /Borrowers Plot No. A-67-B Admeasuring 2000 Sq. Foot (185.87 Sq. Mt.) And Plot No. A-68 Admeasuring 525.38 Sq. Mt., Gut No. 32/2 Situated at Village Brijwadi, Tq. & Dist. Aurangabad have a clear , a Marketable and unencumbered title to the property. That, Mr. Pravin Maharudra Nagargoje is the exclusive Owner and possessor of Plot No. 67 B and Plot No. 68, Gut No. 32/2, Brijwadi, Aurangabad .I have inspected the record of registry and Index- II of the office of Sub-Registrar at Aurangabad, Dist. Aurangabad for the last 15 years through my application dated 04.12.2017 and have deposited the requisite charges towards search fees on the very same day under Receipt No. MH007893190201718E, dated 4.12.2017 which is enclosed herewith.

Place: Aurangabad

Date: 04.12.2017

yours sincerely,

Adv. Sarika Mandlik





CHALLAN
MTR Form Number-6

GRN MH007893190201718E		BARCODE 		Date 04/12/2017-18:19:25		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment -Search Fee Other Items				TAX ID (If Any)			
				PAN No.(If Applicable)		AOWPM8152P	
Office Name AR81_HQR SUB REGISTRAR AURANGABAD 1				Full Name		ADV SARIKA MANDLIK	
Location AURANGABAD							
Year 2017-2018 One Time				Flat/Block No.		PLOT NO 7	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			375.00		Road/Street GARKHEDA		
					Area/Locality AURANGABAD		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					SEARCH FEE FOR PLOT NO 67 AND 68 GUT NO 32 OF BRIJWADI		
					AURANGABAD		
Total			375.00		Amount In Words		Three Hundred Seventy Five Rupees Only
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572017120421668		IK00JTPRZ1	
Cheque/DD No.				Bank Date		RBI Date	
				04/12/2017-18:20:10		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
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 चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.
Mobile No. : Not Available