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इतर पावती

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Original/Duplicate

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 1116 दिनांक: 05/02/2020

गावाचे नाव: औरंगाबाद

दस्तऐवजाचा अनुक्रमांक: अगग6-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड सागर आर.दरख

वर्णन अर्ज क्र. 12/20 मौजे ईटखेडा गट नं. 55 प्लॉट नं. 6 शोध वर्ष 2008 ते 2020 एकुण 13 वर्ष.

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Joint S R Aurangabad VI

1); देयकाचा प्रकार: By Cash रक्कम: रु 325/-

सद. पुण्याम निबंधक वतीने
औरंगाबाद.क्र.-६



SAGER RAMESH DARAK

B.COM., LL.B.

ADVOCATE

OFF. Bungalow no. 65, Cantonment, Aurangabad, Mob. 9890985798.

Date: - 06-02-2020

TO WHOME IT MAY CONCERNED

Subject: - The Search & Title Verification Report in respect of the Plot no. 06, Gut no. 55, Situated at village Etkheda, Aurangabad to Paithan Road, Tq. & Dist. Aurangabad, admeasuring 299.81 Sq. Mtrs., (Approx. 3207 Sq. Feet.).

Respected Sir,

I have certify that, I have taken the search for last 13 years of revenue records, record of the Sub-Registrar Office, Aurangabad and documents made available to me which are certified in nature and in consequence thereof, my report regarding, trace of the title is as under: -

On perusal of records placed before me it appears that Plot no. 06, at Gut no. 55, situated at village Etkheda, Aurangabad to Paithan Road, Tq. & Dist. Aurangabad, admeasuring 299.81 Sq. Mtrs., (Approx. 3207 Sq. Feet) is in the name of **SANDEEP S/O. HAUSRAO SHIRSAT**, & now he is the owner and Possessor of above mention plot, and said property was initially / previously in the name of **M/s. KALPAK DEVELOPERS**. It is a partnership firm, having office at Veershanti, Adalat Road, Aurangabad

That, Said M/s. Kalpak Developers, Through its partners namely Shodhan Yashvant Joshi and Ashok Sahebrao Choure has sold Plot no. 06, at Gut no. 55, situated at village Etkheda, Aurangabad to Paithan Road, Tq. & Dist. Aurangabad, which is under this search report to Sandeep S/o. Hausrao Shirsat, by way of virtue of Registered Sale Deed, registered at Sub-Register Office, Aurangabad, at day book serial no. 1035 of 2009 dated 27-02-2009. On the basis of this sale deed name of Sandeep S/o. Hausrao Shirsat had mutated in the revenue records i.e. 7/12 extract through mutation entry no. 1290.

That, Said M/s. Kalpak Developers, Through its partners namely Shodhan Yashvant Joshi has purchased agricultural land at Gut no. 55, situated at village Etkheda, Paithan Road, Tq. & Dist. Aurangabad, from Prakash Nandlal Modi and Ashok Nandala Modi admeasuring 63 R and 64 R respectively, by registered sale deed On the basis of this sale deeds the name of M/s. Kalpak Developers, Through its partners namely Shodhan Yashvant Joshi was mutated in revenue records i.e. 7/12 extract through mutation entry no. 672. The M/s. Kalpak Developers had applied for the use of land for non agricultural purpose to the Collector of Aurangabad as per the section 44 of The Maharashtra Land Revenue Code 1966 and got the order of Non agricultural bearing no147/2003 dated 15-052007. Thereafter the M/s. Kalpak Developers has subdivided and demarked all the layout known as Ashok Vihar, plots and open spaces in TLR by M.R. 738/2003 dated 22/06/2003.

That, Sandeep Hausrao Shirsat is owner and possessor plot no. 06, forming part of Gut no. 55 admeasuring 299.81 Sq. Meters, situated at village Etkheda, Tq. and Dist, Aurangabad, and within the limits of Aurangabad Municipal Corporation. The real brother of Sandeep Hausrao shirsat namely Abhay Hausrao Shirsat is owner of Plot no. 03 & 04, forming part of Gut no. 55 admeasuring 264 Sq. Meters & 264 Sq. Meters respectively, situated at village Etkheda, Tq. and Dist, Aurangabad. Sandeep Hausrao Shirsat & Abhay Hausrao Shirsat made out the scheme of construction of a residential building consisting of Flats to be sold on ownership basis on area of 877.31 Sq. Meters, on plot no. 3, 4 & 6 situated at Gut no. 55 Etkheda, Tq. and Dist, Aurangabad and scheme will be known as "ANMOL RESIDENCY", and generally to float a scheme call ownership flat scheme by subjecting the said property to the provision of Maharashtra Apartment Ownership Act, 1970. Therefore they had applied to Aurangabad Municipal Corporation for amalgamation of plot no. 3, 4 & 6 situated at Gut no. 55 Etkheda, Tq. and Dist, Aurangabad and the Aurangabad Municipal Corporation has amalgamate the above mentioned plots through their order having outward no. 367 dated 26/02/2019. Thereafter they had applied for

construction permission and get the approval for construction on 27/02/2019 through license no. 1035/2018-19 and for the construction plan. They also get the fire NOC through Aurangabad Municipal Corporation through letter bearing outward no. 1095 dated 01-12-2018.

That search of the records maintained in the office of Sub-Registrar, Aurangabad, Municipal Corporation of Aurangabad and Talathi Office (Revenue Department) office, Aurangabad, has been taken by me for last 13 years void receipt no. 1116 dated 05-02-2020 and it is noticed that said plot no. 6 is free From all types of encumbrances and charges and in the view of above records and documents it very clear and evident that the title of SANDEEP HAUSRAO SHIRSAT, over plot no. 06, admeasuring 299.81 Sq. Mtrs, at Gut no. 55, situated at village Etkheda, Paithan Road, Tq. & Dist. Aurangabad and which is bounded as under: -

EAST: - Plot no. 7 of same layout,

WEST: - Plot no. 3 of same layout,

SOUTH: - 7.5 M. Govt. Road,

NORTH: - Plot no. 5 of same layout,

is clear, marketable and free from the all reasonable doubts.

And after the amalgamation the plots no. 3, 4 & 6, at Gut no. 55, Etkheda, Aurangabad commonly bounded at under:-

EAST: - Plot no. 5 & 7 of same layout,

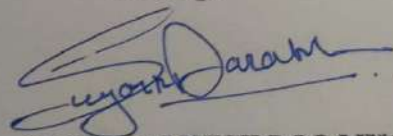
WEST: - Plot no. 2 of same layout,

SOUTH: - 7.5 M. Govt. Road,

NORTH: -15 M. Govt. Road,

HENCE THIS SEARCH & TITLE VERIFICATION REPORT.

Through



SAGER RAMESH DARAKH
ADVOCATE