

Adv. Nikhil P. Runwal

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Ref.:

Date: 26.8.2018

TITLE SEARCH REPORT

To,
Whom so ever it may concern

Subject: Title Search report of Plot No.12 admeasuring 366.018 Sq Mtrs, situated in Gut No.113, Nakshtrowadi, Aurangabad.

1. It appears from the record that, 4 acres of land situated in Gut No. 113 of Nakshtrowadi, Aurangabad was originally owned and possessed by Asaram Devrao.
2. It appears that Asaram Devrao sold 2 Acres of land from the Gut No.113 of Nakshtrowadi to Babasaheb Karbhari Shewale & Vinayak Karbhari Shewale under the registered sale deed dated 5.4.1984 registered at Serial No.1718, thereafter on basis of sale deed their names were also recorded in 7/12 extract of the land.
3. Further it appears that, remaining 2 acres of land was sold by Asaram Devrao to Pushpabai Joshi and Jasodabai W/o Bhavaralal Oza under registered sale deed dated 18.5.1984, bearing Serial No. 2768 and thereafter vide mutation entry No. 355, the name of purchasers was mutated.
4. Further, Babasaheb Karbhari Shewale & Vinayak Karbhari Shewale also sold their land admeasuring 2 acre to Bharat S/o Virajibhai Patel partner of M/s R Patel Enterprises under registered sale deed, registered at Sr No. 2182 dated 21.2.1989 and on basis of sale deed name of purchaser was mutated vide entry No. 530 in 7/12 extract.



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5. Further , Pushpabai Joshi and Jasodabai W/o Bhavaralal Ozasold their 2 Acres of land to Bharat S/o Virjibhai Patel partner of M/s R Patel Enterprises, under registered sale deed bearing No.1615 on 9.2.1989 and on basis of this sale deed name of purchasers was recorded in 7/12 extract vide entry No. 529.
6. It appears that, Bharat S/o Virjibhai Patel partner of M/s R Patel Enterprises converted the land for Non-Agricultural Purpose as per order of Collector Aurangabad dated 16.2.1999 under section 44 of M.L.R Code.
7. Thereafter, layout of the land is also sanctioned by Municipal Corporation Aurangabad on 20.1.2000, therein 26 plots of various sizes are demarcated.
8. Bharat S/o Virjibhai Patel partner of M/s R Enterprises sold plot No. 12 to Kalpak Developers under registered sale deed bearing No. 4713 dated 30.11.2004
9. It appears that, kalpak Developers also sold Plot No.12 to Vijay Sarvdaman Sabharawal under registered sale deed bearing No. 3650 dated 26.8.2008.
10. It further appears that, Vijay Sabharawal also sold Plot No.12 to Nirmalprem Construction a partnership firm, vide registered sale deed No. 2299 dated 7.6.2017, thereby the Nirmalprem Construction become the owner and possessor of the said Plot No. 12 admeasuring 366.018 Sq mtrs.



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11. In view of the above referred documents and after conducting online search of the Plot No.12 from site of IGR for last 30 years, I am of the opinion that the land bearing Plot No.12 situated in Gut No.113, Nakshetrawadi, Aurangabad is owned by M/s Nirmalprem Construction, further, I do not find any encumbrances recorded on the said plot, therefore said plot is free from encumbrances. Hence M/s Nirmalprem

12. Construction is having good and marketable title of Plot No.12 admeasuring 366.018 Sq Mtrs Situated in Gut No.113, Nakshatrawadi, Aurangabad.

(Challan of Search Fees is attached herewith, bearing GRN No. MH003180398201819E dated 26.6.2018)

Date: 26.6.2018



