



Anand P. Umrikar

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Date	19.04.2012
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TITLE INVESTIGATION REPORT

Name of the Concerns:

Shri. Vikash Laxman Chaudhary , Shri.
Raghunath Bhanudas Veer, Shri. Sanjay
Raghunath Veer & Shri. Vivek Raghunath
Veer

Description of Property:

Land admeasuring 98R, out of Gut No.
22, situated at Wadgaon, (K), Waluj
Mahanagar, CIDCO, Aurangabad.



I	DESCRIPTION OF DOCUMENTS
Sr. No.	Description of documents
1.	7/12 Extract bearing Gut No. 22 issued by the Concern Talathi.
2.	N.A. Order bearing No. 141 dtd. 29.11.2008 issued by the Collector Aurangabad with respect to land Gut No. 22, situated at village Wadgaon (K), Tq. & Dist. Aurangabad.
3.	Layout plan approved by the Additional Town Planning Officer, CIDCO Aurangabad. With respect to land Gut No. 22, situated at Wadgaon, (K), Waluj Mahanagar, CIDCO, Aurangabad.
4.	Commencement Certificate bearing file No. CIDCO/SP/(NT)BP/WLJ/1160, dtd. 04.02.2009, issued by the CIDCO, Aurangabad in the name of Smt. Dagadabai Manikchand Phulpagar with respect to the land Gut No. 22, situated at Wadgaon, (K), Waluj Mahanagar, CIDCO, Aurangabad.
5.	Registered Sale Deed bearing No. 2011, dtd. 08.05.2011, executed by Smt. Dagadabai Manikchand Phulpagar in favour of M/s. Adhar through its partner Shri. Shodan Yashwant Joshi with respect to the land admeasuring 98R, out of Gut No. 22, situated at Wadgaon, (K), Waluj Mahanagar, CIDCO, Aurangabad.
6.	Registered Sale Deed bearing No. 659, dtd. 23.02.2012, executed by M/s. Adhar through its partner Shri. Shodan Yashwant Joshi & Sow. Surekha Ashok Patil in favour of Shri. Vikash Laxman Chaudhary, Shri. Raghunath Bhanudas Veer, Shri. Sanjay Raghunath Veer & Shri. Vivek Raghunath Veer with respect to the land admeasuring 98R, out of Gut No. 22, situated at Wadgaon, (K), Waluj Mahanagar, CIDCO, Aurangabad.
7.	Registered Irrevocable Power of Attorney bearing No. 660, dtd. 23.02.2012, executed by Shri. Raghunath Bhanudas Veer, Shri. Sanjay Raghunath Veer & Shri. Vivek Raghunath Veer in favour of Shri. Vikash Laxman Chaudhary with respect to the land admeasuring 98R, out of Gut No. 22, situated at Wadgaon, (K), Waluj Mahanagar, CIDCO, Aurangabad.

	Aurangabad.								
I	DESCRIPTION OF PROPERTY								
- Land admeasuring 98R, out of Gut No. 22, situated at Wadgaon, (K), Waluj Mahanagar, CIDCO, Aurangabad. Boundaries <table border="1"> <tr> <td>EAST</td> <td>15.00 Meter Wide Road</td> </tr> <tr> <td>WEST</td> <td>Part of gut No. 22</td> </tr> <tr> <td>SOUTH</td> <td>MIDC Residential Zone</td> </tr> <tr> <td>NORTH</td> <td>Land of Zambad</td> </tr> </table>		EAST	15.00 Meter Wide Road	WEST	Part of gut No. 22	SOUTH	MIDC Residential Zone	NORTH	Land of Zambad
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WEST	Part of gut No. 22								
SOUTH	MIDC Residential Zone								
NORTH	Land of Zambad								
IV	FLOW OF TITLE								
- In view of the 7/12 Extract of Gut No. 22 issued by the concern Talathi in the year 1983 the land admeasuring 98R, out of Gut No. 22, situated at Wadgaon, (K), Waluj Mahanagar, CIDCO, Aurangabad was owned and possessed by Smt. Dagadabai Manikchand Phulpagar - That, the Collector Aurangabad has already granted permission in the name of Smt. Dagadabai Manikchand Phulpagar for non agriculture use of the said property vide his N.A. Order bearing No. 141 dtd. 29.11.2008 with respect to land Gut No. 22, situated at village Wadgaon (K), Tq. & Dist. Aurangabad. - That, Smt. Dagadabai Manikchand Phulpagar has already paid the N.A charges of Rs. 42,336/- to the Government through bank challan bearing no. CR-141/2008 dtd. 04.11.2008 of State Bank of Hyderabad, Shahgunj Branch Aurangabad. - That, Smt. Dagadabai Manikchand Phulpagar has already paid Development charges of Rs. 5,73,840/- with respect to the development of property referred under the schedule vide receipt bearing no. 10365 dtd. 23.12.2008 to the CIDCO Aurangabad.									



