M. P. GHANEKAR

ADVOCATE & SOLICITOR

N-5, G- Sector, Plot No. 32, Priyadarshani colony, Near Bajrang Chowk, CIDCO, Aurangabad-431003: Contact : 9890384032.

TITLE-CUM SEARCH REPORT

WHEREAS M/s. Aditya Buildcon through its Proprietor Mr. Vinod Murarilal Agrawal approached *me* and requested to issue title cum search report in respect Plot No.02 admeasuring 689.966 Sq.Mt., forming part of Land Gut No.156 & Plot No. 41 to 44 Totally admeasuring 195.709 Sq.Mt., forming part of land Gut No.156, In total 885.675 Sq.Mt., Situated at Village Kumbhephal Tq. & Dist. Aurangabad

-: DESCRIPTION OF THE PROPERTY :-

All that part and parcel of **Plot No.02** admeasuring **689.966 Sq.Mt.**, forming part of Land **Gut No. 156,** and **Plot No. 41 to 44** Totally admeasuring **195.709 Sq.Mt.,** forming part of land **Gut No.156, In total 885.675 Sq.Mt.,** Situated at Village Kumbhephal Tq. & Dist. Aurangabad bounded by,

PLOT NO. 02 :

Towards East :- Remaining land of Gut No. 156

Towards West :- 09.00 Meter wide road.

Towards North :- Plot No. 01 of Gut No. 56

Towards South :- Remaining land of Gut No. 156

PLOT NO. 41 TO 44

Towards East :- 09.00 Meter wide road.

Towards West :- Land of Gut No. 138

Towards North :- Open space

M.P. GHANEKAR Advocate High Court, Maharashtra

M. P. GHANEKAR

ADVOCATE & SOLICITOR

N-5, G- Sector, Plot No. 32, Priyadarshani colony, Near Bajrang Chowk, CIDCO, Aurangabad-431003: Contact : 9890384032.

Towards South :- Remaining land of Gut No. 156

That in pursuance to request of applicants. I hove deposited Search fees in the office of Sub-Registrar Aurangabad vide online Challan dated 09.10.2018 for the purpose of search of title in respect of above property since last 30 years and token a search al the office of Sub-Registrar Aurangabad. I hove gone through the documents and papers pertaining to title produced before me and

thereupon I am Issuing this title-cum search report as Under _

I. I have gone through the available revenue record and papers and from the perusal of the some. it has been revealed that the property Land **Gut No.155** totally admeasuring 00 hector 93 Arc. Land Revenue Rs.1.66 ps. Situated at Village Kurnbnephal Tq. & Dist. Aurangabad was originally owned and possessed by **Shamrao Rama Shelke** and his name also reflected in revenue record since 1970-71.

II. 2 That the property Land **Gut No.155** totally admeasuring 00 Hector 93 Are, Land Revenue Rs.1.66 ps. Situated at Village Kumbhephal Tq. & Dist. Aurangabad was originally owned and possessed by **Shamrao Rama Shelke** and his name also reflected in revenue record since 1970-71.

III. That in the year 2000 Shamrao Rama died leaving behind legal heirs namely Rangnath Shamarao, Gangaram Shamrao sons and daughter

M. P. GHANEKAR Advocate High Court, Maharashtra

M. P. GHANEKAR

ADVOCATE & SOLICITOR

N-5, G- Sector, Plot No. 32, Priyadarshani colony, Near Bajrang Chowk, CIDCO, Aurangabad-431003: Contact : 9890384032.

Dwarkabai Sanad Bhosale and wife Tulsabai Shamrao and accordingly their name came to be recorded in revenue record as owner and possessor vide mutation entry no. **1534.** That the Tulsabai Shamrao died on 30.08.2013 leaving behind Rangnath Shamarao, Gangaram Shamrao sons and daughter Dwarkabai Sanad Bhosale.

IV. That in the year 2014 Dwarkabai Sanad Bhosale renounce and relinquish all her rights, title and interest in respect of property Land Gut no. 155 totally admeasuring 00 Hector 93 Are, Land Revenue Rs.1.66 ps., situated at village Kumbhephal Tq. & Dist. Aurangabad in favour of Rangnath Shamrao Shelke and Gangaram Shamrao Shelke under registered relinquishment deed bearing registration no. 1050/2014 dated 06.02.2014 registered at the office of Sub-registrar Aurangabad and accordingly mutation entry came to be recorded in revenue record vide mutation entry no. 4356.

