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इतर
पावती

Original/Duplicate

Monday, 13 May 2019 1:32 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5567 दिनांक: 13/05/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग1-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड बाफना विजय

वर्णन अर्ज क्र 1106/2019 औरंगाबाद सि स नंबर 15736/72 व 15736/72/1 प्लॉट नंबर 200
सन 2005 ते 2019 (15वर्षे) शोध

SEARCHFEE

रु. 375.00

एकूण:

रु. 375.00

Sub Registrar Aurangabad I

1); देयकाचा प्रकार: By Cash रक्कम: रु 375/-

सह. दृष्टीम निबधक्त नम- २
औरंगाबाद क्रमांक - १

BSPX

5/13/2019



Vijay N. BAFNA

ADVOCATE (Notary)

Off:-Near Pawan Ganpati Temple,
Diwan Deodi, Aurangabad.

Mob : -9823019234.

Ref. No.

Date :- 13-05-2019

Search Report

I undersigned submits my search report in respect of Plot No. 200, of CTS No. 15736/71 & CTS No. 15736/71/1, Situated at Ulkanagari, Garkheda, Aurangabad, Tq. & Dist. – Aurangabad. The search report is given to for 15 years after depositing necessary fees with Sub – Registrar Aurangabad, Tq. & Dist. – Aurangabad receipt of which is enclosed.

That Plot No. 200 CTS No. 15736/71 was originally by Champalal Kanhaiyalal Khiwasara & his name of recorded in P.R. Card as a owner & possessor of plot.

That Champalal Kanhaiyalal Khiwasara transfer said plot to Dr. Ashok Purshottam Kulkarni & Laximan Purshottam Kulkarni by register sale deed no. 2657, dt. 11/05/1981 & on the basis of sale deed name of above person recorded in revenue record as owner & possessor of plot.

That area of plot 448 Sq. Mtr. but both decided to sub division of plot of their respective are hence both owner applied for sub division of plot & request of owner accepted by municipal corporation Aurangabad collector Aurangabad & survey office & sub division of plot was accepted by authority & plot CTS No. 15736/72 divided by two plots 1. 15736/72 area 224.5 sq. mtrs. & 15736/72/1 area 223.5 sq. mtrs. & new P.R. Card open & 15736/72 was remain in name of Dr. Ashok Purshottam Kulkarni & 15736/72/1 entered in name of Laximan Purshottam Kulkarni. That Laximan Kulkarni gifted FSI of First Floor & plot area 117.75 Sq. Mtr. to his son Sachin Kulkarni by

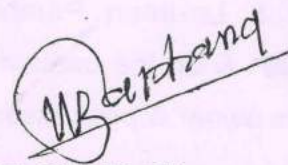
register gift deed no. 2232, dt. 05/03/2015 & remaining portion of plot & house transfer to elder son Sachin Laximan Kulkarni by register deed hence both son become absolute owner of plot.

That owner of CTS No. 15736/72 & 15736/72/1 approach to Vikas Laximan Choudhari for development of both property & after settlement of term between owner & developer owner of both plot executed development agreement in favour of Vikas Laximan Choudhari which register at Sub Registrar Aurangabad bearing registration no. 2231, dt. 30 April 2019 & both owner of plot also executed general power of attorney which is register at serial no. 2232, dt. 30/04/2019.

That as per document provided by parties & record sub registrar Aurangabad I hereby give my legal opinion that property CTS No. 15736/72 & 15736/72/1 is free from all encumbrances but charge is created by developer on property & ownership of plot owner is having clear title same no where transfer by sale gift, mortgage, lease by any other mode & having perfect & marketable title.

Hence This Search Report.

Date :- 15/05/2019.



SEARCH REPORT GIVNE BY :-

**ADV. VIJAY N. BAFNA,
DIWAN DEODI, AURANGABAD,
TQ. & DIST. – AURANGABAD.
MOB:- 9823019234.**