5. That, the Additional Town Planning Officer, CIDCO Aurangabad vide its Commencement Certificate bearing no. CIDCO/SP(NT)/BP/WLJ/1160 dtd. 04.02.2009 has approved Layout plan and building plan of group housing scheme in the name of Smt. Dagadabai Manikchand Phulpagar with respect to land Gut No. 22, situated at village Wadgaon (K), Tq. & Dist. Aurangabad.
6. That, the M/s. Adhar through its partner Shri. Shodan Yashwant Joshi has purchased the land admeasuring 98R, out of Gut No. 22, situated at Wadgaon, (K), Waluj Mahanagar, CIDCO, Aurangabad from its previous owner Smt. Dagadabai Manikchand Phulpagar vide Registered Sale Deed bearing No. 2011, dtd. 08.05.2008.
7. On the basis of above referred Sale Deed the revenue authority has sanctioned the mutation bearing no. 1072 and recorded the name of M/s. Adhar through its partner Shri. Shodan Yashwant Joshi on 7/12 extract of Gut No. 22, situated at Wadgaon, (K), Waluj Mahanagar, CIDCO, Aurangabad as the owner and possessor of the land admeasuring 98R, out of Gut No. 22, situated at Wadgaon, (K), Waluj Mahanagar, CIDCO, Aurangabad.
8. That, the CIDCO, Aurangabad vide its letter No. CIDCO/ATPO/BP/AUR(WLJ)/2011/2352, dtd. 21.12.2011, has approved revised Tentative Layout in the name of M/s. Adhar through its partner Shri. Shodan Yashwant Joshi with respect to the property referred under the schedule.
9. That, the Additional Town Planning Officer, CIDCO Aurangabad has also approved the revised Building Layout Plan in the name of M/s. Adhar through its partner Shri. Shodan Yashwant Joshi with respect to the land situated at Wadgaon, (K), Waluj Mahanagar, CIDCO, Aurangabad.
10. That, the vendor M/s. Adhar through its partner Shri. Shodan Yashwant Joshi has paid Building Permission Fees of Rs. 19,026/- to the CIDCO vide receipt bearing no. 13282 dtd. 09.11.2011 for revision permission.



11. That, M/s. Adhar through its partner Shri. Shodan Yashwant Joshi & Sow. Surekha Ashok Patil have executed Registered Sale Deed bearing No. 659, dtd. 23.02.2012, in favour of Shri. Vikash Laxman Chaudhary , Shri. Raghunath Bhanudas Veer, Shri. Sanjay Raghunath Veer & Shri. Vivek Raghunath Veer with respect to the land admeasuring 98R, out of Gut No. 22, situated at Wadgaon, (K), Waluj Mahanagar, CIDCO, Aurangabad.
12. On the basis of above referred Sale Deed the revenue authority has sanctioned the Mutation bearing no. 1218 and recorded the name of Shri. Vikash Laxman Chaudhary , Shri. Raghunath Bhanudas Veer, Shri. Sanjay Raghunath Veer & Shri. Vivek Raghunath Veer on 7/12 Extract of Gut No. 22 as the owner and possessor of the said property and their name is continued up till now
13. That, Shri. Raghunath Bhanudas Veer, Shri. Sanjay Raghunath Veer & Shri. Vivek Raghunath Veer have executed Registered Irrevocable Power of Attorney bearing No. 660, dtd. 23.02.2012, in favour of Shri. Vikash Laxman Chaudhary with respect to the land admeasuring 98R, out of Gut No. 22, situated at Wadgaon, (K), Waluj Mahanagar, CIDCO, Aurangabad.

CERTIFICATE

We certify that, Shri. Vikash Laxman Chaudhary, Shri. Raghunath Bhanudas Veer, Shri. Sanjay Raghunath Veer & Shri. Vivek Raghunath Veer thus get clear, good & marketable title over the land admeasuring 98R, out of Gut No. 22, situated at Wadgaon, (K), Waluj Mahanagar, CIDCO, Aurangabad and the said property is free from all encumbrances.

Hence this report
Yours truly,

A.P.U.
Anand P. Umrikar
(Advocate)



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पावती क्रमांक 44750

अर्ज क्र. 1251/2012

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दस्तऐवजाचा / अर्जाचा अनुक्रमांक

दिनांक 19/04/2012 सन १९

दस्तऐवजाचा प्रकार - अर्ज आनंद प्र. उमरीकर

सादर करणाराचे नांव -

खालीलप्रमाणे फी मिळाली :-

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनांची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलमे ६४ ते ६७)

शोध किंवा निरीक्षण

दंड - कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ

इतर फी (मागील पानावरील) बाब क्र.

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सह दुय्यम निबंधक को-२

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावे

हवाली करावा.

सादरकर्ता.