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पावती

Original/Duplicate

Friday, 03 November 2017
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नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 10742

दिनांक: 03/11/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग5-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड सिध्देश देशमुख

वर्णन अर्ज क्र.3414/2017 शोध वर्ष 1988 ते 2017 एकूण 30 वर्ष मिळकत गट
नं.55 व 59 मौजे-ईटखेडा औरंगाबाद

SEARCHFEE

रु. 1500.00

एकूण:

रु. 1500.00

Joint Sub Registrar

Aurangabad V

सह दुय्यम निबंधक बर्ग-२

1); देयकाचा प्रकार: By Cash रक्कम: रु 1500/-

औरंगाबाद क्र.5

Adv. Siddhesh A. Deshmukh

Office :- Flat No. 17, Radhakrishna Apartment, Ahinsa Nagar, Jalna Road, Aurangabad.

SEARCH REPORT

Date:- 05/11/2017

I have taken search of the title in respect of property i.e. plot of non agricultural land bearing Plot No. 26, adm. 247.5 Sq. Mtrs., (out of which the area adm. 143.00 Sq. Mtrs. is forming part of Gut No. 55 and the area adm. 104.5 Sq. Mtrs. is forming part of Gut No. 59) and Plot No. 27, adm. 242.00 Sq. Mtrs, forming part of land Gut No. 59, both situated at Itkheda, Taluka and District Aurangabad for the period of 30 years i.e. from 1987 to 2017.

I have deposited the requisite fees of Rs. **750/-** each, thus collective fees of **Rs. 1500/-** for Plot No. 26 and 27 from Gut no. 55 & 59, Itkheda, Tq. and District Aurangabad on **03rd November 2017** with the office of Sub Registrar, Class - 2 Aurangabad vide receipt bearing No. **10742** and did the search in the record and indexes which was made available to me and as well as on the basis of the documents forwarded to me, in respect of the aforesaid property.

01] NAME OF THE PRESENT OWNER / TITLE HOLDER:-

a. Mrs. Poonam W/o Chandrashekhar Loya, owner of Plot No. 26 from Gut No. 55 & 59 and **b.** Mr. Chandrakant S/o Onkarrao Bholane owner of Plot No. 27 from Gut No. 59, Itkheda, Tq. and District Aurangabad.



02] DETAILS OF THE PROPERTY UNDER SEARCH :-

The Plot No. 26, adm. 247.5 Sq. Mtrs., (out of which the area adm. 143.00 Sq. Mtrs. is forming part of Gut No. 55 and the area adm. 104.5 Sq. Mtrs. is forming part of Gut No. 59) and Plot No. 27, adm. 242.00 Sq. Mtrs. forming part of land Gut No. 59, both situated at Itkheda, Taluka and District Aurangabad.

03] DETAILS OF THE DOCUMENTS SCRUTINIZED FOR THE PURPOSE OF SEARCH:-

- a. Copy of 7/12 extract of land bearing Gut No. 55 and 59 of Itkheda Taluka & Dist. Aurangabad.
- b. Copy of registered sale deed bearing daybook serial No. AGG - 1 - 0870 dated 21/02/2007 read with Deed of Correction bearing daybook serial No. AGG - 1 - 1354 dated 04/03/2016 through which Plot No. 26 is purchased by Owner No. 01.
- c. Copy of registered Sale Deed bearing daybook serial No. AGG - 1 - 03125 dated 12/06/2007 through which Plot No. 27 is purchased by Owner No. 02.
- d. The copy of N. A. Order bearing No. No. 09 / MASHA / JAMIN - 1 / AKRUSHI / PRA KRA / 47 / 03 dated 15/05/2007.
- e. The copy of layout sanctioned by Municipal Corporation, Aurangabad vide Rekhanakan / 177 / 2007, O. No. MNP / NRV / NR-1 / 500 / 2007 dated 02/03/2007.

