



इतर पावती

Original/Duplicate

Thursday, 30 November 2017 4:30
PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13445 दिनांक: 30/11/2017

गावाचे नाव: औरंगाबाद शहर

दस्तऐवजाचा अनुक्रमांक: अगग2-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.प्रविण सी.वाणी

वर्णन अर्ज क्र.1547/2017 गट नं.175 मौजे सावंगी ता.जि.औरंगाबाद सन.2004 ते 2017 (13 वर्ष)

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Joint S R Aurangabad II

1); देयकाचा प्रकार: By Cash रक्कम: रु 325/-

सह मुख्यम निबर्तक वर्ग-२
औरंगाबाद क्र.-२



PRAVIN C.WANI
VIJAYA P.WANI (BARSE)
B.S.L.L.B
Advocate

Office : G-6/1, Navjeevan Colony, N-11 Hudco, Aurangabad, Mob.9503875306
Email:adv.pravinwani@gmail.com

Ref. : Nov/2017

Date:30/11/2017

SEARCH REPORT

Name/s of the Holders / Owners : Mega Landmark L.L.P.
Of property Through its Partners

1. Pradip Kesharlal Thakre
2. Harish Iswarlal Khandelwal
3. Rajendra Vishwanath Bodhekar
4. Lalit Kamalkumar Ferwani
5. Shyam Manohar Anvekar
6. Dattatray Gangadhar Wagh
7. Pradip Premraj Mutha

Name of Developer: Rutuja Developers through its partners

- 1.Satish Limbaji Mete
- 2.Raju Prabhu Kakde

Description of the Property :-

Land Gut No.175 to the extent of admeasuring 00 Hector 51 Are situated at village Savangi, Tq.and Dist.Aurangabad. Within the following boundaries:

ON OR TOWARDS EAST: Govt. Land of Khamlake out of land Gut No.175
ON OR TOWARDS WEST: Savangi Village road from Savangi Bypass
ON OR TOWARDS SOUTH: Land of Ramnath Laxman Jagdale.
ON OR TOWARDS NORTH:Land of Ramdas Sarjerao Jagdale.

(As per sale deed)

Dear Sir,

- A) I have perused following photocopies of documents given by you in respect of above referred Property for the purpose of giving my legal opinion viz. :-
- 1) Copy of mutation entry no.431 Dt.27/11/1984 in respect of land gut no.175 of village Savangi, Tq.and Dist.Aurangabad.
 - 2) Copy of mutation entry no.1632 Dt.02/12/2004 in respect of land gut no.175 of village Savangi, Tq.and Dist.Aurangabad.
 - 3) Copy of 7/12 extract bearing land Gut no.175 of village Savangi, Tq.and Dist.Aurangabad (1985-2010) Dt.27/01/2017.
 - 4) Copy of measurement map Dt.09/01/2015 bearing no MO.R.NO./AT/12306/2015 issued by TILR office Aurangabad.
 - 5) Copy of Sale Deed Dt.25/03/2015 executed by Damodhar Digambar Dandare Being the Vendor in favor **Mega Landmark L.L.P.** Through its Partners Pradip Kesharlal Thakre, Harish Iswarlal Khandelwal, Rajendra Vishwanath Bodhekar, Lalit Kamalkumar Ferwani, Shyam Manohar Anvekar, Dattatray Gangadhar Wagh, Pradip Premraj Mutha Being the Purchasers and consent given by Shantabei Digambar Dandare, Pushpa Gopalrao Thanedar, Shobha Anilrao Choudhari, Surekha Vinodrao Joshi, Vijaya Ashokrao Bugde.(Reg.No.1277/2015).Which is registered in the office of Aurangabad Sub Registrar No.3.
 - 6) Copy of 7/12 extract bearing land Gut no.175 of village Savangi, Tq.and Dist.Aurangabad Dt.05/01/2015.
 - 7) Copy of mutation entry no.3948 Dt.17/06/2015 in respect of land gut no.175 of village Savangi, Tq.and Dist.Aurangabad.
 - 8) Copy of 7/12 extracts bearing land Gut no.175 of village Savangi, Tq.and Dist.Aurangabad.
 - 9) Copy of Development Agreement Dt.22/11/2017 executed by **Mega Landmark L.L.P.** Through its Partners Pradip Kesharlal Thakre, Harish Iswarlal Khandelwal, Rajendra Vishwanath Bodhekar, Lalit Kamalkumar Ferwani, Shyam Manohar Anvekar, Dattatray Gangadhar Wagh, Pradip Premraj Mutha being the OWNERS in favor of Rutuja Developers through its partners Satish Limbaji Mete and Raju Prabhu Kakde Being the DEVELOPER.(Reg.No.8967/2017).Which is registered in the office of Aurangabad Sub Registrar No.2.
 - 10) Copy of General power of Attorney Dt.22/11/2017 executed by **Mega Landmark L.L.P.** Through its Partners Pradip Kesharlal Thakre, Harish Iswarlal Khandelwal, Rajendra Vishwanath Bodhekar, Lalit Kamalkumar Ferwani, Shyam Manohar Anvekar, Dattatray Gangadhar Wagh, Pradip Premraj Mutha being the EXECUTANTS in favor of Satish Limbaji Mete and Raju Prabhu Kakde.(Reg.No.8969/2017).Which is registered in the office of Aurangabad Sub Registrar No.2.

