Search Report - Smita Rajvaidya
for Amc.

CHALLAN

MTR Form Number-6

GRN	MH006095400201617E	BARCODE	Date	19/11/2016-17:40:09	Form ID

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee	**TAX ID (If Any)**	
	Other Items	**PAN No. (If Appliacable)**	
Office Name	ARB3_AURANGABAD 3 JT SUB REGISTRAR	**Full Name**	Adv Smita S Rajvaidya
Location	AURANGABAD		
Year	2016-2017 One Time	**Flat/Block No.**	
		Premises/Building	
		Road/Street	
		Area/Locality	Aurangabad
		Town/City/District	
		PIN	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Remarks (If Any)

Search Fees-2004-2016- 13 yrs - Gut

No 81 - Deolai - Aurangabad

Amount In Words: Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF HYDERABAD	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	REF No.	01106342016111902242	IK00AHFCF2
Cheque/DD No		Date		19/11/2016-17:40:35	
Name of Bank		Bank-Branch		STATE BANK OF HYDERABAD	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

Mob. : 9822842479
E-mail : smita.rajvaidya@gmail.com

SMITA S. RAJVAIDYA
ADVOCATE

Date:19/11/2016

Search cum title Report

PART I: - DESCRIPTION OF THE PROPERTY

All that piece and parcel of plot No.6 to 12 (in first layout total admg. 1170.25 sq.mtr) and plot No. 6 & 7 (in second layout admg. 165.06 sq.mtr and 166.48 sq.mtr respectively), total 9 plots total admg. 1501.79 sq.mtr, Gut No.81/p, Mauje Deolai, Tq.Dist.Aurangabad bounded as under:

East:	7.5 mtr Road
West:	Gut No.81/p
South:	12 mtr Road
North:	plot No.8 and 9 of Cidco layout

PART II: - LIST OF DOCUMENTS SUBMITTED BEFORE ME FOR SCRUTINY AND LEGAL OPINION:

1. Copy of Correction Deed No.3372 dtd 20/9/2011 executed by Mrs.Chhaya Karwa through Sanjay Karwa, Nasir Khan Rashid Khan Pathan, Dinesh Yashwantrao Patil in favor of Rajesh Damodhar Baldawa (HUF) and Mr.Ravindra Damodhar Baldawa (HUF)

2. Copy of sale Deed No.3155 dtd 23/8/2011 executed by Mrs.Chhaya Karwa through Sanjay Karwa, Nasir Khan Rashid Khan Pathan, Dinesh Yashwantrao Patil in favor of Rajesh Damodhar Baldawa (HUF) and Mr.Ravindra Damodhar Baldawa (HUF)

3. Copy of computerized 7/12 extract dtd 20/7/2012 issued by Setu Suvidha Kendra, Aurangabad.

S. RAJVAIDYA ADVOCATE Aurangabad

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4. Copy of sale Deed No.5435 dtd 23/12/2008 executed by Haribhau Gangaram Hiwale in favor of Vyanktesh Properties, Prashant Amilkanthwar.

PART III FLOW OF TITLE OF PROPERTY :

History of title

1. It appears that, Mr.Hari Gangaram Hiwale was the owner of the land admg. 4 H 76 R in Gut No.81/p, Deolai, Tq.Dist.Aurangabad. His name was entered into 7/12 extract by mutation entry No. 427. This was his ancestral property.

2. That, M/s.Vyanktesh Properties purchased this land admg. 2 Acre 17 R (97 R) from Mr.Haribhau Gangaram Hiwale by sale Deed No.5435 dtd 23/12/2008 in consideration of Rs.72,00,000/-. This sale Deed was consented by the family members of Mr.Haribhau Gangaram Hiwale i.e Shewantabai Sarjerao Lokhande, Santosh Haribhau Hiwale, and Krishna Haribhau Hiwale.

3. That, Mrs.Chhaya Sanjay Karwa through GPA Mr.Sanjay Pannalal Karwa, Mr.Nasir Khan Rashid Khan Pathan, and Mr.Dinesh Yashwantrao Patil jointly purchased the land admg. 33.09 R out of 2 A 17 R from M/s.Vyanktesh Properties through Mr.Prashant Amilkanthwar in consideration of Rs.35,51,000/- by sale Deed No.2695 dtd 29/3/2010.