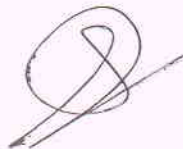


- f. The copy of sale deed through which M/s Kalpak Developers has purchased the land adm. 02 H 93 R forming part of land Gut No. 55, 56, 59 & 61 by virtue of registered sale deed bearing daybook serial No. 0999 dated 30/05/2003.
- g. Mutation Entry No. 318, 619, 672, 1430 and 2377
- h. Copy of Development Agreement executed by Mrs. Poonam W/o Chandrashekhar Loya, owner of Plot No. 26 from Gut no. 55 & 59 and Mr. Chandrakant S/o Onkarrao Bholane owner of Plot No. 27 from Gut No. 59, Itkheda, Tq. and District Aurangabad bearing daybook serial No. AGG - 2 - 6233 dated 14/08/2017 in favour of M/s ASK Ventures Pvt. Ltd. (A Company registered under the Indian Companies Act, 1956) followed by registered Power of Attorney bearing daybook serial No. AGG - 2 - 6234 dated 14/08/2017.
- i. Copy of Transfer Deed bearing daybook serial No. AGG - 2 - 6233 dated 14/08/2017 in favour of M/s ASK Ventures Pvt. Ltd. (A Company registered under the Indian Companies Act, 1956) for TDR adm. 370.85 Sq. Mtrs.

04] BRIEF HISTORY OF THE PROPERTY:-

The present report is prepared on the basis documents provided to me as well as made available to me during serach. The present report is for the period from 1987 till date of issuance of this report.

- i. The non agricultural plot of land bearing Plot No. 26, adm. 247.5 Sq. Mtrs., (out of which the area adm. 143.00 Sq. Mtrs. is forming part of Gut No. 55 and the area adm. 104.5 Sq. Mtrs. is

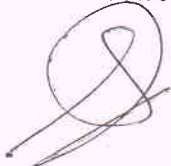


forming part of Gut No. 59) and Plot No. 27, adm. 242.00 Sq. Mtrs. forming part of land Gut No. 59, both situated at Itkheda, Taluka and District Aurangabad is owned by two different owners i.e. Mrs. Poonam W/o Chandrashekhar Loya and Mr. Chandrakant S/o Onkarrao Bholane respectively as individual owner.

ii. The aforesaid respective plot forming part of chunk piece of land from Gut No. 55 and 59 situated at Itkheda, Tq. and District Aurangabad and the said land have been owned by Mr. Nandlal S/o Lalaram Modi since prior to 1987. The said owner Mr. Nandlal S/o Lalaram Modi distributed his land from Gut No. 55 and another land from Gut No. 61 to his son Mr. Prakash S/o Nandlal Modi to the tune of 00 H 63 R and 00 H 27 R respectively and to his another son Mr. Ashok S/o Nandlal Modi to the tune of 00 H 64 R and 00 H 26 R respectively and accordingly the effect of same has been mutated vide mutation entry No. 318.

iii. The aforesaid land owner Mr. Nandlal S/o Lalaram Modi died on 14/05/2000 and in pursuance to directions of Tahsildar, Aurangabad vide O. No. २००३ / जमा / २ / कावी २४७ दिनांक २३/०१/२००३ the land from Gut No. 58 and 59 have been mutated in the name of Mr. Prakash S/o Nandlal Modi and Mr. Ashok S/o Nandlal Modi and their name has been mutated vide mutation entry No. 619.

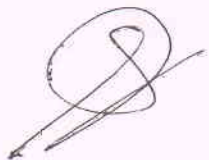
iv. The aforesaid land owners, Mr. Prakash S/o Nandlal Modi sold his individual land adm. 00 H 63 R from Gut No. 55, 00 H 27 R land from Gut No. 61 and on the other hand Mr. Ashok S/o Nandlal Modi sold his individual land adm. 00 H 64 R from Gut No. 55, 00 H 26 R land from Gut No. 61 and they both jointly sold 00 H 52 R land from Gut No. 58 and 00 H 61 R from Gut No. 59 thus collectively land adm. 02 H 93 R to M/s Kalpak



Developers (A registered Partnership Firm) represented by its Partner Mr. Shodhan S/o Yashwant Joshi by virtue of registered sale deed bearing daybook serial No. AGG - 1 - 0996 dated 30/05/2003 and accordingly the name of said firm M/s Kalpak Developers (A registered Partnership Firm) represented by its Partner Mr. Shodhan S/o Yashwant Joshi have been mutated vide mutation entry No. 672.

