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पावती क्र.: 6947 दिनांक: 04/10/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग3-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ऍड स्मिता असोल पाटील (नरके)

वर्णन अर्ज नं 312/2019 शोध वर्ष 1989 ते 2019 एकूण 30 वर्ष मौजे शेवरा जहांगीर ता जि
औरंगाबाद येथील गट नं 101

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub-Registrar Aurangabad

III

1); देयकाचा प्रकार: By Cash रकम: रु 750/-

सह दुय्यम निर्वाहक वर्ग-२
औरंगाबाद शहर क्र.-३
औरंगाबाद.

Smita A. Patil (Narke)

Advocate

Mob. 9028047049



**Office : Gut No. 80, Plot No. 47, Samrth Niwas, Mathar Nagar, Satara Parisar,
Near Ahilyabai Holkar Chowk, Aurangabad.**

TO WHOM SOEVER IT MAY CONCERN

SEARCH REPORT

Search Report in respect of the land Gut No.101 total admeasuring 1 Acre 29 Gunthas (00.H 70 R.) out of which 45R(4500.00 Sq.mtr.) is to be brought under construction situated at village Shendra Jahangir ,Tq. & Dist. Aurangabad belongs to Mrs. Pushpa Pandharinath Borde and Developer M/s. D.A. Borade and Sons, registered partnership firm through it's Partner, Shri. Dnyaneshwar Aasaram Borade.

Sir,

That, M/s. D.A. Borade and Sons, through it's Partner, Shri. Dnyaneshwar Aasaram Borade, Aurangabad, engaged me as an Advocate to submit the Search Report in respect of the agricultural land Gut no. 101, situated at village Shendra Jahangir ~~Nakshrawadi~~, Tq. And Dist. Aurangabad and he also handed over some documents in my hand, and on upon his request and instruction, I Smita A. Patil-Narke Advocate conducted the search in respect of said landed property and do hereby submit the Search Report as under;

That, I have attended the Sub-Registrar Office at Aurangabad, and gone through the relevant documents which were available at the time of Search and taken a search

taken a search for a period of 30 years i.e. from 1989 to 2019 in respect of land bearing Gut No. 101, situated at village Shendra Janangir, Tq. & Dist. Aurangabad.

During my search, it appears that, land Gut No. 101, situated at Village Shendra Jahangir, Tq. & Dist. Aurangabad. The said land Gut No. 101 total admeasuring 1 Acre 29 Gunthas (00 H 70 R) was originally owned and possessed by Bhgavanta Kachkure. He died and after his death, his legal heirs i.e. sons namely Shri. Pandharinath Bhgavanta Kachkure and Eknath Bhgavanta Kachkure mutated their names in the Revenue record being legal heirs of their father and accordingly they became lawful owner and possessor of the said land.

Further, it appears that, Shri. Pandharinath Bhgavanta Kachkure again sold out **0 H 35 R** land in favour of Mrs. Pushpa Pandharinath Borde by way of registered Sale Deed No. AGG-3-2426-1994 on dated 14/10/1994 and on the basis of said Sale Deed Mrs. Pushpa Pandharinath Borde became the lawful owner and possessor of the said land Gut No. 101 to the extent of 35 R of village Shendra Jahangir, Tq. & Dist. Aurangabad and accordingly mutation entry No. 784 came to be sanctioned to that effect.

Further it appears that Mrs. Pushpa Pandharinath Borde sold out 0 H 11.50 R land in favour of M/s Bhagyashri Infra through it's partner Manish Madanlal Chechani by way of registered Sale Deed No. Agg6-4510-2017 dated 31/10/2017 and again Mrs. Pushpa Pandharinath Borde purchased the land **00 H 21.50 R**

from owner and possessor of Shri. Kishor Uttamchhand Khivansara and Shri. Sanjaykumar Mithalal Kankariya by way of registered Sale Deed No. AGG6-4511-2017 dated 31/10/2017 in Gut No.101, village Shendra Jahangir, Tq. & Dist. Aurangabad on the basis of Sale Deed No. AGG6-4511-2017 dated 31/10/2017, Mrs. Pushpa Pandharinath Bordo became the lawful owner and possessor of the said land Gut no. 101 to the extent of 45 R situated at village Shendra Jahangir, Tq. & Dist. Aurangabad and accordingly mutation entry No. 4191 came to be sanctioned to that effect.

Thus, on the basis of above said Sale Deeds, Mrs. Pushpa Pandharinath Bordo became lawful owner and possessor of the land Gut no. 101 to the extent of respective area (0 H 45 R).

The boundaries of the said land Gut no. 101 to the extent of 0 H 45 R belongs to Mrs. Pushpa Pandharinath Bordo, situated at village Shendra Jahangir, Tq. & Dist. Aurangabad are as under;

East; Land Gut no. 101,

West; Nala (odha),

South; Land Gut no.103,

North; Road Aurangabad to Jalna.

