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PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2954

दिनांक: 29/05/2015

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग6-0-2015

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड डी एस जोशी

वर्णन अर्ज क्र 862-2015 मौजे मीटमोटा औरंगाबाद गट नं 269 सन 1995 ते 2015
(20 वर्ष) शोध

SEARCHFEE

रु. 500.00

एकूण:

रु. 500.00

Joint S R Aurangabad VI

1); देयकाचा प्रकार: By Cash रक्कम: रु 500/-

सह दुय्यम निबंधक वर्ग-२
क्र.६ औरंगाबाद.

गिरावर नं 926
औरंगाबाद. *

Flat No.. 303, 3rd Floor,
"Paritosh Vihar" Apt.,
Plot NO. 41 & 42,
Adjacent Radha - Krishna Mangal karyalay,
Gajanan Temple to Garkheda Road,
AURANGABAD-431005. (M.S.)

DEEPAK S. JOSHI

B.com., D.M.M.,LL.B

Advocate, High Court

AURANGABAD

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Date : 11/06/2015

SEARCH CUM TITLE REPORT

Name of the Client :-

This Search cum title report is prepared for M/s. M-Square Buildcon, through its proprietor Mr. Shaikh Yaqub Ahemad, Office at shop no. 115, Radhika Arcade, adjacent Nupur Cinema Hall, Seven Hills, Jalna Road, Aurangabad.

Purpose of search Report :-

Since is the aforesaid M/s. M-Square Buildcon (Builder & Developer Firm), has entered into the development agreement and has undertaken the work of development of land property which is under the instant search & title report, hence for the investigation of the legal title & true ownership of the land property.

Property under search :-

The land property of Gut No.269, adm. 79.50 R/ Gunthas at Mitmita aea, Tq. & Dist. Aurangabad & more particularly described in the schedule of property as under :-

SCHEDULE OF PROPERTY

Open land property out of Gut no.269, at Mauje Mimita area, within revenue limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad, admeasuring total area 79.50 R/ Gunthas, which is bounded by as follows :-

Towards the East	:	Proposed 15 mtr. W. A.M.C. Road - & Nala (small river),
Towards the West	:	Remaining Agri. land of Gut no.269 & also land of Gut no.270
Towards the North	:	Remaining land of Gut no.269
Towards the South	:	Proposed 9.00 mtr. W. A.M.C. Road & at present bullockcart road

Major identification to the land property :- Immediate adjacent on eastern side of instant land property, there is small river (Nala) flowing from northern direction towards southern direction.

Verification of Record:-

That, I have deposited requisite fee in the office of Sub-Registrar (Registration), Aurangabad, for the search application no. 862, dt.29/05/2015, by receipt no.2954 for the period of twenty years retrospectively from the year 2015.

As well as, have called main title & supporting documents for verification, which provided by Mr. Shaikh Yaqub Ahemad, proprietor M/s. M-Square Buildcon as aforesaid.

List of Main Title & Supporting Documents Called and Verified :

- 1) Land boundary measuring map of the 269 showing the location of the instant land, issued by office of the Dy. Superintendent land record, Aurangabad. dt. 22/08/2011 Aurangabad.
- 2) N.A order no.जा.क्र.२०१०/मशाका/जमीन-१/एनएपी-३४/मौजे मिटमिता, ता. औरंगाबाद/प्र.क्र.५५२, दिनांक ०३/१०/२०१२., of the instant land at Mauje Mitmita, Tq. & Dist. Aurangabad, issued by office of the district collector, Aurangabad.
- 3) Copy of mutation entry no. 305, dt.01/10/1986, showing transfer activity of the instant land from Shri Manik S/o.

Shivaji Muley to Shri Vinayak S/o. Saluba Wagh and Shri Sudhakar S/o. Uttam Shinde issued by tahsil office, Aurangabad.