- 11) Copy of final layout and building permission issued by Cidco bearing no.CIDCO/TPO/AFA-GH/2017/77 DT.11/09/2017.
- 12) Copy of NA permission issued by Tahsildar vide no.2017/JAMA-2/NA-PARI-B-SANAD FILE NO.10 DT.22/09/2017.
- 13) Copy of building plan.
- 14) Copy of Deed of Declaration Dt.22/11/2017 executed by Mega Landmark L.L.P. Through its Partners Pradip Kesharilal Thakre, Harish Iswarlal Khandelwal, Rajendra Vishwanath Bodhekar, Lalit Kamalkumar Ferwani, Shyam Manohar Anvekar, Dattatray Gangadhar Wagh, Pradip Premraj Mutha being the OWNERS AND Rutuja Developers through its partners Satish Limbaji Mete and Raju Prabhu Kakde being the BUILDER/DEVELOPER.(Reg.No.8968/2017).Which is registered in the office of Aurangabad Sub Registrar No.2.

B) SEARCH / ENCUMBRANCE :-

Though the record of rights so provided does not disclose any recorded encumbrance in other rights column I inspect the Index-II Registers for the period of 30 Years vide receipt no.573 Dt.27/01/2017 AND further search carried out till today vide receipt no.13445 Dt.30/11/2017, maintained in the Office of Sub-Registrar having jurisdiction over the said property. However, by virtue of a notification by the State of Maharashtra, the registration rules are changed from 01/11/2005 and thus the search beyond the period of 31/10/2005 could only be carried out in some sub-registrars' offices and accordingly the advocate has carried out and inspected the Government Records and given the report, which is self-explanatory and does not disclose any outstanding encumbrances or any entry adverse to the title of the owner and the opinion is given subject to the aforesaid.

C) DEVOLUTION OF TITLE :-

It is seen from the documents and recital that, the land Gut No.175 admeasuring to the extent of 00 Hector 51 Are of Village Savangi Tq. And Dist.Aurangabad previously owned by Dattatray Girdhar Dandare .The said land owner Dattatray Girdhar Dandare was executed partition and given land Gut No.175 admeasuring to the extent of 00 Hector 51 Are of Village Savangi Tq. And Dist.Aurangabad to his brother named Digambar Girdhar Dandare. Thereafter the name of said Digambar Girdhar Dandare mutated over said land vides mutation entry no.431 on 27/11/1984.

It is further seen that vide mutation entry no.1632 Dt.02/12/2004, the said Digambar Girdhar Dandare was died on 04/11/2002 by leaving following legal heirs Shantabai

Digambar Dandare (wife), Damodhar Digambar Dandare (Son), Pushpa Gopalrao Thanedar (Daughter), Shobha Anilrao Choudhari (Daughter), Surekha Vinodrao Joshi (Daughter), Vijaya Ashokrao Bugde (Daughter). The names of Shantabai Digambar Dandare (wife), Damodhar Digambar Dandare (Son), Pushpa Gopalrao Thanedar (Daughter), Shobha Anilrao Choudhari (Daughter), Surekha Vinodrao Joshi (Daughter), Vijaya Ashokrao Bugde (Daughter) enter by revenue authority vide succession mutation bearing no.1632 Dt.02/12/2004 on land gut no.175 of village Savangi, Tq.and Dist.Aurangabad.

It is further seen from the record that, the said land owner Damodhar Digambar Dandare was sold Land Gut No.175 to the extent of admeasuring 00 Hector 51 Are situated at village Savangi, Tq.and Dist.Aurangabad vide registered Sale Deed Dt.25/03/2015 in favor Mega Landmark L.L.P.Through its Partners Pradip Kesharlal Thakre, Harish Iswarlal Khandelwal, Rajendra Vishwanath Bodhekar, Lalit Kamalkumar Ferwani, Shyam Manohar Anvekar, Dattatray Gangadhar Wagh, Pradip Premraj Mutha and consent given by Shantabai Digambar Dandare, Pushpa Gopalrao Thanedar, Shobha Anilrao Choudhari, Surekha Vinodrao Joshi, Vijaya Ashokrao Bugde. Which is registered in the office of Aurangabad Sub Registrar No.3 at serial no 1277/2015.

