

Search Report

Plot No. 39,40,41,42,43 & 44 in Gut No. 90/1 total Adm. 1062.16 Sq. Mtr. situated at
village Satara Tq. Dist. Aurangabad

In Favour of

Ajit U. Ankush

B.A., LL.B.

ADVOCATE

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Date: 25/4/2016

SEARCH CUM TITLE REPORT

This is a Search report in respect of, Plot No. 39,40,41,42 & 43 in Gut No. 90/2 total Adm. 1062.13 Sq. Mtr. situated at village Satara Tq. Dist. Aurangabad, within the limits of Municipal Corporation, Aurangabad is owned and possessed by M/s. Zambad Infrastructure through Mr. Subhash Mankchand Zambad, Nirmala Tansukh Zambad & Sonal Ankit Zambad the boundaries of the above said plot are as under:

Towards East : 7.50 Mtr. Wide Road

Towards West : 9 Mtr. Wide Road

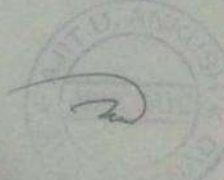
Towards South : 9 Mtr. Wide Road & S No. 24 Shahnoorwadi

Towards North : S No. 24 Shahnoorwadi

I the undersigned Advocate had deposited the search fees in the office of the Sub-Registrar at Aurangabad on Dt.11.4.2016 Vide application No. 544 Receipt No. 3073. I am issuing this search report as per the documents provided before me and after taken search in the office of sub-Registrar Aurangabad. I have inspected and verified the record of Sub-Registrar office and other relevant offices in respect of the aforesaid property since last 13 years and taken search at the office of Sub-Registrar Aurangabad and submits my search report as under :

DOCUMENTS PLACED BEFORE ME:

Sr. No	Description of Documents	Execution Date	Remark
1	Registered Sale deed day book No. 9396.	28.1.2011	Xerox
2	Registered Sale deed day book No. 2806.	18.06.2013	Xerox
3	Sanction lay-out plan.	17.8.2010	Xerox



4	N.A. order	11.11.2010	Xerox
5	Commencement Certificate	17.8.2010	Xerox
6	7/12 extract of Gut No. 90/2	11.4.2016	Xerox

DESCRIPTION OF PROPERTY

Sr. No	Extent of Area	Location
1	Total Adm. 1062 Sq. Mtr.	Gut No. 90/2, Plot No. 39,40,41,42,43 & 44 situated at village Satara Tq. Dist. Aurangabad.

TRACE OF TITLE

I have gone through the available revenue record and papers and from the perusal of the same it has been revealed that the documents placed before me in respect of above referred property Gut No. 90/2, Plot No. 39,40,41,42,43 & 44 situated at village Satara Tq. Dist. Aurangabad within the limits of Municipal Corporation Aurangabad is owned and possessed by Mr. Manakchand Lalchand Sklecha & Mr. Vikram Javaharlal Bohara.

From perusal of record it appears that above said property Agricultural land Gut No. 90/2 Adm. 2 H 2 R situated at village Satara Tq. Dist. Aurangabad is originally owned and possessed by late Shakuntala Chandrakant Bagal. She purchased above said property from its previous owner by way of registered sale deed day book No. 2519 Dt. 18.3.1987.

That above said owner Shakuntala chandrakant Bagal with an intention the convert the above said property in Non-Agricultural applied to Tasildar Aurangabad. That Tasildar Aurangabad granted permission to use the said land for Non-Agricultural purpose on 13.3.1997 u/s. MLRC Act 1966.

That Grampanchyat Satara granted lay-out permission on 21.02.1998 through resolution No. 47/1 in Gut No. 90/2 to extent of 2 H 2 R situated at village Satara Tq. Dist. Aurangabad.



That above said owner Shkuntala Chandrakant Bagal executed registered Gift Deed day book No. 4354 Dt. 4.7.2002 in respect of Gut No. 90/2 total plots No. 6 to 10 Adm. 936 Sq. Mtr. in favour of Mr. Udaysinh Chandrakant Bagal & also put the actual possession of above said property in favour of Mr. Udaysinh Bagal as absolute owner and possessor.

That above said owner Shkuntala Chandrakant Bagal executed registered Gift Deed day book No. 3360 Dt. 5.9.2006 in respect of Gut No. 90/2 total plots No. 55 to 59 Adm. 1008 Sq. Mtr. in favour of Mr. Udaysinh Chandrakant Bagal & also put the actual possession of above said property in favour of Mr. Udaysinh Bagal as absolute owner and possessor.

