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पावती Original/Duplicate

Tuesday,22 July 2014 6:13 PM

नोंदणी क्र. :39म

Regn. :39M

पावती क्र.: 9046 दिनांक: 22/07/2014

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अरग5-0-2014

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड अनिल मालानी

वर्णन अर्ज क्र 2568/2014 शोध गट नंबर 287 सिडको औरंगाबाद सन 2002 ते 2014 (13 वर्ष)

शोध व निरीक्षणे रु. 325.00

एकूण: रु. 325.00

Joint Sub Registrar Aurangabad

सह दुय्यम निबंधक वर्ग-५ V
औरंगाबाद क्र.५

रोखा प्रकार: By Cash रक्कम: रु 325/-

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I.



Anil P.Malani
B.Sc., LL.B.
ADVOCATE

Suite No. A & B
Dada Chikurde Apartment
Mitmita Road, Aurangabad - 431 001
Ph. : (0240) 2355...
Cell : +91-9371...

TITLE CUM SEARCH REPORT

WHEREAS, Mr. Bhagchand Suganchand Jain Prop. of M/s. Bhagyalaxmi Builders and Developer, approached me and requested to issue title cum search report in respect of the property land Gut no. 267 totally admeasuring 3 Hector 13 Are, 1 Are Potkhrab, land revenue R.86 ps out of which to the extent of **00 Hector 17 Are** Situated at Mitmita Tq. & District Aurangabad.

DESCRIPTION OF THE PROPERTY:-

All that part and parcel of Property Gut no. 267 totally admeasuring 03 Hector 14 Are, land revenue Rs.6.86 paisa, out of which to the extent of **00 Hector 17 Are** portion, Situated at Village Mitmita, Tq. & Dist. Aurangabad bounded by, Toward East :- Nala, Towards West :- Road, Towards South :- Part of Land Gut no. 267 belonging to Bankar and Towards North :- Aurangabad-Nashik Road and property belonging to Shinde and Pandit.

That in pursuance to request of Mr. Bhagchand Suganchand Jain Prop. of M/s. Bhagyalaxmi Builders and Developer and authorization, I have submitted Search Application and deposited Search fees in the office of Sub-Registrar Aurangabad vide receipt No. 9046 dated 22.07.2014 for the purpose of search of title in respect of above property since last 13 years and taken a search at the office of Sub-Registrar Aurangabad and submits my search 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 Gut No. 267 totally admeasuring 03 Hector 14 Are, land revenue Rs.6.86 paisa, out of which to the extent of **00 Hector 30** Are portion, Situated at Village Mitmita, Tq. & Dist. Aurangabad was owned and possessed by one Sau.

Suchita Umakant Makune and she purchased the same under the registered sale deed bearing registration no. 2774/1997 dated 20.05.1997 registered at the office of Sub-registrar Aurangabad and on the basis registered sale deed her name came to be mutated in revenue record as per Mutation entry no. 1035.

2. That the above owner Sau. Suchita Umakant Makune transferred Gut no. 267 totally admeasuring 03 Hector 14 Are, land revenue Rs.6.86 paisa, out of which to the extent of 00 Hector 17 Are portion to Ramkishan Kachru Kanahare to the extent of 00 Hector 06 Are and Vishnu Kachru Kanahare, to the extent of 00 Hector 11 Are, Situated at Village Mitmita, Tq. & Dist. Aurangabad under the registered sale deed at Sr. No. 1453/2001 dated 03.03.2001, 2288/2001 dated 12.04.2001 and Sr. No. 2235/2001 dated 11.04.2001 registered at the office of Sub-Register Aurangabad, said sale deed registered at the office of Sub-registrar Aurangabad and accordingly their name came to be mutated in revenue record as per Mutation entry no. 1954.

3. That Mr. Vishnu Kachru Kanahare and Mr. Ramkisan Kachru Kanahare with intend to develop their property and construct flatted building their on entered in to Development Agreement will applicant Mr. Bhagchand Suganchand Jain Prop. of M/s. Bhagyalaxmi Builders and Developer and accordingly registered Development Agreement Came to executed and registered at Sr. no. 1350/2014 and Irrevocable Power of Attorney bearing registration Sr. no. 1351/2014 on dated 05.05/2014 registered at the office of Sub-registrar Aurangabad.

4. In view of the above discussion it was seems that M Mr. Vishnu Kachru Kanahare and Mr. Ramkisan Kachru Kanahare are the absolute owners and they rightly entered in to Development Agreement with applicant Mr. Bhagchand Suganchand Jain Prop. of M/s. Bhagyalaxmi Builders and

Developer in respect of land and possessor of land Gut no. 267 totally admeasuring 03 Hector 14 Are, land revenue Rs.6.86 paisa, out of which to the extent of **00 Hector 17 Are** portion. Situated at Village Mitmita, Tq. & Dist. Aurangabad and they established clear chain of title over the above said property and I did not found any sort of encumbrances created over the said property.

HENCE THIS TITLE CUM SEARCH REPORT.

DATE. 23.07.2014

(Anil P. Malani)
ADVOCATE