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पावती क्रं.: 7498 दिनांक: 28/07/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: **अगग5-0-2017**

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **ॲड अनिल पी.मालानी**

वर्णन **अर्ज क्र.2357/2017 शोध वर्षे 1988 ते 2017 एकूण 30 वर्षे गट नं.106, नक्षत्रवाडी औरंगाबाद**

SEARCHFEE रु. 750.00

एकूण: रु. 750.00

Joint Sub Registrar
Aurangabad V

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

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.-५

Anil P. Malani
B.S.L., LL.B.
ADVOCATE

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TITLE-CUM SEARCH REPORT

WHEREAS, **M/s. Shri Kundalwal and Sons**, through it's partners Rajendra Bansilal Kundalwal, Sanjay Bansilal Kundalwal and Balkrushna Dasrao Bhakre approached me and requested to issue title cum search report in respect of the property land Gut No. 106 totally admeasuring 24 Acres and 37 Gunthas, Potkharab 2 Gunthas, out of which to the extent of 3 Hector 46 Are and 649 Sq.Mt. Situated at Village Nakshatrawadi, Tq. & Dist. Aurangabad, I have gone through the documents and papers pertaining to title produced before me and thereupon I am issuing this title-cum search report as under:-

1. That the land Gut No.106 out of which to the extent of 5 Acre portion was owned and possessed by one Anusayabai Bansilal Kundalwal and she purchased the same under the registered Sale Deed bearing registration No.175/1977 dated 01.02.1977 registered at the office of Sub Registrar, Aurangabad and on the basis of registered sale deed, name of Anusayabai Bansilal Kundalwal came to be mutated in revenue record as per Mutation Entry No.119 and said property is a self acquired property of Anusayabai Kundalwal.
2. That the Anusayabai Bansilal Kundalwal transferred the above property to her sons Rajendra Bansilal Kundalwal and Sanjay Bansilal Kundalwal under registered Gift Deed bearing registration No.9768/2010 dated 23.12.2010 registered at the office of Sub Registrar, Aurangabad. On the basis of registered Gift Deed name of Rajendra Bansilal Kundalwal and Sanjay Bansilal Kundalwal was came to be recorded in revenue record as per Mutation Entry No.2247 and on the basis of registered Sale Deed Rajendra Bansilal Kundalwal and Sanjay Bansilal Kundalwal are the absolute owners and possessors of the property land Gut No.106 to the extent of 5 Acres 00 Gunthas portion.

Anil P. Malani Advocate A'bad.

3. That Suhas Laxmanrao Vaidya is absolute owner of land Gut No.106 out of which to the extent of 01 Hector 17 Are portion and he purchased the said property under the registered sale deed bearing No.414/2006 dated 25.01.2006 registered at the office of Sub Registrar Aurangabad and on the basis of Registered Sale Deed the name of Suhas Laxmanrao Vaidya came to be mutated in revenue record as per mutation entry No.1335.

4. That Sunita Suhas Vaidya is absolute owner of land Gut No.106 out of which to the extent of 0 Hector 76 Are and she purchased the said property under the registered Sale Deed bearing No.1546/1998 dated 05.08.1998 registered at the office of Sub Registrar Aurangabad and on the basis of Registered Sale Deed the name of Sunita Suhas Vaidya came to be mutated in revenue record as per mutation entry No.834.

5. That Mr.Vishnudas Harikishan Bajaj and Mr.Kamalkishor Kaluram Bajaj are the absolute owner of land Gut No.106 out of which to the extent of 00 Hector 24 Are portion and they purchased the said property under the registered sale deed bearing No.9090/2010 dated 08.11.2010 registered at the office of Sub Registrar Aurangabad and on the basis of Registered Sale Deed the name of Mr.Vishnudas Harikishan Bajaj and Mr.Kamalkishor Kaluram Bajaj came to be mutated in revenue record as per mutation entry No.1917.

6. That, Suhas Laxmanrao Vaidya given property for development to applicant firm to the extent of **01 Hector 17 Are** portion from land Gut N0.106, Sunita Suhas Vaidya given property for development to applicant firm to the extent of **00 Hector 6.49 Are** portion from land Gut N0.106, Mr. Vishnudas Harikishan Bajaj and Mr.Kamalkishor Kaluram Bajaj given property for development to applicant firm to the extent of **00 Hector 24 Are portion** from land Gut N0.106 and accordingly Development Agreement executed and registered bearing registration No.9520/2010 dated 29.12.2010 and power of attorney bearing registration No.9521/2010 dated 29.12.2010, Deed of Correction bearing registration no. 7066/2012 dated 15.10.2012 and thereby given the above properties for development to applicant firm.