- 4) Copy of mutation entry no.420, dated 09/06/1988 showing transfer activity of instant land Shri Manik S/o. Shivaji Muley to Shri Vinayak S/o. Saluba Wagh and Shri Sudhakar S/o. Uttam Shinde issued by tahsil office, Aurangabad.
- 5) Copy of mutation entry no.999 dt.01/01/1997, showing as per activity of some portion of the instant land from Shri Shri Vinayak S/o. Saluba Wagh and Shri Sudhakar S/o. Uttam Shinde to Shri Manik S/o. Shivaji Shinde, issued by Tahsil Office, Aurangabad.
- 6) Copy of mutation entry no.6739 dt. 08/12/2009 showing transfer activity of instant land adm. 0.60 R/ Guntha from Shri Vinayak S/o. Saluba Wagh and Shri Sudhakar S/o. Uttam Shinde to M/S. Raje Harishchandra Co.op.Hsg.Society, at Mitmita , through its president & other member.
- 7) Copy of Sale Deed no. AGG1-05074/ 09 , dt.22/12/2009 , executed between Shri Vinayak S/o. Saluba Wagh and Shri Sudhakar S/o. Uttam Shinde to M/S. Raje Harishchandra Co.op.Hsg.Society, at Mitmita , through its president & other member, for transferring land property adm. 14.50 R/Gunthas.
- 8) Copy of mutation entry no.7231, dt.26/08/2010, issued by Talathi Office, Mitmita, Aurangabad, showing transfer activity of land adm.0.05 R/Gunthas from Shri Manik S/o. Shivaji Muley to Shri Bhagchand S/o. Lakhimchand & Indarchand S/o. Lakhimchand Sethi, R/o. Aurangabad.

- 9) Copy of mutation entry no.7974, dt.25/06/2011, issued by talathi office, Mitmita, Aurangabad, showing transfer activity of land adm. 0.05 R/Gunthas, from Shri Bhagchand S/o. Lakhimchand & Indarchand S/o. Lakhimchand Sethi, R/o. Aurangabad to M/s. Soami Builders & Developers, Aurangabad.
- 10) Copy of sale deed AGG2-08096/2009, dt.07/12/2009 executed between M/s. Raje Harishchandra Co.op. Hsg. Society Ltd., at Mitmita and Shri Vinayak S/o. Saluba Wagh & Shri Sudhakar Uttam Shinde for transfer activity of land adm. 0.60 R/Gunthas.

Search and Title Report :-

After going through the records and aforesaid main title & supporting documents, my search cum title report is as under :

- 1) THAT, it appears from the revenue records that, prior to the year 1986, the aforesaid land out of Gut No.269, was owned & possessed by one Shri Manikrao S/o. Shivajirao Muley, R/o. Mitmita, Tq. & Dist. Aurangabad. In the year 1986, he sold some portion of the instant land adm. 0.40 R/ Gunthas to Shri Vinayak S/o. Saluba Wagh & Shri. Sudhakar S/o. Uttam Shinde by executive sale deed no. 6250, dt. 29/09/1986. And by this sale activity said Shri Vinayak S/o. Saluba Wagh & Shri. Sudhakar S/o. Uttam Shinde R/o. Mitmita, Tq. & Dist. Aurangabad, become the owners of this portion instant land Gut No.269.
- 2) THAT, it further appears from the records that, above said Shri Manik S/o. Shivajirao Shinde again sold some portion of his land adm. 0.30 R / Gunthas, to the aforesaid Shri Vinayak S/o.

Saluba Wagh & Shri. Sudhakar S/o. Uttam Shinde, by again executing sale deed no.4450, dt.27/04/1988. Those by this new sale activities said Shri Vinayak S/o. Saluba Wagh & Shri. Sudhakar S/o. Uttam Shinde, R/o. Mitmita, Tq. & Dist. Aurangabad, become the owners of agricultural land admeasuring 0.70 R/ Gunthas. (Earlier 0.40 R/G.+ now 0.30 R/G. total 0.70 R/G. land.)