4. That, Mrs.Chhaya Sanjay Karwa has executed registered GPA in favor of her husband Mr.Sanjay Karwa on 2/3/2009 vide daybook No.1036 therefore in sale Deed No.2695 dtd 29/3/2010 Mrs.Chhaya Karwa represented through her GPA Mr.Sanjay Karwa.

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5. That, Mrs.Chhaya Sanjay Karwa through GPA Mr.Sanjay Pannalal Karwa, Mr.Nasir Khan Rashid Khan Pathan, and Mr.Dinesh Yashwantrao Patil jointly purchased the remaining land admg. 28.41 R from

Udyog Drishti Apartment, Flat No.B-3, Ulka Nagari, Aurangabad.

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ADVOCATE

M/s.Vyanktesh Properties through Mr.Prashant Amilkanthwar in consideration of Rs.28,51,000/- by sale Deed No.3679 dtd 29/4/2010.

6. That, Mrs.Chhaya Sanjay Karwa through GPA Mr.Sanjay Pannalal Karwa, Mr.Nasir Khan Rashid Khan Pathan, and Mr.Dinesh Yashwantrao Patil prepared a layout and got it sanctioned by the Cidco, Aurangabad. He has obtained the N.A.Order from the competent authority. The names of Mrs.Chhaya Sanjay Karwa through GPA Mr.Sanjay Pannalal Karwa, Mr.Nasir Khan Rashid Khan Pathan, and Mr.Dinesh Yashwantrao Patil entered into 7/12 extract by mutation entry No. 8040 and 8225.

7. That, Mr.Rajesh Damodhar Baldawa (HUF) and Mr.Ravindra Damodhar Baldawa (HUF) purchased following plots total admg.1501.79 sq.mtr from Mrs.Chhaya Sanjay Karwa through GPA Mr.Sanjay Pannalal Karwa, Mr.Nasir Khan Rashid Khan Pathan, and Mr.Dinesh Yashwantrao Patil by sale Deed No. 3155 dtd 23/8/2011 with Correction Deed No.3372 dtd 20/9/2011.

1) Plot No.06 admg. 202.85 sq.mtr
2) Plot No.07 admg. 158.69 sq.mtr.
3) plot No.08 admg. 159.69 sq.mtr.
4) plot No.09 admg. 160.69 sq.mtr.
5) plot No.10 admg.161.73 sq.mtr
6) plot No.11 admg. 162.78 sq.mtr
7) plot No.12 admg. 163.82 sq.mtr

(These above mentioned plots are situated in the layout which is sanctioned on 12/7/2010 vide letter No.CIDCO/ PLANNING/ FLP/AFA/2010/215)

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8) plot No.6 admg. 165.06 sq.mtr
9) Plot No.7 admg. 166.48 sq.mtr

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(These above mentioned plots are situated in the layout which is sanctioned on 11/6/2010 vide letterNo.CIDCO/ PLANNING/ FLP/AFA/2010/202)

8. That, the Correction Deed No.3372 dtd 20/9/2011 has been executed to mention the correct admeasureing area of the plot No.06 and 07 in sale Deed No.3155 dtd 23/8/2011.

9. That, the name of Mr.Rajesh Damodhar Baldawa and Mr.Ravindra Damodhar Baldawa entered into 7/12 extract by mutation entry No. 9940.

N:A and Layout

10. That, Mrs.Chhaya Sanjay Karwa through GPA Mr.Sanjay Pannalal Karwa, Mr.Nasir Khan Rashid Khan Pathan, and Mr.Dinesh Yashwantrao Patil submitted the prepared layout plan to Cidco office and the Cidco has approved layout on 11/6/2010 vide letter No. CIDCO/PLANNING/FLP/AFA/2010/202 and on 12/7/2010 vide letter No.CIDCO/PLANNING/FLP/AFA/2010/215.