That above said owner Shkuntala Chandrakant Bagal executed registered Gift Deed day book No. 3361 Dt. 5.9.2006 in respect of Gut No. 90/2 total plots No. 1 to 5 Adm. 988.12 Sq. Mtr. in favour of Mr. Udaysinh Chandrakant Bagal & also put the actual possession of above said property in favour of Mr. Udaysinh Bagal as absolute owner and possessor.

That Sou. Smita Sachin Deshmukh & Sou. Sangita Shailash Bhosle executed registered relinquish deed day book No. 3698 Dt. 14.5.2010 in respect of Plot No. 23, 24, 25 & 26 in favour of Mr. Chandrakant Bagal & Mr. Udhaysinh Bagal & other plots.

That said land include in the notified area therefore need of CIDCO for sanction lay out plan, above said owner Mr. Chandrkant Bagal & other applied to District Collector Aurangabad to convert the above said land in to Non-Agricultural. That District Collector Aurangabad vide its order No. 2010/MASHAKA/Land-1/NAP-34//P.K.429/2010 Dt. 11.11.2010 granted permission to use the said land for Non-Agricultural use u/s. 44 of MLRC Act.

That above said owner demarcated various plots over the said land Gut No. 90/2 situated at village Satara Tq. Dist. Aurangabad. That CIDCO granted lay-out plan vide its order CIDCO/Planning/FLP/AFA/2010/226 Dt. 17.8.2010.



That above said owner Mr. Udaysing Chandrakant Bagal executed registered sale deed day book bearing No. 9396 Dt. 23.12.2010 in favour of Mr. Manakchand Lalchand Sklecha & Mr. Vikram Jawaharlal Bohara in respect Gut No. 90/2, Plot No. 39,40,41,42,43 & 44 total Adm. 1062.16 Sq. Mtr. situated at village Satara Tq. Dist. Aurangabad & also put the actual possession of above said property in favour of Mr. Manakchand Lalchand Sklecha & Mr. Vikram Jawaharlal Bohara as absolute owner and possessor.

That on the basis of above said sale deed & actual possession Grampanchyat Satara recorded name of Mr. Manakchand Lalchand Sklecha & Mr. Vikram Jawaharlal Bohara on namuna No. 8 extract vide their resolution No. 169/54 Dt. 30.5.2014 as absolute owner and possessor of above said property at Sr. No. 92890 Milket No. 18833 situated at village Satara Tq. Dist. Aurangabad

That further it appears that Mr. Manakchand Lalchand Sanklecha died on 6.8.2011 and during his life time he execute will deed on 4.4.2011 and after his death all the legal heirs obtained probate from Civil Judge Senior Division Aurangabad in MARJI No. 595/2012 and on the basis of probate certificate name of Mr. Anand Manakachand Saklecha came to mutated in revenue record as per mutation entry No. 26107.

That on the basis of above said Probate Certificate & actual possession Revenue authority sanctioned mutation entry No. 25108 & recorded name of Mr. Vikram Jawaharlal Bohara & Mr. Anand Mankchand Saklecha on 7/12 extract as absolute owner and possessor of Plot No. 39,40,41,42,43 & 44 in Gut No. 90/1, total Adm. 1062.16 Sq. Mtr. situated at village Satara Tq. Dist. Aurangabad.

That above said owner Mr. Vikram Jawaharlal Bohara & Mr. Anand Mankchand Saklecha executed registered sale deed day book bearing No. 2806 Dt. 18.6.2013 in favour of M/s. Zambad Infrastructure through Mr. Subhash Mankchand Zambad, Nirmala Tansukh Zambad & Sonal Ankit Zambad in respect Plot No. 39,40,41,42,43 & 44 in Gut No. 90/1 total Adm. 1062.16 Sq. Mtr. situated at village Satara Tq. Dist. Aurangabad & also put the actual possession of above said property in favour of M/s.



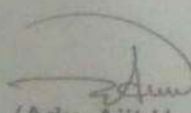
Zambad Infrastructure Ltd., through Mr. Subhash Mankchand Zambad, Nirmala Tansukh Zambad & Sonal Ankit Zambad as absolute owner and possessor.

That on the basis of above said sale deed & actual possession Revenue authority sanctioned mutation entry No. 26731 & recorded names of M/s. Zambad Infrastructure Ltd. through Mr. Subhash Mankchand Zambad, Nirmala Tansukh Zambad & Sonal Ankit Zambad on 7/12 extract as absolute owner and possessor of Plot No. 39,40,41,42,43 & 44 in Gut No. 90/1 total Adm. 1062.16 Sq. Mtr. situated at village Satara Tq. Dist. Aurangabad.

