

Anand P. Umrihar

ADVOCATE

71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005

Email: apumrihar@gmail.com

Cell No. 98 50 19 75 94

Date: 17 / 01 / 2020

SEARCH REPORT

Name of the Plot owner	M/s. Shilp Construction, through its partner Shri. Dhananjay Vishnupant Girdhar.								
Property	Plot No. 37 & 38, area admeasuring 690.00 Sqm. CTS No. 12369/381 & 12369/382 situated at Baijipura, Aurangabad and bounded as follows : <table border="1"> <tr> <td>East</td><td>7.50 Meter wide Road</td></tr> <tr> <td>West</td><td>Open Land</td></tr> <tr> <td>South</td><td>Plot No. 36, CTS No. 12369/380</td></tr> <tr> <td>North</td><td>Plot No. 39 & 18.00 M.W. D.P. Road</td></tr> </table>	East	7.50 Meter wide Road	West	Open Land	South	Plot No. 36, CTS No. 12369/380	North	Plot No. 39 & 18.00 M.W. D.P. Road
East	7.50 Meter wide Road								
West	Open Land								
South	Plot No. 36, CTS No. 12369/380								
North	Plot No. 39 & 18.00 M.W. D.P. Road								

FLOW OF TITLE

In the year 1997 the property was owned & possessed by in the year 1987 the property Plot No. 37 & 38, area admeasuring 690.00 Sqm. CTS No. 12369/381 & 12369/382 situated at Baijipura, Aurangabad, was owned and possessed by Mr. Haji Aref Haji Mohammad which are from the approved Lay out of Town Planning,



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Aurangabad, approved vide letter bearing No. M.C/T.P.S./LYT/229/81 date 23.06.1981.

That, Mr. Haji Aref Haji Mohammad has executed Registered Sale Deed bearing No. 5022 dated 02.11.1998 in favour of Mr. Viahwanath Rangnathrao Ghuge Plot No. 38 area admg.345 sq.mtr. CTS No. 12369/382 situated at Baijipura, Aurangabad.

On the basis of above referred Registered Sale Deed the CTS Authority has recorded the name of Mr. Viahwanath Rangnathrao Ghuge on P.R. Card of CTS No. 12369/382 situated at Baijipura, Aurangabad, as the owner & possessor of the said property.

That Mr. Haji Aref Haji Mohammad has executed Registered Sale Deed bearing No. 87 dated 04.02.1997 in favour of Mr. Madhukarrao Narayan Girme, with respect to Plot No. 37, area admeasuring 345.00 Sqm. CTS No. 12369/381 situated at Baijipura, Aurangabad.

That Mr. Madhukarrao Narayan Girme has executed Registered Sale Deed bearing No. 4896 dated 14.09.1999 in favour of Mr. Viahwanath Rangnathrao Ghuge with respect to Plot No. 37, area admeasuring 345.00 Sqm. CTS No. 12369/381 situated at Baijipura, Aurangabad.

On the basis of above referred Registered Sale Deed the CTS Authority has recorded the name of Mr. Viahwanath Rangnathrao Ghuge on P.R. Card of CTS No. 12369/381 situated at Baijipura, Aurangabad, as the owner & possessor of the said property.

That Mr. Viahwanath Rangnathrao Ghuge has executed Registered Sale Deed bearing No. 6223 dated 30.11.2018 in favour of M/s. Shilp Construction, through its Partner Shri. Dhananjay Vishnupant



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Girdhar with respect to the Plot No. 38 area admg.345 sq.mtr. CTS No. 12369/382 situated at Baijipura, Aurangabad.

That Mr. Viahwanath Rangnathrao Ghuge has entered in to the Registered Exchange Deed bearing No. 622 dated 30.11.2018 in favour of M/s. Shilp Construction, through its Partner Shri. Dhananjay Vishnupant Girdhar with respect to the Plot No. 37, area admeasuring 345.00 Sqm. CTS No. 12369/381 situated at Baijipura, Aurangabad.

That, the Aurangabad Municipal Corporation, vide his Letter bearing No. 1083 dated 19.07.2018 has amalgamate Plot No. 37 & 38, in to the one plot.

That the Aurangabad Municipal Corporation vide its Commencement Certificate bearing permission No. 199/2019-20 & File No. 196/17/2019-20 dated 21.12.2019 has granted the permission for construction of flatted building as per the approved map of construction on the property amalgamated Plot No. 37 & 38, area admeasuring 690.00 Sqm. CTS No. 12369/381 & 12369/382 situated at Baijipura, Aurangabad.

That, M/s. Shilp Construction, through its Partner Shri. Dhananjay Vishnupant Girdhar has executed Registered Deed of Declaration bearing No. 65 dated 04.01.2020 with respect to the amalgamated Plot No. 37 & 38, area admeasuring 690.00 Sqm. CTS No. 12369/381 & 12369/382 situated at Baijipura, Aurangabad and thereby the said project is nomenclature as "Viraj Shilp Residency". The project is submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970.



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CERTIFICATE

I certify that, M/s. Shilp Construction, through its Partners thus get clear, good and marketable title over the property the amalgamated Plot No. 37 & 38, area admeasuring 690.00 Sqm. CTS No. 12369/381 & 12369/382 situated at Baijipura, Aurangabad.

Hence the opinion

Adv

Anand P. Umrikar
(Advocate)





CHALLAN
MTR Form Number-6



GRN MH010845099201920E	BARCODE	Date 17/01/2020-10:47:58	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	AANPU7087L
Office Name DIG1_PUNE D I G OF REG		Full Name	ADV ANAND UMRIKAR
Location PUNE			
Year 2019-2020 One Time		Flat/Block No.	PLOT NO 71 NEW SBH COLONY
Account Head Details		Premises/Building	
0030072201 SEARCH FEE	Amount In Rs. 750.00	Road/Street	SHAHNOORWADI
		Area/Locality	AURANGABAD
		Town/City/District	
		PIN	4 3 1 0 0 5
		Remarks (If Any)	
		30 YEARS SEARCH FROM 1990 TO 2020	
		Amount In	Seven Hundred Fifty Rupees Only
Total	750.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572020011745058 IK0AKLZFC8
Cheque/DD No.		Bank Date	RBI Date 17/01/2020-10:24:48 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 9850197594

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन 'टाइप ऑफ पेमेंट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.