11. That, Mrs.Chhaya Sanjay Karwa through GPA Mr.Sanjay Pannalal Karwa, Mr.Nasir Khan Rashid Khan Pathan, and Mr.Dinesh Yashwantrao Patil applied for N.A. permission and the collector of Aurangabad has issued the N.A.order u/s.44 of M.L.R.Code on 11/10/2010 vide letter No.2010/MASHAKA/JAMIN/1/PRA/KRA/202 in respect of the land admg. 33.09 R (3309 sq.mtr) and on 11/10/2010 vide letter No.2010/MASHAKA/JAMIN/1.PRA/KRA/ 243 in respect of the land admg. 28.41 R (2841 sq.mtr).

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12. That, 28 villages were declared under the development of Cidco Aurangabad under FRINGE SCHEME. The Deolai village also under Fringe Scheme therefore the layout of the land has been approved by the Cidco, Aurangabad.

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13. That, the Commencement certificates also issued with the layout approval letters u/s.45 of Maharashtra Regional and Town Planning Act 1966.

14. That, the Cidco has issued construction permission on 9/11/2012 vide letter No. 50/2012. Accordingly construction has been started.

PART IV: - EVIDENCE OF TITLE OF PROPERTY

Copy of Sale Deed No.3155 dtd 23/8/2011
Copy of Correction Deed No.3372 dtd 20/9/2011

PART V: - OTHER PROVISIONS:

5.1. Whether provisions of Urban Land Ceiling Act are applicable?

NO

5.2. Whether property to be given as security is subject to any minor's claim/share?

NO

5.3 Whether the property is affected by any revenue and tenancy regulations?

NO

5.4. Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority?

YES. u/s.44 of M.L.R.Code

5.5. Whether up to date tax/Land Revenue has been paid on the property.

YES

5.6. Whether all original documents for last 30 years have been scrutinized?

Documents for 13 yrs have been scrutinized.

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5.7. Whether all previous owners had the right/competency to transfer the property?

YES

5.8. What is the tenure of the land if it leased?

NOT APPLICABLE

5.9. Whether the land is Adivasi (Tribal) Land?

NO

5.10. Is the land/property/flat is subject to any reservations / acquisitions / requisitions?

NO.

PART VI: - CERTIFICATE:

1. In view of the foregoing I certify that, Mr.Rajesh Damodhar Baldawa (HUF) and Mr.Ravindra Damodhar Baldawa (HUF) have a clear and marketable joint title in respect of above mentioned 9 plots, total admg. 1501.79 sq.mtr (16165.26 sq.ft), Gut No.81/p, Mauje Deolai, Tq.Dist.Aurangabad. There is no charge over this property. There is no third party interest. The property is not subject to any litigation.

2. I have taken the search for last 13 years (2004 to 2016) I have deposited necessary fee Rs.325/- at sub-registrar office, Aurangabad. The receipt No. MH006095400201617 E dtd 19/11/16 is enclosed herewith. I have not found any adverse entry during search.

Adv.Smita S.Rajvaidya

SMITA S. RAJVAIDYA ADVOCATE Aurangabad

Udyog Drishti Apartment, Flat No.B-3, Ulka Nagari, Aurangabad.

SEARCH REPORT. (Code)

DEOLAI GUT NO — 81

ORIGINAL
नोंदणी 39 म.
Regn. 39 M

Monday, July 23, 2012
1:41:49 PM

पावती

दस्तऐवजाचा अनुक्रमांक अगग3-2802-2001 पावती क्र. : 2809

दिनांक 23/07/2012

गावाचे नाव देवळाई

अर्जाचा अनुक्रमांक अगग3 02802 2001

दस्ता ऐवजाचा प्रकार अभिस्वीकृती/मरणा पावती

सादर करणाराचे नाव:ॲड स्मिता एस. राजवैद्य मौजे देवळाई गट नं. 81/पार्ट शोध 2000 ते 2012एकुन वर्ष 13

शोध व निरीक्षणे	:-	325.00
एकूण	रु.	325.00

दुय्यम निबंधक
औरंगाबाद 3

सह दुय्यम निबंधक वर्ग-२

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SMITA S. RAJVAIDYA
ADVOCATE

Date:24/7/2012

Search cum title Report

PART I: - DESCRIPTION OF THE PROPERTY

All that piece and parcel of plot No.6 to 12, total admg. 1501.79 sq.mtr (16165.26 sq.ft), Gut No.81/p, Mauje Deolai, Tq.Dist.Aurangabad bounded as under:

East: 7.5 mtr Road
West: Gut No.81/p
South: 12 mtr Road
North: plot No.8 and 9 of Cidco layout

PART II: - LIST OF DOCUMENTS SUBMITTED BEFORE ME FOR SCRUTINY AND LEGAL OPINION:

1. Copy of Correction Deed No.3372 dtd 20/9/2011 executed by Mrs.Chhaya Karwa through Sanjay Karwa, Nasir Khan Rashid Khan Pathan, Dinesh Yashwantrao Patil in favor of Rajesh Damodhar Baldawa (HUF) and Mr.Ravindra Damodhar Baldawa (HUF)

2. Copy of sale Deed No.3155 dtd 23/8/2011 executed by Mrs.Chhaya Karwa through Sanjay Karwa, Nasir Khan Rashid Khan Pathan, Dinesh Yashwantrao Patil in favor of Rajesh Damodhar Baldawa (HUF) and Mr.Ravindra Damodhar Baldawa (HUF)

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PART III FLOW OF TITLE OF PROPERTY :

History of title

1. It appears that, Mr.Hari Gangaram Hiwale was the owner of the land admg. 4 H 76 R in Gut No.81/p, Deolai, Tq.Dist.Aurangabad. His name was entered into 7/12 extract by mutation entry No. 427. This was his ancestral property.

2. That, M/s.Vyanktesh Properties purchased this land admg. 2 Acre 17 R (97 R) from Mr.Haribhau Gangaram Hiwale by sale Deed No.5435 dtd 23/12/2008 in consideration of Rs.72,00,000/-. This sale Deed was consented by the family members of Mr.Haribhau Gangaram Hiwale i.e Shewantabai Sarjerao Lokhande, Santosh Haribhau Hiwale, and Krishna Haribhau Hiwale.

3. That, Mrs.Chhaya Sanjay Karwa through GPA Mr.Sanjay Pannalal Karwa, Mr.Nasir Khan Rashid Khan Pathan, and Mr.Dinesh Yashwantrao Patil jointly purchased the land admg. 33.09 R out of 2 A 17 R from M/s.Vyanktesh Properties through Mr.Prashant Amilkanthwar in consideration of Rs.35,51,000/- by sale Deed No.2695 dtd 29/3/2010.

4. That, Mrs.Chhaya Sanjay Karwa has executed registered GPA in favor of her husband Mr.Sanjay Karwa on 2/3/2009 vide daybook No.1036 therefore in sale Deed No.2695 dtd 29/3/2010 Mrs.Chhaya Karwa represented through her GPA Mr.Sanjay Karwa.

5. That, Mrs.Chhaya Sanjay Karwa through GPA Mr.Sanjay Pannalal Karwa, Mr.Nasir Khan Rashid Khan Pathan, and Mr.Dinesh Yashwantrao Patil jointly purchased the remaining land admg. 28.41 R from M/s.Vyanktesh Properties through Mr.Prashant Amilkanthwar in consideration of Rs.28,51,000/- by saje Deed No.3679 dtd 29/4/2010.

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6. That, Mrs.Chhaya Sanjay Karwa through GPA Mr.Sanjay Pannalal Karwa, Mr.Nasir Khan Rashid Khan Pathan, and Mr.Dinesh Yashwantrao Patil prepared a layout and got it sanctioned by the Cidco, Aurangabad. He has obtained the N.A.Order from the competent authority. The names of Mrs.Chhaya Sanjay Karwa through GPA Mr.Sanjay Pannalal Karwa, Mr.Nasir Khan Rashid Khan Pathan, and Mr.Dinesh Yashwantrao Patil entered into 7/12 extract by mutation entry No. 8040 and 8225.