Further it appears that above said owners M/s. Zambad Infrastructure Ltd. through Mr. Subhash Mankchand Zambad, Nirmala Tansukh Zambad & Sonal Ankit Zambad obtain 6 crore loan from Malkapur Arban Co. Bank Ltd. Br. Gulmandi against above said property Plot No. 39,40,41,42,43 & 44 in Gut No. 90/1 total Adm. 1062.16 Sq. Mtr. situated at village Satara Tq. Dist. Aurangabad and mortgage the above said property in favour of above said bank therefore charge of above said bank reflecting on 7/12 extract of Gut No. 90/2 in respect of above said plots.

As per my opinion & documents i.e. Agreement to sale & Sale deed produced before me in respect of above said property Plot No. 39,40,41,42,43 & 44 in Gut No. 90/1 total Adm. 1062.16 Sq. Mtr. situated at village Satara Tq. Dist. Aurangabad is owned and possessed by /s. Zambad Infrastructure Ltd. through Mr. Subhash Mankchand Zambad, Nirmala Tansukh Zambad & Sonal Ankit Zambad and after taken search in the office of Sub-Registrar at Aurangabad and its relevant offices I have not found any contrary remarks or any contradiction with regard to its title. Hence I hold as per the documents i.e. Sale deed placed before me that the above property is free from all other encumbrances except the charge of Malkapur Arban Co. Bank Ltd. Br. Gulmandi Aurangabad, and the above owner holds absolute right possession, over the said property as absolute owner and she is having clear marketable title as per the documents produced before me.

HENCE THIS SEARCH-REPORT


(Adv. Ajit U. Ankush)



जाहीर प्रगटन

(मौजे सातारा, ता.जि.औरंगाबाद येथील गट नं. ९०/२ मधील प्लॉट नं. ३९, ४०, ४१, ४२, ४३ व ४४ बाबत)

या जाहीर प्रगटनामार्फत सर्व जनतेस सूचित करण्यात येते की, माझे पक्षकार यांनी मे. झांबड इन्फ्रास्ट्रक्चर लि. या सुभाष मानकचंद झांबड, निर्मला तनसुख झांबड व अंकित झांबड, रा. औरंगाबाद यांच्याकडून त्यांच्या या व ताब्यातील खालील परिशिष्टामधील नमूद मिळकत कायमस्वरूपी खरेदी करण्याचा तोंडी करार केला असून सदर मिळकत ही निर्विवाद व दोषमुक्त असल्याचा भरवसा व विश्वास त्यांनी माझ्या पक्षकारास दिला आहे. तरी सदरील मिळकतीसंबंधी कोणाचाही कसल्याही प्रकारे गहाण, तारण, कर्जबोजा, बक्षीस, लीजडीड, कुळ, वारस, दत्तक, इसारपावती, हस्तांतरण अथवा अन्य कोणत्याही प्रकारे उजर, आक्षेप पोहोचत असल्यास त्यांनी सदर जाहीर प्रगटन प्रसिद्धीपासून ७ (सात) दिवसांच्या आत आपला उजर, आक्षेप खालील पत्त्यावर लेखी स्वरूपात मूळ कागदपत्रांसह नोंदवावा. मुदतीत कोणाचाही उजर, आक्षेप न आल्यास सदर मिळकत ही निर्विवाद व दोषमुक्त असल्याचे समजून माझे पक्षकार पुढील खरेदी खताचा व्यवहार पूर्ण करतील व मुदतीनंतर आलेला उजर, आक्षेप माझ्या पक्षकारावर बंधनकारक राहणार नाही याची नोंद घ्यावी. मिळकतीचे परिशिष्ट - 'मौजे सातारा, ता.जि.औरंगाबाद येथील गट नं. ९०/२ मधील प्लॉट नं. ३९, ४०, ४१, ४२, ४३ व ४४ बाबत ज्यांचे एकूण क्षेत्रफळ १०६२.१३ चौ.मीटर असून ज्यांची एकत्रित चतुःसीमा खालीलप्रमाणे आहे. पूर्वेस- ७ मी. रोड, पश्चिमेस- ९ मी. रोड, दक्षिणेस- ९ मी. रोड व स.नं. २४ शहानूरवाडी, उत्तरेस- स.नं. २४ शहानूरवाडी. करिता हे जाहीर प्रगटन.

दिनांक : ६-४-२०१६

जाहीर प्रगटन देणारमार्फत