

Sachin P. Kulkarni**B.A. LL.B.
Advocate**

Plot No. 13, 'Vasant'

Guruatta Nagar, Garkheda Parisar

Aurangabad-431005 (MS)

M. 9226771243.

Ref. :

Date : 27/12/2016

TO WHOMSOEVER IT MAY CONCERN**NAME OF THE APPLICANT : Mrs. Shital Rohit Suryawanshi****TITLE CUM SEARCH REPORT****Respected Sir,**

1) In view of the discussion in between the applicant and myself and as the applicant has handed over to me the documents in respect of the property under reference, I the undersigned Advocate is giving the title cum search report of the property under reference as under;

2) DESCRIPTION OF PROPERTY :

The property, Plot No. 28, CTS No. 16030/57 totally admeasuring about 507 sqmtrs. Situated at Bijali Nagar, Osmanpura, Aurangabad. The same bounded as under (consolidated) :

Towards EAST	:	15.24 mtr. Wide D.P.Road.
Towards WEST	:	CTS No. 16030/15
Towards SOUTH	:	15.24 mtr. Wide D.P.Road.
Towards NORTH	:	CTS No. 16030/56 (Plot No. 27)

3) FLOW OF TITLE :

It seen that, the present Plot No. 28 is divided into two parts i.e. Easter Part & Western Part which was originally owned and possessed by Chief Promoter, Bijali Nagar Co-op Housing Society Ltd. The society was in possession of Land admeasuring about 11649 Sqmtr. from S. No. 49/P.

(a) It seen that, the said plot No. 28 CTS No. 16030/57 (Eastern & Western Part) was purchased by Mr. Asaram Shankarrao Takalkar, Shri Raosaheb Shankarrao Bomble and Shri Vitthalrao Dadarao Dandge from the original owner i.e. Chief Promoter, Bijali Nagar Co-op Housing society Ltd. through registered sale deed bearing No. 2942 dated 04.08.1998 and Registered Sale Deed No. 2943 dated 04.08.1998.

(b) It seen that, Mr. Asaram Shankarrao Takalkar, Shri Raosaheb Shankarrao Bomble and Shri Vitthalrao Dadarao Dandge has sold this property to the present applicant namely Mrs. Shital Rohit Suryawanshi through registered Sale Deed No. 3201 dated 12.08.2011 in respect of the Western Part of said plot No. 28 admeasuring about 257 sqmtr. and registered Sale Deed No. 4183 dated 04.10.2011 in respect of the Eastern Part of said plot No. 28 admeasuring about 250 sqmtr. hence the total area of said plot No. 28 is admeasuring about 507 sqmtr. is purchase by the present applicant.

4) LIST OF DOCUMENTS :

A) Xerox copy of Non agricultural (NA) conversion order issued in the name of Chief Promoter, Bijali Nagar Co-op Housing Society Ltd. Osmanpura, Aurangabad from S. No. 49/P dated 29.04.1995 bearing order No. 89/ मशा/जमीन-१/अकृषी/सीआर/५९/८९ दि. २९/०४/१९९५ issued by the District Collector, Aurangabad.

- B) The Xerox copies of approved layout plan issued by the Dy. Director of Town Planning, Aurangabad vide order No. मनपा/नवि/रेखांकन/टी/३५६०/९७ दिनांक ०७/११/१९९७ dated 07.11.1997 and the same approved plan was sanctioned by the Aurangabad Municipal Corporation, Aurangabad.
- C) The Xerox copy of registered sale deed executed by Mr. Asaram Shankarrao Takalkar, Shri Raosaheb Shankarrao Bomble and Shri Vitthalrao Dadarao Dandge in favour of the present applicant bearing registration No. 3201 dated 12.08.2011. and Registered Sale Deed No. 4183 dated 04.10.2011.
- D) The Xerox copy of P.R. Card bearing CTS No. 16030/57 issued by City Survey Officer, Aurangabad dated 22.12.2016.
- E) The Xerox copy of Toch Nakasha bearing CTS No. 16030/57 issued by City Survey Officer, Aurangabad.
- F) The Xerox copy of Receipt of N.A. Charges paid by the present applicant vide receipt dated 23.12.2016.
- G) The Xerox copy of receipt of betterment charges paid by the original owner of the land issued by Municipal Corporation Aurangabad.