7. That, Mr.Rajesh Damodhar Baldawa (HUF) and Mr.Ravindra Damodhar Baldawa (HUF) purchased following plots total admg.1501.79 sq.mtr from Mrs.Chhaya Sanjay Karwa through GPA Mr.Sanjay Pannalal Karwa, Mr.Nasir Khan Rashid Khan Pathan, and Mr.Dinesh Yashwantrao Patil by sale Deed No. 3155 dtd 23/8/2011 with Correction Deed No.3372 dtd 20/9/2011.

a) Plot No.06 admg. 165.06 sq.mtr
b) Plot No.07 admg. 166.48 sq.mtr.
c) plot No.08 admg. 159.69 sq.mtr.
d) plot No.09 admg. 160.69 sq.mtr.
e) plot No.10 admg.161.73 sq.mtr
f) plot No.11 admg. 162.78 sq.mtr
g) plot No.12 admg. 163.82 sq.mtr

8. That, the Correction Deed No.3372 dtd 20/9/2011 has been executed to mention the correct admeasureing area of the plot No.06 and 07 in sale Deed No.3155 dtd 23/8/2011.

9. That, the name of Mr.Rajesh Damodhar Baldawa and Mr.Ravindra Damodhar Baldawa entered into 7/12 extract by mutation entry No. 9940.

N.A and Layout

10. That, Mrs.Chhaya Sanjay Karwa through GPA Mr.Sanjay Pannalal Karwa, Mr.Nasir Khan Rashid Khan Pathan, and Mr.Dinesh Yashwantrao

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Patil submitted the prepared layout plan to Cidco office and the Cidco has approved layout on 11/6/2010 vide letter No. CIDCO/PLANNING/FLP/AFA/2010/202 and on 12/7/2010 vide letter No.CIDCO/PLANNING/FLP/AFA/2010/215.

11. That, Mrs.Chhaya Sanjay Karwa through GPA Mr.Sanjay Pannalal Karwa, Mr.Nasir Khan Rashid Khan Pathan, and Mr.Dinesh Yashwantrao Patil applied for N.A. permission and the collector of Aurangabad has issued the N.A.order u/s.44 of M.L.R.Code on 11/10/2010 vide letter No.2010/MASHAKA/JAMIN/1/PRA/KRA/202 in respect of the land admg. 33.09 R (3309 sq.mtr) and on 11/10/2010 vide letter No.2010/MASHAKA/JAMIN/1.PRA/KRA/ 243 in respect of the land admg. 28.41 R (2841 sq.mtr).

12. That, 28 villages were declared under the development of Cidco Aurangabad under FRINGE SCHEME. The Deolai village also under Fringe Scheme therefore the layout of the land has been approved by the Cidco, Aurangabad.

13. That, the Commencement certificates also issued with the layout approval letters u/s.45 of Maharashtra Regional and Town Planning Act 1966.

PART IV: - EVIDENCE OF TITLE OF PROPERTY

Copy of Sale Deed No.3155 dtd 23/8/2011
Copy of Correction Deed No.3372 dtd 20/9/2011

PART V: - OTHER PROVISIONS:

5.1. Whether provisions of Urban Land Ceiling Act are applicable?

NO

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5.2. Whether property to be given as security is subject to any minor's claim/share?

NO

5.3 Whether the property is affected by any revenue and tenancy regulations?

NO

5.4. Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority?

YES. u/s.44 of M.L.R.Code

5.5. Whether up to date tax/Land Revenue has been paid on the property.

YES

5.6. Whether all original documents for last 30 years have been scrutinized?

Documents for 13 yrs have been scrutinized.

5.7. Whether all previous owners had the right/competency to transfer the property?

YES

5.8. What is the tenure of the land if it leased?

NOT APPLICABLE

5.9. Whether the land is Adivasi (Tribal) Land?

NO

5.10. Is the land/property/flat is subject to any reservations / acquisitions / requisitions?

NO.

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SMITA S. RAJVAIDYA
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PART VI: - CERTIFICATE:

1. In view of the foregoing I certify that, Mr.Rajesh Damodhar Baldawa (HUF) and Mr.Ravindra Damodhar Baldawa (HUF) have a clear and marketable joint title in respect of plot No.6 to 12, total admg. 1501.79 sq.mtr (16165.26 sq.ft), Gut No.81/p, Mauje Deolai, Tq.Dist.Aurangabad. There is no charge over this property. There is no third party interest. The property is not subject to any litigation.

2. I have taken the search for last 13 years (2000 to 2012) I have deposited necessary fee Rs.325/- at sub-registrar office, Aurangabad. The receipt is enclosed herewith. I have not found any adverse entry during search.

Adv. Smita S. Rajvaidya Aurangabad

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