TITLE-CUM SEARCH REPORT

WHEREAS, Jaishree w/o Tukaram Mamidwar, Proprietor of Shriraj Developers, R/o. : 108, Green Heights, Beed Bye Pass, Aurangabad, approached me and requested to issue title-cum-search report in respect of Plot No.C-5 and C-6, and each admeasuring 223.03 Sq. Mts., situated at Gut No.32/4, Brijwadi, Aurangabad. Accordingly, I have gone through the documents of title produced by her before me and I have also taken search at the Office of Sub-Registrar, Aurangabad, for last 15 years and thereafter, I am issuing this title-cum search report as under:

1. That, 10 Acres 7 Gunthas portion of Gut No.32/2, 3 Acres 5.5 Gunthas portion of Gut No.32/4 and 2.75 Gunthas portion of Gut No.32.6, situated at Brijwadi, Aurangabad, were owned and possessed by Kashinath Navandar, Vajrachand Jain and Jamanlal Jain and they entered in to registered development agreement in respect of the same with M/s. Siddhant Developers on dated 04.01.2002, registered at Sr. No. 27, at the Office of Sub-Registrar, Aurangabad. As per the terms and conditions of the said development agreement, the Developer allotted Plot No. C-5 and C-6 along with other plots in the said land to Jamanlal Jain. Layout of the said land is sanctioned by the Municipal Corporation, Aurangabad, on dated 11.07.2001, and N.A. permission of the said land is issued by the Collector, Aurangabad, on 21.03.2002. Jamanlal Jain sold Plot No. C-5 and C-6 to Mrs. Nisha Vishnu Bharambe, Suresh Trimbak Wangujare and Tulshiram Gajare under two registered saie-

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deeds dated 20.01.2003 and 03.04.2002, and both the sale-deeds are also consented by Siddhant Developers.

2. Suresh Wangujare, Nisha Bharambe along with Tulshiram Gajare entered in to registered development agreement in respect of the Plot No.C-5 and C-6 with Jaishree Mamidwar, Proprietor of Shriraj Developers on dated 14.06.2018, registered at Sr. No.3297, at the Office of Sub-Registrar No.6, Aurangabad, and on the same date, they also executed the registered power of attorney in favour of Jaishree Mamidwar, thereby, authorizing her to carry out the development of the said plots and also to execute the agreement to sale and sale-deed in respect of all constructions therein except the construction retained by the owners.

3. That, in view of the above referred documents produced before me, I feel that Suresh Wangujare and Nisha Bharambe established clear chain of title in respect of their respective Plot Nos.C-6 and C-5 at Gut No.32/2, Brijwadi, Aurangabad, and Mrs. Jaishree Mamidwar valiedly entered in to development agreement with them. During my search at the Office of Sub-Registrar, Aurangabad, I did not trace out any encumbrances on the said plots as per the available index thereat. Therefore, I feel that the said plots are free from all types of encumbrances.

Hence, this title-cum search report.

Adv. Kishore D. Nade
Aurangabad.

Date : 02.11.2018

(KISHOR NADE)
ADVOCATE