V. That the property **Land Gut No.156** totally admeasuring 01 Hector 20 Are, Land Revenue Rs.1.85 ps. Situated at Village Kumbhephal Tq. & Dist. Aurangabad was originally owned and possessed by Bhima Rama Shelke and his name also reflected in revenue record since **1970-71.**

VI. That the Bhima Rama died leaving behind legal heirs namely son **Trimbak Bhima Shelke** died through legal heirs namely **Gorakh Trimbak Shelke**, **Gajanan Trimbak Shelke**, daughter **Bhagubai Trimbak Shelke** wife **Kadubai Trimbak Shelke** and accordingly their name came to be recorded in revenue record as owner and possessor vide mutation entry **No.1978.**

M. P. GHANEKAR Advocate High Court, Maharashtra

M. P. GHANEKAR

ADVOCATE & SOLICITOR

N-5, G- Sector, Plot No. 32, Priyadarshani colony, Near Bajrang Chowk, CIDCO, Aurangabad-431003: Contact : 9890384032.

VII. That in the year 2008 Gorakh Trimbak Shelke, Gajanan alias Machindra Trimbak Shelke, Bhagubai Trimbak Shelke, and Kadubai Trimbak Shelke mutually partitioned their land Gut No.156 as Gorakh Trimbak Get Share 00 Hector 50 Are, Gajanan Trimbak Shelke Get share of 00 Hector 50 Are and Bhagubai Trimbak Shelke and Kadubai Trimbak Shelke get share of 00 Hector 20 Are under registered partition deed bearing registration No.2002/2008 Dated 07.05.2008 registered at the office of Sub-registrar Aurangabad and accordingly their name came to be recorded in revenue record vide mutation entry **No.2450**.

VIII. That in the year 2008 Gorakh Trimbak Shelke died leaving behind legal heirs namely wife Shobha Gorakh Shelke, Son Sandeep Gorakh Shelke and daughter Rupali Gorakh Shelke Minor through Guardian Shobha Gorakh Shelke and accordingly their name came to be recorded in revenue record vide mutation entry **No.2631**.

IX. That in the year 2015 Sandip Gorakh Shelke and Rupali Gorak Shelke minor through Guardian Shobha Gorakh Shelke filed an Civil Application before the Hon'ble District Judge Aurangabad U/s. 8 of Hindu Minority and Guardianship Act, 1956 to sale the property standing in the name of minor Sandip Gorakh Shelke and Rupali Gorakh Shelke bearing registration No. MARJI No. 137/2015 which was disposed-off as per order dated 27.04.2016 by the Hon'ble 10th District Judge Aurangabad and observe that "*there need be no natural guardian for the minor's undivided interest in the joint family property, as provided under section 6 & 12 of the Act, the previous permission of the court under section 8 for disposing the undivided interest of the minor in the joint family property is not required.*"

M. P. GHANEKAR Advocate High Court Maharashtra

M. P. GHANEKAR

ADVOCATE & SOLICITOR

N-5, G- Sector, Plot No. 32, Priyadarshani colony, Near Bajrang Chowk, CIDCO, Aurangabad-431003: Contact : 9890384032.

X. That in the year 2018 Rangnath Shamrao Shelke, Gangaram Shamrao Shelke, Shobha Gorakh Shelke, Sandip Gorakh Shelke Rupali Gorakh Shelke minor through Guardian Shobha Gorakh Shelke transferred **Plot No. 22 to 27 totally admeasuring 438.4 Sq.Mt**. forming part of **Land Gut no. 155 and Plot No. 02 to 08 & 41 to 44** totally admeasuring **885.675 Sq.Mt.**, forming part of Land **Gut No.156** situated at Village Kumbhephal Tq. & Dist. Aurangabad to applicant **M/s. Aditya Buildcon** through its proprietor **Mr. Vinod Murarilal Agrawal** under registered sale deed bearing **Registration No.3689/2018 dated 05.07.2018** registered at the office of Sub-registrar Aurangabad and accordingly their name came to be recorded in revenue record as owner and possessor vide mutation entry **No.5942 & 5943.**

