Subhash R. Malani
Rahul S. Malani
ADVOCATE'S
Ph. : (0240) 2335403

ADV. PANEL
- Railway
- University
- L.I.C.
- Union Bank

Office : 18, Vikas Nagar, Behind Pawan Gas, New Osmanpura, Aurangabad.

Date: 04.12.2013

TITLE CUM SEARCH REPORT

Whereas, Mr. Ashok Baburao Thormal, Vinod Hilal Chavan, Sakharam Jankram Khiste and Prashant Vasantrao Langote, All R/o. : Aurangabad approached me and requested to issue Title cum Search Report, in respect of the plot No. 31, 32, 33, 34, 35 and 36, situated at Gut No. 8/1, Nakshtrawadi, Aurangabad , I have gone through the documents of title produced by them before me and also took the search at the office of Sub-Registrar, Aurangabad, in respect of the above property for last 15 years and thereupon I am issuing this title cum search report as under :-

That, the property Plot No.33 and 34, each admeasuring 202.5 Sq. Mts., situated at Gut No.8/1, Nakshtrawadi, Aurangabad, is purchased by Dinesh Lalitmohan Vakil, under the registered sale-deed No.4785, dated 30.12.1997, from M/s. Lok Mangal Plotting and Sales Corporation Aurangabad, and he sold the said plot to the above referred four persons i.e. Ashok Thormal and others under the registered sale-deed No.7947, dated 29.11.2012.

AND WHEREAS, Mrs. Chandika w/o Dinesh Vakil purchased Plot No.31 and 36 each admeasuring 187.5 Sq. Mts., situated at Gut No.8/1, Nakshtrawadi, Aurangabad, from M/s. Lok Mangal Plotting and Sales Corporation, Aurangabad, under the registered sale-deed No.4786, dated 30.12.1997 and she sold the same to the above referred four persons i.e. Ashok Thormal and others, under the registered sale-deed No.6356, dated 31.08.2012.

AND WHEREAS, Lahari Manohar s/o Dinesh Vakil purchased Plot No.32 and 35, each admeasuring 187.5 Sq. Mts., situated at Gut No.8/1,

Nakshtrawadi, Aurangabad, from M/s. Lok Mangal Plotting and Sales Corporation, under the registered sale-deed dNo.4787, dated 30.12.1997, and he sold the same to the above referred four persons i.e. Ashok Thormal and others under the registered sale-deed No.7162, dated 18.10.2012.

AND WHEREAS, N.A. order in respect of the above land Gut No.8/1, is issued by the Office of Collector, Aurangabad, on dated 04.12.2000. Similarly, layout of the above said land is sanctioned by the Town Planning Department of Municipal Corporation, Aurangabad.

AND WHEREAS, the above named four persons also under the Deed of Transfer dated 12.02.2013, purchased the T.D.R. to the extent of 466 Sq. Mts., out of 870 Sq. Mts., area granted to Nirmalabai Shivdas Paraswani and others under Certificate No.AMC/TP/DRC/E/94/2013, Folio No.02/29, dated 21.01.2013, issued by Aurangabad Municipal Corporation, Aurangabad, for utilizing the same on the above referred plot No.31 to 36.

On the basis of above referred documents produced before me and as per the facts, which came to be my knowledge Ashok Thormal and four others established clear chain of title for last more than 15 years. I have also took the search at office of sub Registrar , Aurangabad, but as per available index record thereat, I did not trace out any encumbrances on the said property. Therefore, I say that, the said the property is free from all types of encumbrances. In substance, I feel that, Mr. Ashok Thormal and three others are having good marketable title on the property plot no. 31 to 36, situated at Gut No.8/1, Nakshtrawadi, Aurangabad, along with the T.D.R. rights to the extent of 466 Sq. Mts.,

Hence this title cum search report.

Dated : 04.12.2013.

(S. R, Malani)
Advocate

इतर
पावती

Original/Duplicate

Wednesday,04 December 2013 5:49 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 12381 दिनांक: 04/12/2013

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: अगग5-0-2013
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अड सुभाष मल्लानी
वर्णन अर्ज नं 3682-2013 शोध वर्ष 1999 ते 2013 एकूण 15 वर्ष प्लॉट नं 31 32 33 34 व 35 36 गट नं 8/1 मोहल्ला नक्षत्रवाडी औरंगाबाद

SEARCHFEE रु. 2250.00

एकूण: रु. 2250.00

Joint Sub Registrar Aurangabad V

सह दुय्यम निबंधक वर्ग-२ औरंगाबाद क्र.५

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