SANDEEP N. LUTE
(Advocate High Court)

N-11, C-5, Dwarka Nagar,
Hudco, Aurangabad - 431003
Mobile- 9420132555, 9420162555

Ref. 1/3 Date-27/11/2017

SEARCH AND TITLE REPORT

Subject: Search Report in respect of property plot nos. 70 & 71 situated at Gut no. 140, Swami Samarth Nagar, Tisgaon, Tq. & Dist. Aurangabad admeasuring 1247.902 Sq. Mtrs. standing in the name of Ms. Vrundawan Builders & Developers, as an owner and possessor.

Description of Documents scrutinized:-

1] Copies of mutation entry and 7/12 extracts of land Gut No. 140, Situated at Tisgaon, Tq. & Dist. Aurangabad.

2] Copies of mutation Entries Nos. 8361, 8457.

3] Copy of Registered sale deed bearing day book serial No. 3066/2017 dated 04.08.2017 executed before Sub-Registrar office- 1, Aurangabad.

4] Copy of Registered sale deed bearing day book serial No. 3224/1991 dated 26.03.1991 executed before Sub-Registrar office, Aurangabad.

5] Copy of Registered G.P.A bearing day book serial No. 2617/2006 dated 12.06.2006 executed before Sub-Registrar office-2, Beed.

7] Copy of Commencement Certificate of CIDCO, WALUJ MAHANAGAR, AURANGABAD, dated 22/07/2013.

8] Copy of Commencement Certificate of Waluj CIDCO Ltd., New Aurangabad, dated 14/11/2017.

I have conducted the search in respect of property plot nos. 70 & 71 situated at Gut no. 140, Swami Samarth Nagar, Tisgaon, Tq. & Dist. Aurangabad admeasuring 1247.902 Sq. Mtr. standing in the name of Ms. Vrundawan Builders & Developers, as an owner and possessor.

SANDEEP N. LUTE

I have deposited fees with the Sub Registrar's office at Aurangabad, the requisite fees of Rs. 750/-[Rupees Seven Hundred Fifty Only] on 23-11-2017 vide receipt bearing No.8873, for taking the search, for the period 1988 to 2017, i.e. 30 Years and did the search in the records and indexes made available to me. I have also perused the records maintained by the Talathi office Kanchanwadi., Tahasil office Aurangabad. After perusing the records made available to me with the sub registrar's office Aurangabad and with the Talathi and Tahasil office Aurangabad and in the office of CIDCO, Waluj Mahanagar, Aurangabad it appears that -

BRIEF HISTORY OF PROPERY:-

Originally in the year 1988, 1) Shri. Laxman S/o Ranu Pradhan, 2) Shri. Kacharu S/o Ranu Pradhan, 3) Shri. Dadarao S/o Ranu Pradhan, 4) Shri. Janardhan S/o Ranu Pradhan., were the owner and possessor of property of property Land Gut no. 140 Situated at Tisgaon, Tq. & Dist. Aurangabad, there after the property was sold out to the some persons, between whom the Shri. Rajendra S/o Raghunatharao Veer, Shri. Sanjay S/o Raghunatharao Veer and Shri. Vivek S/o Raghunatharao Veer., were purchased land by way of registered sale deed in the year 1991 to the extent 4 Hectors (10Acrs).

There after the some portion of the land were acquired by the CIDCO to the extent of 2.30 Acre out of 10 Acre, of Shri. Rajendra S/o Raghunatharao Veer, Shri. Sanjay S/o Raghunatharao Veer and Shri. Vivek S/o Raghunatharao Veer., thereafter the persons namely Shri. Rajendra S/o Raghunatharao Veer, Shri. Sanjay S/o Raghunatharao Veer and Shri. Vivek S/o Raghunatharao Veer, made G.P.A. with Shri. Raghunath S/o Bhanudas Veer, of the above said land, thereafter the said land

converted in to the residential zone after following the due procedure of law, CIDCO approved the residential zone of the said land as per the plan, as per the plan the residential plots were made and the same was sanctioned by the CIDCO., thereafter the some plots bearing Nos. 70 & 71 were purchased by the Ms. Vrundawan Builders & Developers as per sale deed bearing no. 3066/2017 dated 04.08.2017 executed before Sub-Registrar office-1, Aurangabad.

So the property plot nos. 70 & 71 situated at Gut no. 140, Swami Samarth Nagar, Tisgaon, Tq. & Dist. Aurangabad admeasuring 1247.902 Sq. Mtrs. standing in the name of Ms. Vrundawan Builders & Developers, as a owner and possessor and having valid, clear and marketable title to the said property and the same is free from encumbrances.

HENCE THIS SEARCH AND TITTLE REPORT.

Date- 27/11/2017

Place – Aurangabad



SANDEEP N. LUTE

(Advocate High Court)

ENCL : I am enclosing herewith original money receipt dated 23.11.2017 issued by the office of the Sub Registrar's office-1 at Aurangabad of Rs. 750/- [Rupees Seven Hundred Only] and forwarded all the copies of the documents.

Other Receipt

158/0 इतर पावती Office Copy

Thursday,23 November 2017 12:56 PM

नोंदणी क्रं. :39म

Regn.: 39M

पावती क्रं.: 8873 दिनांक: 23/11/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड संदीप नामदेव लुटे

वर्णन अर्ज क्र 3212/2017 गट नं 140 मौजे तिसगाव शोध 30 वर्षे 1988 ते 2017

SEARCHFEE रु. 750.00

एकूण: रु. 750.00

Sub Registrar Aurangabad I

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

http://10.187.216.18/MarathiReports/HTMLreports/otherreceipthtmlreport.aspx