Adv. P. Mate
Aurangabad
Advocate

7. That, Mr. Rajendra Bansilal Kundalwal and Sanjay Bansilal Kundalwal given property for development to applicant firm to the extent of 2 Hector 2 Are (5 Acre) portion from land Gut N0.106 and accordingly Development Agreement executed and registered bearing registration No.9545/2011 dated 12.05.2011 and power of attorney bearing registration No.9546/2011 dated 12.05.2011 and deed of Correction bearing registration no. 4442/2015 flatted 04.11.2016 and thereby given the above properties for development to applicant firm.

8. That on the basis of Development Agreements and Power of Attorney's the applicants prepared the plan of for Group Housing project consisting Duplo Villa's, Villaments, Independent Bungalows, Apartments, Shops and Store etc. construction of residential-cum-commercial units and obtained the construction permission from Aurangabad Municipal corporation vide permission no. 975/2012-13 in file no. 196/17/2011-12 on dated 01.02.2012 and also commence construction as per permission granted by Aurangabad Municipal Corporation and now applicants also applied for revise construction permission on 09.4.2015.

9. That the Smt. Anusayabai Bansilal Kundalwal converted her land for Non Agricultural residential use and obtained NA order U/s. 44 of Maharashtra Land Revenue Code 1966 in file no. 93/JAMA/JAMEEN-1/AKRUSHI/CR-143/93 dated 10.06.1993. That the Developer converted part of land which is for Non Agricultural residential use and obtained NA order U/s. 44 of Maharashtra Land Revenue Code 1966 in file 2012/MASHAKA/ JAMEEN-1/NAP-34/ MOUJENAK SHTRAWADI/ PK.737 dated 24.03.2015.

10. That the, Deed of Declaration U/Sec.2-A of Maharashtra Apartment Ownership Act 1970 is executed and registered at Sr. No.2384/2013 at the Office of Sub-Registrar Aurangabad on dated 25.03.2013 and Deed of correction bearing registration no. 4302/2015 dated 15.07.2015, thereby the Proposed project consisting Duplo Villa's, Villaments, Independent Bungalows, Apartments, Shops and Store etc. "**ESMERALDE**" is submitted to the provisions of Maharashtra Apartment Ownership Act 1970.



11. That the applicant informed that they entered transaction regarding following units as follows :- Duplo Villa no. A-1, A-2, A-12, C-4, C-6, C-9, C-11, C-15, D-1, D-2, D-3, D-4, D-5, D-8, D-11, D-12, D-14, D-16, and Shops S-9, S-11, S-12, S-13, S-14, S-15, S-16, S-17, S-20, S-24 and S-25, and registered and accordingly registered Agreements and sale Deeds executed and registered at the office of sub-registrar Aurangabad and they also obtained project **Deogiri Nagari Sahakari Bank Ltd** and also executed registered mortgage bearing registration no. 8380/2012 dated 18.12.2012 and registered at the office of sub-registrar Aurangabad.

12. In view of the above facts, I am of the opinion that Mr.Suhas Laxmanrao Vaidya, Mrs.Sunita Suhas Vaidya, Mr.Vishnudas Harikishan Bajaj and Mr.Kamalkishor Kaluram Bajaj, Sanjay Bansilal Kundalwal and Rajendra Bansilal Kundalwal are the absolute owners and possessors of the property land Gut No.106 to the extent of 3 Hector 52.49 Are and the applicant firm also having absolute development right in respect of these properties and they rightly entered into Development Agreement. I have also taken the search at office of Sub Registrar, Aurangabad and deposited search fees vide receipt No. 7498 on 28.07.2017 for the period of 30 years, in respect of the above property. During my search at the office of Sub-Registrar, Aurangabad I did not trace out any other encumbrance there on as per the available index record there at, therefore I say that the property Gut No.106 to the extent of 3 Hector 52.49 Are, is free from all types of encumbrances, execept mentioned herein above. Hence, this title-cum search report.

DATE: 28.07.2017

Anil P Malani
ADVOCATE.