It is seen from mutation entry no.3948 Dt.17/06/2015 that, the names of Mega Landmark L.L.P.Through its Partners Pradip Kesharlal Thakre, Harish Iswarlal Khandelwal, Rajendra Vishwanath Bodhekar, Lalit Kamalkumar Ferwani, Shyam Manohar Anvekar, Dattatray Gangadhar Wagh, Pradip Premraj Mutha (HEREINAFTER REFERRED AS "LAND OWNERS") was sanctioned by revenue authority over Land Gut No.175 to the extent of admeasuring 00 Hector 51 Are situated at village Savangi, Tq.and Dist.Aurangabad as an owner and possessors.

It is further seen that, the said land owners obtain final layout and building permission from Cidco vide no.CIDCO/TPO/AFA-GH/2017/77 DT.11/09/2017 and also obtain NA permission from Tahsildar vide no.2017/JAMA-2/NA-PARI-B-SANAD FILE NO.10 DT.22/09/2017. Further the said land owner given name of this project is "YASHRAJ ANGAN".

It is further seen that vide Development Agreement Dt.22/11/2017 the Mega Landmark L.L.P.Through its Partners Pradip Kesharlal Thakre, Harish Iswarlal Khandelwal, Rajendra Vishwanath Bodhekar, Lalit Kamalkumar Ferwani, Shyam Manohar Anvekar, Dattatray Gangadhar Wagh, Pradip Premraj Mutha the said land owners given the said land to Rutuja Developers through its partners Satish Limbaji Mete and Raju

Prabhu Kakde for development and fixed ratio owners-45 % and Developer 55 %. And said Reg.No.8967/2017.Which is registered in the office of Aurangabad Sub Registrar No.2, further the said land owner executed General power of Attorney Dt.22/11/2017 in favor of Satish Limbaji Mete and Raju Prabhu Kakde vide Reg.No.8969/2017.Which is registered in the office of Aurangabad Sub Registrar No.2.

It is further seen that, the **Mega Landmark L.L.P.** Through its Partners Pradip Kesharilal Thakre, Harish Iswarlal Khandelwal, Rajendra Vishwanath Bodhekar, Lalit Kamalkumar Ferwani, Shyam Manohar Anvekar, Dattatray Gangadhar Wagh, Pradip Premraj Mutha being the OWNERS AND Rutuja Developers through its partners Satish Limbaji Mete and Raju Prabhu Kakde being the BUILDER/DEVELOPER executed Deed of Declaration Dt.22/11/2017 vide Reg.No.8968/2017.Which is registered in the office of Aurangabad Sub Registrar No.2.Further the owners and builder agreed that the construction over said land will be known as "YASHRAJ ANGAN"

D) N.A. PERMISSION :-

It is seen from the documents that, the non agricultural permission has been obtained from the Competent Authority, Aurangabad vide its Order no.2017/JAMA-2/NA-PARI-B-SANAD FILE NO.10 DT.22/09/2017

E) FINAL LAY OUT AND BUILDING PERMISSION :-

It is further seen from the record that, the land owner has got approved the plans for demarcated lay out from the Competent Authority no.CIDCO/TPO/AFA-GH/2017/77 DT.11/09/2017

CONCLUSION:-

Subject to whatever stated above and the documents mentioned here in below and on going through the Search & Title Report and the documents given to me for inspection and information, so supplied, I am of the prima facie opinion that, the land owners named **Mega Landmark L.L.P.** Through its Partners Pradip Kesharilal Thakre, Harish Iswarlal Khandelwal, Rajendra Vishwanath Bodhekar, Lalit Kamalkumar Ferwani, Shyam Manohar Anvekar, Dattatray Gangadhar Wagh, Pradip Premraj Mutha AND Rutuja Developers through its partners Satish Limbaji Mete and Raju Prabhu Kakde have acquired clear, marketable rights and interest in respect of captioned property.

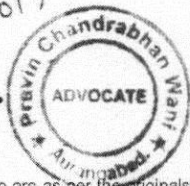
NON-CRITICAL DOCUMENTS REQUIRED IN XEROX COPIES:-

1. The documents perused and described in Para-A above. The Papers given to us are returned herewith.

Phani
30/11/2017

PRAVIN C.WANI.

Advocate



It is informed that, the documents given above are as per the originals and it is further given to my knowledge that the land owners are in the actual physical possession of the captioned property and the Title Opinion is given on the aforesaid representations. It is further advised to collect each and every document so perused. I restrict my investigation to verify the prima facie title of the land owners on the available documents & information. Accordingly I have carried out required investigations and given my opinion. The Opinion as regards to genuineness is general observation so made by going through the document with open eye, however, no material or mechanism to verify the actual registration or payment of stamp duty is available with us and applied which please be noted and appropriate authority be consulted for further investigation.