Further, it appears that, Mrs. Pushpa Pandharinath Bordo executed the registered Development agreement between M/s. D.A. Borade and Sons through it's partner Mr. Dnyaneshwar Asaram Borade & Mr. Ajinkya Dnyaneshwar Borade on dated 20/08/2018 before the Sub-registrar office Aurangabad vide it's

registration no. AGG1-4126-2018 and Deficit Stamp Duty deposited on dated 03/10/2018, later on the Supplementary Development Agreement bearing day book no. AGG5-5109-2019 dated 23/09/2019 came to be executed with consent of Mr. Sandeep Pandharinath Borde, Mr. Pradeep Pandharinath Borde and Sudeep Pandharinath Borde.

Further it appears that Mrs. Pushpa Pandharinath Borde executed General Power Of Attorney in favour of Developers M/s. D.A. Borade and Sons, through it's partner Mr. Dnyaneshwar Asaram Borade and Mr. Ajinkya Dnyaneshwar Borade (Project Name "Samruddhi Orchid") before Sub-registrar office Aurangabad bearing day book no. AGG1-4127-2018 dated 20/08/18.

Further it appears that Mrs. Pushpa Pandharinath Borde through GPA holder M/s. D.A. Borade and Sons through its partner Mr. Dnyaneshwar Asaram Borade obtained N.A. permission in respect of land Gut no.101 to the extent of 4500.00 sq.mtr.(45R) situated at village Shendra Jahangir, Tq. & Dist. Aurangabad vide it's order no.2018/Mashaka/Land 1/NAP-34/File no.388 dated 08/03/2019.

That, after Mrs. Pushpa Pandharinath Borade through GPA holder M/s. D.A. Borade through it's partner Mr. Dnyaneshwar Asaram Borade got sanctioned the Layout on dated 16/03/2019 from the Assistant Director of Town Planning Aurangabad on certain terms and conditions.

Further it appears that, Mrs. Pushpa Pandharinath Borde through GPA holder M/s. D.A. Borade and Sons through it's partner Mr. Dnyaneshwar Asaram Borade applied for Development Permission for the proposed Layout and accordingly the Assistant Director of Town Planning Aurangabad granted development permission vide letter no. "development permission/Mouje Shendra Jahangir/Tq. Aurangabad /SSAur/1283 dated 21/06/2019" then after Collector

(Revenue Branch) Office Aurangabad granted development permission in respect of land Gut no.101 to the extent of 4500.00 sq.mtr. (45R) situated at village Shendra Jahangir, Tq. & Dist.Aurangabad vide it's order no. "development permission 2019/Mashaka/Land 1/NAP-34/File no.100 dated 07/08/2019".

I have also inspected the entries in the office of Sub-Registrar no.1,Aurangabad and I found no any contrary remarks or any contradictions with regards to the title of land bearing Gut no.101 to the extent of 45 R (4500.00 sq.mtr.), situated at village Shendra Jahangir Tq. & Dist. Aurangabad belongs to Mrs. Pushpa Pandharinath Borde and further entered for its Developers M/s. D.A.Borade and Sons, registered partnership firm through it's partner Mr. Dnyaneshwar Asaram Borade, project name "**Samruddhi Orchid**" having good and marketable price and clear, good and valid marketable title which can be early mortgaged towards financial institutions.

That, I have perused the relevant documents place before me and I am satisfied with the same and the chain of transaction in respect of land Gut no. 101 to the extent of 45R (4500.00 Sq.mtr.) situated at village Shendra Jahangir, Tq. & Dist.Aurangabad have been well established by virtue of above transactions.

Finally, this is to certify that, I have gone through the relevant documents and entries in the office of Sub-Registrar No.1, Aurangabad and come to the conclusion after full satisfaction that there are no any other encumbrances against the property under search, **Mrs. Pushpa Pandharinath Borde is the absolute owner and possessor of the above mentioned property and further entered M/s. D.A.Borade and Sons ,Aurangabad, A Registered partnership Firm, through its Partner Mr. Dnyaneshwar Asaram Borade is at present Developer** of the said Land Gut no.101 to the extent of 45R situated at village

Shendra Jahangir, Tq. & Dist. Aurangabad and the title is clear and perfect, having good and readily marketable price.

I have inspected the record of registry and Index-II of the office of Sup-Registrar No.3 for the last 30 years through my application no. 312/2019 dated 04/10/2019 and have deposited the requisite charges towards search fees on the very same day under Receipt No. 6947, which is enclosed herewith.

Hence this Search Report.

Thanking you.

Date; 11/10/2019

Yours faithfully



S.A. Patil-Narke

(Advocate)