इतर
पावती

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Friday, 19 August 2016 11:50 AM

नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 5523 दिनांक: 19/08/2016

गावाचे नाव:
दस्तऐवजाचा अनुक्रमांक: अगम6-0-2016
दस्तऐवजाचा प्रकार :
गादर करणाऱ्याचे नाव: अँड गोकुळ महादेवराव शिनगारे
वर्णन अर्ज क्र 965-2016 मौजे बीजवाडी औरंगाबाद गट न 32/4 प्लॉट न सी-10 सन 2004 ते 2016 (13 वर्ष) शोध

SEARCHFEE	रु. 325.00
एकूण:	रु. 325.00

Joint SR Aurangabad VI

सह.दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.६

बाजार मु. 1): देयकाचा प्रकार: By Cash रक्कम: रु 325/-

Registered at S.R.O. AURANGABAD

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Gokul Mahadevrao Shingare
(B.S.L. LL.M.)
Advocate, High Court, Aurangabad.

Office Add.- A-15, Near High Court, Above Hotel Natraj, N-3, CIDCO, Aurangabad. - 431 003.
Mob. : 9421338722, 9271359222

Date- 19/08/2016

TITLE-CUM SEARCH REPORT

TO WHOM SOEVER IT MAY CONCERN

WHEREAS, Mr Navnit Bansilal Rathi approached me and requested to issue title cum search report in respect of the property plot no C-10, situated at Gut no 32/4, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, totally admeasuring 4629.00 Sq. Fts. i.e 431.13 sq. mtrs. I have gone through the documents and papers pertaining to the title produced before me and thereupon I am issuing this title-cum search report for the period of 13 years as under:-

I have taken search of the title in respect of property i.e. property plot no C-10, situated at Gut no 32/4, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, totally admeasuring 4629.00 Sq. Fts. i.e 431.13 sq. mtrs is owned and possessed by the Owner Mr. Navnit Bansilal Rathi.

Adv. GOKUL M SHINGA
B.S.L., LL
High Court, Aurangabad
Mob.: 942[illegible] 92713592[illegible]

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I have deposited the requisite fees on 19/08/2016 vide receipt bearing No. 5523/2016 in application no 965/2016 with the Sub-Registrar office at Aurangabad and did the search in the record and indexes made available to me and as well as on the basis of the Documents forwarded to me by Mr. Navnit Bansilal Rathi, in respect of aforesaid property. I have gone through the documents and papers pertaining to title produced before me and thereupon I am issuing this title-cum search report for the period of 13 years as under:-

1. That the property plot no C-10, situated at Gut no 32/4, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad, totally admeasuring 4629.00 Sq. Fts. i.e 431.13 sq. mtrs is owned and possessed by Mr. Navnit Bansilal Rathi vide registered sale deed bearing its daybook serial no. 1739/2005 on dated 19/08/2005 executed and registered at the office of Sub-Registrar at Aurangabad from the Owner i.e. Mr. Vajrachand Gautamchand Jain with consent of M/s. Vedant Constructions Aurangabad through its partner Mr. Shrish Khivrajji Gadiya & Pramodkumar Jamanlalji Kasliwal.

2. That the property Gut no 32/4, Brijwadi, within the limits of Municipal Corporation Aurangabad, Tq & Dist Aurangabad was initially owned and possessed by Mr. Vajrachand Jain, Mr. Kashinath Nawandar, & Mr. Jamnanlal Jain.

Adv. GOKUL M SHINGARE

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3. That all the owners i.e. Mr. Vajrachand Jain, Mr. Kashinath Nawandar, & Mr. Jammanlal Jain have entered in to development agreement with M/s Vedant Constructions Aurangabad through its partner Mr. Shrish Khivraji Gadiya and others vide its daybook serial no 27/2002 dated 04/01/2002, executed and registered at the office of Sub-Registrar at Aurangabad and thereafter it came to be corrected by executing Deed of correction dated 14/10/2010 vide its daybook serial no 7466/2010.

4. That M/s. Vedant Constructions Aurangabad through its partner Mr. Shrish Khivraji Gadiya has got layout plan sanctioned from the Municipal Corporation Aurangabad vide its outward no. MNP/NRV/2001/1258 on dated 11/07/2001. That the Promoters have also obtained the permission for non-agriculture in the name of earlier owners on dated 18(22)/03/2002 from the Collector Aurangabad vide order bearing no 2002 K.9/MASHA/JAMN-1/AKRUSHIK/file no 152/2001 U/s 44 of the Maharashtra Land Revenue Code.

5. That thereafter the property plot no C-10, situated at Gut no 32/4, Brijwadi, within the limits of Municipal Corporation Aurangabad, Ta & Dist Aurangabad, totally admeasuring 4629.00 Sq. Fts. i.e 431.13 sq. mtrs is came to the share of Mr. Vajrachand Gautamchand Jain as per the development agreement dated 04/01/2002 registered vide its daybook serial no 27/2002 and as such Mr. Vajrachand

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Gautamchand Jain has sold the above plot to Mr. Navnit Bansilal Rathi vide registered sale deed bearing its daybook serial no 1739/2005 on dated 19/08/2005 executed and registered at the office of Sub-Registrar at Aurangabad with consent of M/s. Vedant Constructions Aurangabad through its partner Mr. Shish Khiraji Gadiya.

6. In view of the above facts, I am of the opinion that the clear chain of title in respect of the property plot no C-10, situated at Gut no 32/4, Brijwadi, within the limits of Municipal Corporation Aurangabad, Ta & Dist Aurangabad, totally admeasuring 4629.00 Sq. Fts. i.e 431.13 sq. mtrs bounded by - **Plot No. C-10** towards EAST: Open Space, WEST: 12 Met Road, NORTH : Open Space, SOUTH: 7.5 Met Road, is clearly established in favour of applicant Mr. Navnit Bansilal Rathi. I have also taken the search at office of Sub Registrar, Aurangabad in respect of the above property. During my search at the office of Sub-Registrar, Aurangabad I did not trace out any encumbrance there on as per the available index record there at.

Hence, this title-cum search report.

DATE: 19/08/2016

Gokul M. Shingare

ADVOCATE.

Adv. GOKUL M. SHINGARE
B.A., LL.B
High Court, Aurangabad
Mob. 9421336722, 9271359222

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