XI. That in the year 2017 Rangnath Shamrao Shelke, Gangaram Shamrao Shelke, Shobha Gorakh Shelke, Sandip Gorakh Shelke Rupali Gorakh Shelke minor through Guardian Shobha Gorakh Shelke with intent to develop their property prepared plan and got sanction from **Assistant director of Town Planning Aurangabad** in File No.**NAP/Mau. Kumbhephal Tq. Dist. Aurangabad/Gut No.155 & 156/P/SANSAAU/1822 dated 23.11.2017** Further M/s Aditya buildcon converted property into various plots and also obtained NA permission U/s 42 (B) of Maharashtra Land Revenue Code 1966 in **File No. 2018/MASHAKA/Jameen-1/NAP-34/Mauje Kumbhephal, Tq. Dist. Aurangabad/PK.255 dated 23.07.2018.** Further M/s Aditya Buildcon applied for amalgamation of Plot No. 02 to 08 of Gut No. 156 of Village Kumbhefal, which is being sanctioned by **permission letter No. Plot Amalgamation/Mau. Kumbhefal/TQ. Aurangabad/Gut No. 155 & 156 Pai./ SSANAU/1626 Dated 04.08.2018,** and **thereby**

M. P. GHANEKAR Advocate High Court, Maharashtra

M. P. GHANEKAR

ADVOCATE & SOLICITOR

N-5, G- Sector, Plot No. 32, Priyadarshani colony, Near Bajrang Chowk, CIDCO, Aurangabad-431003: Contact : 9890384032.

amalgamated plot No. 02 to 08 as "Plot No. 02". Thereafter they obtained sanction layout from Assistant director of Town Planning vide letter No. Construction permission /Mauje Kumbhephal Tq. Dist. **Aurangabad/Gut No.155 & 156 P/SSANAU/1883 dated 24.09.2018.**

XII. That Declaration U/Sec. 2-a of **Maharashtra Apartment Ownership Act 1970** is executed and registered at **Sr. No.5254/2018 dated 04.10.2018** at the Office of Sub-Registrar Aurangabad, thereby the Proposed residential cum commercial building **"AKSHAD PARK PHASE-II"** is submitted to the provisions of **Maharashtra Apartment Ownership Act 1970.**

XIII. That the Row-House being constructed on the property described in Schedule-A, will be known as "**AKSHAD PARK PHASE-II**" apartment and in no case the said name will be changed, in this project consist **total 15 Row-House.**

XIV. That the land bearing **Gut No.155 & 156** Situated at Kumbhephal, Tq. & Dist. Aurangabad, as per the Zone Certificate **Dt. 07/08/2014**, issued by Assistant Director of Town Planning Aurangabad vide Part Plan No. **No.75/2017** sanctioned by District Collector, Aurangabad vide Letter ***No.R.P./AURANGABAD/NAVNAGAR ZONE PLAN/C.R.93/2014, DATED 07th August 2014 & CAME INTO FORCE W.E.F FROM 11th August 2014,*** have been shown in Residential Zone.

XV. In view of the above discussion it seems that the Applicant M/s. Aditya Buildcon through its Proprietor **Vinod Murarilal Agrawal** is the absolute owner and possessor of Plot no. 02 to 08 totally admeasuring 689.966 Sq.Mt., forming part of Land Gut

M. P. GHANEKAR Advocate High Court Maharashtra

M. P. GHANEKAR

ADVOCATE & SOLICITOR

N-5, G- Sector, Plot No. 32, Priyadarshani colony, Near Bajrang Chowk, CIDCO, Aurangabad-431003:
Contact : 9890384032.

No. 156 & Plot No. 41 to 44 Totally admeasuring 195.709 Sq.Mt., forming part of land Gut no. 156, In total 885.675 Sq.Mt., Situated at Village Kumbhephal Tq. & Dist. Aurangabad I am of the opinion that the claer chain of title in respect of above prope.rty is claerly established in favour of applicants. This title report issued only on the basis of documents and revenue record produced before me, before entering any transaction verify original title deeds and documents. HENCE THIS TITLE CUM SEARCH REPORT.

M. P. GHANEKAR
Advocate
High Court, Maharashtra