TITLE REPORT :

That, the property Plot No. 28, CTS NO. 16030/57 totally admeasuring about 507 sqmtrs. Situated at Bijali Nagar, Osmanpura, Aurangabad was originally owned and possessed by Chief Promoter, Bijali Nagar Co-op Housing Society Ltd. The Original owner and possessor has applied for N.A. conversion of the said land and accordingly the District Collector, Aurangabad has sanctioned the same dated 29.04.1995 bearing order No. 89/ मशा/जमीन-१/अकृषी/सौआर/५९/८९ दि.

२९/०४/१९९५. That the property under reference Plot No. 28 (CTS No. 16030/57) is the part and parcel of Survey No. 49/P of Osmanpura, Aurangabad. Accordingly the Chief Promoter, Bijali Nagar Co-op Housing Society Ltd. has converted the said land in to various plots as per the layout approved by Deputy Director, Town Planning, Aurangabad vide order No. मनच / नरवि / रेखांकन / टी / ३५६० / ९७ दिनांक ०७/११/१९९७ dated 07.11.1997. Thereafter, the Chief Promoter of Bijali Nagar Co-op Housing Society Ltd. has sold the property under reference to Mr. Asaram Shankarrao Takalkar, Shri Raosaheb Shankarrao Bomble and Shri Vitthalrao Dadarao Dandge through registered sale deeds bearing its registration No. 2942 dated 04.08.1998 and Registered Sale Deed No. 2943 dated 04.08.1998. The said sale deeds are registered at Sub Registrar Office, Aurangabad and the copy of the same has been produced by the present applicant. Accordingly the mutation entry has been taken in the city Survey Records. The present applicant has produced the copy of the said P.R. Card. Accordingly Mr. Asaram Shankarrao Takalkar, Shri Raosaheb Shankarrao Bomble and Shri Vitthalrao Dadarao Dandge has executed the Registered Sale Deeds in respect of the property under reference in favour of the present applicant and the said deeds are registered at Sub Registrar Office at Aruangabad through registration No. 3201/2011 dated 12.08.2011 and Registered Sale Deed No. 4183 dated 04.10.2011 and the copy of the same has been produced by the present applicant.

That, on the basis of registered Sale Deeds in respect of property under reference, the present applicant namely **Mrs. SHITAL ROHIT SURYAWANSIII** has got right title and interest for the construction and development over the property, Plot No. 28, CTS No. 16030/57 totally admeasuring about 507 Sqmtrs. Situated at Bijali Nagar, Osmanpura, Aurangabad. Accordingly the present applicant has paid the N.A. charges of the property under reference.

That on the perusal of above mentioned documents, it appears that the present applicant namely Mrs. SHITAL ROHIT SURYAWANSHI has clear construction and development right and title over the property i.e. Plot No. 28, CTS No. 16030/57 totally admeasuring about 507 Sqmtrs. Situated at Bijali Nagar, Osmanpura, Aurangabad.

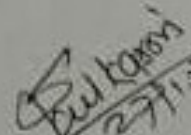
6) **CERTIFICATE CUM OPINION :**

Thus, in view of the above discussion and documents referred herein, I am of the opinion that, the present applicant namely Mrs. SHITAL ROHIT SURYAWANSHI has clear construction and development right and title over the property i.e. Plot No. 28, CTS No. 16030/57 totally admeasuring about 507 Sqmtrs. Situated at Bijali Nagar, Osmanpura, Aurangabad.

A search at Sub Registrar Office, Aurangabad is taken of the available record for last 13 years. And found that, the property under reference is free from encumbrances.

Hence this report.

NOTE : The receipt for Search fees is enclosed herewith.


27/12/2016
(Sachin P. Kulkarni)

Advocate.
SACHIN P. KULKARNI
B.A., LL.B
Advocate High Court
Vasant P No.13, Gurudatta Nagar
Garkheda Area, Aurangabad.
Mob - 9226771243

