Anil P. Malani
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ADVOCATE

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TITLE-CUM SEARCH REPORT

WHEREAS, **M/s. Matoshri Builders and Developers** through its Partner Mr. Santosh Devidas Dhanuka, Mr. Vijaykumar Ratanlal Patni and Mr. Sanjay Gulabrao Pawar approached me and requested to issue title report in respect of the property Land Gut No. 167 admeasuring **03 Hector 87 Are,** 08 Are Potkharab, Land revenue Rs.11.11 ps., out of which to the extent of **01 Hector 93 Are** Situated at village Shendra Jahangir Tq. & District Aurangabad.

That in pursuance to request and authorisation of M/s. Matoshri Builders and Developers through its Partner Mr. Santosh Devidas Dhanuka, Mr. Vijaykumar Ratanlal Patni and Mr. Sanjay Gulabrao Pawar, I have submitted Search Application and deposited fees in the office of Sub-Registrar Aurangabad vide Receipt No. 3851 dated **24.05.2018** for the purpose of title in respect of above property since last 13 years and submits my title report as under: -

1. I have gone through the available revenue record and papers and from the perusal of the same, it has been revealed that the property land **Survey no. 114/2** totally admeasuring 03 Hector 87 Are, 08 Are Potkharab, land Revenue of Rs. 11.11 ps. Situated at Village Shendra Jahangir Tq. and District Aurangabad was originally owned and possessed by **Dagadu Shankar** and **Raghunath Shankar** each having 0-8-0 share and their name was appearing in revenue record. That in the year 1970-71 Implementation of Consolidation Scheme is going on and Survey no. 114/2 is converted into land Gut no. 167.

2. That in the year 1981 **Raghunath Shankar** partitioned Land Gut No. 26, 47, 159 & 167 Situated at Village Shendra Jahangir Tq. & District Aurangabad owned and possessed by him between his son's **Daulat Raghunath Tambe** and **Ramnath Ragunath Tambe** and as per the partition Land Gut No. 167 totally admeasuring **03 Hector 87 Are,** 08 Are Potkharab, Land revenue Rs.11.11 ps., out of which to the extent of **01 Hector 93 Are** came in the

share of **Ramnath Raghunath Tambe** and accordingly his name came to be mutated in revenue record vide mutation entry no. 287.

3. That in the year 1991 **Ramnath Raghunath Tambe** transferred Land Gut No. 167 admeasuring **03 Hector 87 Are,** 08 Are Potkharab, Land revenue Rs.11.11 ps., out of which to the extent of **00 Hector 61 Are** Situated at village Shendra Jahangir Tq. & District Aurangabad to Raghunath Namdeorao Narote under registered sale deed bearing registration no. 198/1991 dated 01.11.1991 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed his name came to be mutated in revenue record vide mutation entry no. 668.

4. That in the year 1991 **Ramnath Raghunath Tambe** transferred Land Gut No. 167 admeasuring **03 Hector 87 Are,** 08 Are Potkharab, Land revenue Rs.11.11 ps., out of which to the extent of **00 Hector 60 Are** Situated at village Shendra Jahangir Tq. & District Aurangabad to **Dattatray Namdeorao Narote and Subhash Namdeorao Narote** under registered sale deed bearing registration no. 199/1991 dated 01.11.1991 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their name came to be mutated in revenue record vide mutation entry no. 667.

5. That in the year 1999 **Dattatray Namdeorao Narote, Subhash Namdeorao Narote** and **Raghunath Namdeorao Narote** transferred Land Gut No. 167 admeasuring **03 Hector 87 Are,** 08 Are Potkharab, Land revenue Rs.11.11 ps., out of which to the extent of **01 Hector 21 Are** Situated at village Shendra Jahangir Tq. & District Aurangabad to **Sarita Atul Sharma, Kavita Ashish Sharma and Satyanarayan Chaganlal Sharma** under registered sale deed bearing registration no. 4821/1999 dated 30.12.1999 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed their name came to be mutated in revenue record vide mutation entry no. 980.

6. That in the year 2006 **Sarita Atul Sharma, Kavita Ashish Sharma and Satyanarayan Chaganlal Sharma** transferred Land Gut No. 167 admeasuring **03 Hector 87 Are,** 08 Are Potkharab, Land revenue Rs.11.11 ps., out of which to the extent of **01 Hector 21 Are** Situated at village Shendra Jahangir Tq. & District Aurangabad to **Gaurishankar Harinarayan Tapdiya** under registered sale deed bearing registration no. 4252/2006 dated 06.10.2006 registered at the office of Sub-registrar and on the basis of registered sale deed his name came to be mutated in revenue record vide mutation entry no. 1555.

7. That in the year 2004 **Ramnath Raghunath Tambe** transferred Land Gut No. 167 admeasuring **03 Hector 87 Are,** 08 Are Potkharab, Land revenue Rs.11.11 ps., out of which to the extent of **00 Hector 72 Are** Situated at village Shendra Jahangir Tq. & District Aurangabad to **Gaurishankar Harinarayan Tapdiya** under registered sale deed bearing registration no. 4674/2004 dated 13.09.2004 registered at the office of Sub-registrar Aurangabad and on the basis of registered sale deed his name came to be mutated in revenue record vide mutation entry no. 1340.

8. That in the year 2018 Gaurishankar Harinarayan Tapdiya entered into Agreement To Sale in respect of Land Gut No. 167 admeasuring **03 Hector 87 Are,** 08 Are Potkharab, Land revenue Rs.11.11 ps., out of which to the extent of **01 Hector 93 Are** Situated at village Shendra Jahangir Tq. & District Aurangabad with M/s. Matoshri Builders and Developers through its Partner Mr. Santosh Devidas Dhanuka, Mr. Vijaykumar Ratanlal Patni and Mr. Sanjay Gulabrao Pawar under registered Agreement to Sale bearing registration no. 3181/2018 dated 17.05.2018 registered at the office of Sub-registrar Aurangabad and agreed to sale said property to the applicant.

9. In view of the above discussion it was seems that Mr. Gaurishankar Harinarayan Tapdiya is absolute owner and possessor of the property Land Gut No. 167 admeasuring **03 Hector 87 Are,** 08 Are Potkharab, Land

revenue Rs.11.11 ps., out of which to the extent of **01 Hector 93 Are** Situated at village Shendra Jahangir Tq. & District Aurangabad as mentioned here in above and he rightly entered into Agreement to sale with **M/s. Matoshri Builders and Developers through its Partner Mr. Santosh Devidas Dhanuka, Mr. Vijaykumar Ratanlal Patni and Mr. Sanjay Gulabrao Pawar.** This title opinion regarding title issued only on the basis of documents and revenue record produced before me. Before entering any transaction please verify the originals. HENCE THIS TITLE REPORT.

DATE. 24.05.2018

(Anil P Malani)
ADVOCATE

158/0

इतर पावती

Original/Duplicate

Thursday,24 May 2018 4:03 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 3851 दिनांक: 24/05/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग1-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड अनिल पि मालानी

वर्णन अर्ज क्र 1209/2018 गट नं 167 शेंद्रा जाहॉगीर औरंगाबाद शोध 13 वर्षे 2006 ते 2018

SEARCHFEE	रु. 325.00
एकूण:	रु. 325.00

Sub Registrar Aurangabad I

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

सह.दुय्यम निबंधक वग- २
औरंगाबाद क्रमांक -१