- 3) THAT, it further appears from the records above said Shri Vinayak S/o. Saluba Wagh & Shri. Sudhakar S/o. Uttam Shinde sold their some portion of land adm. 5 R/Gunthas, to earlier said Shri Manik S/o. Shivajirao Muley, R/o. Mitmita, Tq. & Dist. Aurangabad, by executing sale deed no.4237, dt.23/12/1996.
- 4) THAT, it also seem from the records that, in the year 2009 aforesaid Shri Vinayak S/o. Saluba Wagh & Shri. Sudhakar S/o. Uttam Shinde R/o. Mitmita, Tq. & Dist. Aurangabad, sold some portion of land adm. 0.60 R/ Gunthas from their above mentioned land, to M/s. Raje Harishchandra Co.op. Hsg. Society Ltd., Mitmita, Aurangabad through its present office bearers president Shri Dnyanoba S/o. Nivruti Munde, by executing sale deed no. AGG2-08096, dt. 07/12/2009. Those by the sale transaction, the said Hsg. Society namely M/s. Raje Harishchandra Co.op. Hsg. Society Ltd., Mitmita, Aurangabad, become the owner piece of land adm. 0.60 R/Guntha, out of Gut No.269 at Mauje Mitmita, Aurangabad.
- 5) THAT, it also appears from the records that, in the year 2009, above mentioned Shri Vinayak S/o. Saluba Wagh & Shri. Manik S/o. Shivajirao Muley jointly sold some portion of their joint land

admeasuring adm. (land 09.50 R/G. + 5 R/Gunthas) thus, involve total land adm.14.50 R/Gunthas to aforesaid M/s. Raje Harishchandra Co.op. Hsg. Society Ltd., Mitmita, Aurangabad, by way executive sale deed no. AGG1-05074, dt.22/12/2009. Thus, by the sale transaction said Hsg. Society become the owner & possessor of total land property adm.74.50 R/Gunthas, out of Gut No.269, at Mitmita, Aurangabad.

- 6) THAT, it further seems from the revenue records that Shri Bhagchand S/o. Lakhimchand Sethi & Shri Indarchand S/o. Lakhimchand Sethi R/o. Chelipura area, at Aurangabad, sold their piece of land adm. 5 R/ Gunthas. to M/s Soami Builders & Developers, at Aurangabad through its partner Smt. Mangala W/o. Rupchand Katkar & Mr. Nirbhay S/o. Santosh Marwah both Resident of Aurangabad, by executing sale deed no. AGG2 - 03184, dt.13/06/2011. This M/s Soami Builders & Developers, at Aurangabad, has also entered into development agreement with above said M/s. Raje Harishchandra Co.op. Hsg. Society Ltd., Mitmita, Aurangabad for the construction of Row-Houses to the members of the said Hsg. Society on the some portion of land, which under the search of present search report, hence the said M/s Soami Builders & Developers, at Aurangabad, has attached & merged this new piece of land adm. 5 R/Gunthas in the land of said Hsg. Society. And as such the portion of land of the M/s. Raje Harishchandra Co.op. Hsg. Society Ltd., Mitmita, is now become total 79.50 R/Gunthas.
- 7) THAT, at this juncture, it is material note that, the instant agricultural land property, is now converted to the non-agricultural residential purpose by the office of the district collector, district Aurangabad, by its N.A. Order no.

(7)

जा.क्र.२०१०/मशाका/जमीन-१/एनएपी-३४/मौजे मिटमिटा, ता. औरंगाबाद/प्र.क्र.५५२, दिनांक ०३/१०/२०१२. And now this portion of land can be used for non-agricultural residential purpose.

Conclusion of Report :-

Therefore, I hereby certifies that, the aforesaid portion of N.A. Land property adm. 79.50 R/Gunthas, out of Gut no.269, At. Mauje Mitmita, within the revenue limits Municipal Corporation of Aurangabad, Tq. & Dist. Aurangabad, located on the western side of the western side of the Aurangabad city, is now belonging and owned by M/s. Raje Harishchandra Co.op. Hsg. Society Ltd., Mitmita, Aurangabad. They have clear markatable title & ownership to the aforesaid non-agricultural land property & also seems free from encumbrances.

Hence the search cum title Report

Date : 11/06/2015

Place : Aurangabad



**Deepak S. Joshi
Advocate**