v. The said land owner, firm M/s Kalpak Developers (A registered Partnership Firm) got the said land from Gut No. 55, 58, 59 and 61 from agricultural to non agricultural land by virtue of order of Collector, Aurangabad vide 09 / MASHA / JAMIN - 1 / AKRUSHI / PRA KRA / 47 / 03 dated 15/05/2007 and the layout of same has also been sanctioned by Municipal Corporation, Aurangabad vide Rekhankan / 177 / 2007, O. No. MNP / NRV / NR-1 / 500 / 2007 dated 02/03/2007 of which the aforesaid plot No. 26 and 27 are part and parcel.

vi. The present owner No. 01 Mrs. Poonam W/o Chandrashekhar Loya purchased the said Plot No. 26, (of which the area adm. 143.00 Sq. Mtrs. is forming part of Gut No. 55 and the area adm. 104.5 Sq. Mtrs. is forming part of Gut No. 59) from M/s Kalpak Developers by virtue of registered sale deed bearing daybook serial No. AGG - 1 - 0870 dated 21/02/2007 read with Deed of Correction bearing daybook serial No. AGG - 1 - 1354 dated 04/03/2016. The said correction was restricted to the extent of "Southern" side boundary. The present Owner No. 02 has purchased the said Plot No. 27 from same the then Vendor i.e. M/s Kalpak Developers by virtue of registered sale deed bearing daybook serial No. AGG - 1 - 03125 dated 12/06/2007.



Similarly another owner Mr. Chandrakant S/o Onkarrao Bholane purchased the Plot No. 27 from same the then Vendor i.e. M/s Kalpak Developers by virtue of registered sale deed bearing daybook serial No. AGG - 1 - 03125 dated 12/06/2007. Accordingly the name of these respective plot owners has been mutated in the ownership column of 7/12 extract by virtue of respective sale deed referred supra.

vii. On perusal of record it appears that, the present owners i.e. Mrs. Poonam W/o Chandrashekhar Loya and Mr. Chandrakant S/o Onkarrao Bholane with intention to develop the respective, which is adjacent to each other, has entered into registered development agreement bearing daybook serial No. AGG - 2 - 6233 dated 14/08/2017 in favour of M/s ASK Ventures Pvt. Ltd. (A Company registered under the Indian Companies Act, 1956) followed by registered Power of Attorney bearing daybook serial No. AGG - 2 - 6234 dated 14/08/2017 for constructing multistoried building consisting units as per sanctioned plan.

The said Builder / Developer Company for taking the benefit of additional permissible construction for erecting the structure apart from existing available FSI has purchased the TDR of the FSI to the extent of 370.85 Sq. Mtrs. under Development Rights Certificate No. AMC / TP / DRC / D / 197 / 2015 dated 16/02/2015 vide Folio No. 02/132 from **M/s Sara Builders and Developers** (A registered partnership firm under Indian Partnership Act, 1932) by virtue of registered transfer deed bearing daybook serial No. AGG - 2 - 6233 dated 14/08/2017.



Thus after perusing the aforesaid documents and record made available to me it appears that, Mrs. Poonam W/o Chandrashekhar Loya is owner of Plot No. 26, adm. 247.5 Sq. Mtrs., (out of which the area adm. 143.00 Sq. Mtrs. is forming part of Gut No. 55 and the area adm. 104.5 Sq. Mtrs. is forming part of Gut No. 59) and Mr. Chandrakant S/o Onkarrao Bholane is owner of Plot No. 27, adm. 242.00 Sq. Mtrs. forming part of land Gut No. 59, both situated at Itkheda, Taluka and District Aurangabad and title of respective owner appears to be marketable and clear as per the relevant revenue record. However the interest of M/s ASK Ventures Pvt. Ltd. (A Company registered under the Indian Companies Act, 1956) is vested by virtue of said development agreement in pursuance to terms and conditions specified therein.

HENCE THIS SEARCH REPORT



Siddhesh A. Deshmukh
Advocate

Note :- I am returning here with all the documents along with the original money receipt bearing No. 10742 dated 03/11/2017 issued by the Office of the Sub-Registrar, Class-2 at Aurangabad.