

Adv. B.S. LANDGE PATIL (B.A., L.L.B.)

B-1, Indu-Sukh, Kasliwal Puram, Shahanoorwadi, Aurangabad. Ph No. 2343064.

Date: 17/01/2020.

SEARCH CUM TITLE REPORT

Name of Present Owner - M/s. Tapadia Constructions Limited

DETAILS DESCRIPTION OF PROPERTY:

Land in Gut No. 155 situated at Village limit Mitmita, Tq. & Dist. Aurangabad total land Admeasuring - 8 Hectare 91 R (22 Acres 11 Gunthe), and to the extent of 20733 Sq. mtr. of Laidout plan on G.No. 155 (Part) Layout Approved by Aurangabad Municipal Corporation vide its Layout No. 303/2015 and file No. AMC/ADPP/SN/2015/446 on dated 05/05/2015 the said plot and on the said layout in more particular Plot No. 08 to 16, Gut No. 155, Mitmita, Aurangabad, the said plots are being amalgamated as per the amalgamation order AMC/NRV/SSNR/2019/2412 dated 17/12/2019, and now the said plots 08 to 16, are treated as a row house land, and the company has obtained a building permission from the Aurangabad Municipal Corporation, Aurangabad through commencement certificate no. 196/2019-20 and file no. 176/17/2019-20 dated 20/12/2019 and the said row house land admeasuring area of 1177.24 sq.mtrs. is bounded as under.

ON TOWARDS EAST : Remaining land in Gut No. 155, Mitmita,

ON TOWARDS WEST : 7.5 Mtr. wide Road,

ON TOWARDS NORTH : Remaining land in Gut No. 155, Mitmita,

ON TOWARDS SOUTH : Laidout Plot No. 7.

That, M/s. Tapadia Constructions Limited R/o: Tapadia Terraces, Adalat Road, Aurangabad instructed me, to take **Search Cum Title Report** of the above said property described in **Para 1** above from **Index II** registers maintained at Sub Registrar offices at Aurangabad for period of Last **13 years i.e. from 2007-2020.**



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That, you have produce to me list of documents as follows:

1. i) Copy of 7/12 of Tapadia Constructions Limited owner from 2004 (therein mentioned as "**Purchaser**") for the Gut No. 155 situated at Village limit Mitmita, Tq. & Dist. Aurangabad within Municipal Corporation Area, to the extent of 8 Hectare 91 R (22 Acres 11 Gunthe) and ii) The purchaser has purchased the property from i) Mrs. Jyotsna Suresh Patil ii) Mr. Daulat Sambhaji Nangre, iii) Meghdoot Resorts Pvt. Ltd., iv) Mr. Shamji Bhanji Patel vide registered Day Book No. 2380 Dt. 31/12/2004 **iii)** thereafter Tapadia Constructions Limited has recorded his name on the 7/12 vide entry no. 4000 Dt. 08/07/2005 and Tapadia Constructions Limited has become an absolute owner of the above said plot. The owners of the land has purchased the above said land vide various sale deeds. i) Mrs. Jyotsna Suresh Patil has purchased the land vide sale deed day book no. 2189 Dt. 21/02/1989 and ii) Mr. Daulat Sambhaji Nangre has purchased the land vide day book no. 10535 Dt. 28/10/1988 iii) Meghdoot Resorts Pvt. Ltd., has purchased the land vide day book no. 2188 Dt. 21/02/1989 and iv) Mr. Shamji Bhanji Patel has purchased the land vide day book no. 2185 Dt. 21/02/1989 and all these purchasers are the owners from 1988/1989 hence the sequence of holding of land is clear.

2. Copy of 7/12 issued by Tahsil Office, Aurangabad.

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BRIEF DEVOLUTION OF PROPERTY FOR YEAR FROM 2007 TO 2020.

That, from the perusal of above said document I hereby opinion as follow;

1. Copy of 7/12 of Tapadia Constructions Limited owner from 2005 (therein mentioned as "**Purchaser**") for the Gut No. 155 situated at Village limit Mitmita, Tq. & Dist. Aurangabad.
2. That, on the basis of above said 7/12, the name of the owner Tapadia Constructions Limited, was enter in the owner column list by the Mutation Entry dated 08/07/2005 by the Talati, Mitmita, Aurangabad. That, the purchaser has purchased the property from i) Mrs. Jyotsna Suresh Patil ii) Mr. Daulat Sambhaji Nangre iii) Meghdoot Resorts Pvt. Ltd., iv) Mr. Shamji Bhanji Patel vide registered Day Book No. 2380 Dt. 30/12/2004.
3. That, the owner M/s. Tapadia Constructions Ltd., has taken a project of development of row houses in the above described land at Gut No. 155, situated at village limit, Mitmita, Tq. & Dist. Aurangabad admeasuring total area of 53700 sq.mtrs. and has obtained a building permission from the Aurangabad Municipal Corporation, Aurangabad vide building permission no. 511/2006-2007 Dt. 18/12/2006 and also obtained a revised building permission vide no. 1257/2010-11 Dt. 18/02/2011 and in regard to this scheme they have registered a declaration deed on Dt. 9th August 2007 vide registered day book no. 2381 at the Sub-Registrar No. 5, Aurangabad. And also registered a correction cum supplement deed in respect of the above development namely Deogiri Valley vide registered no. 1565 Dt. 01/03/2011 and also obtained Occupancy Certificate vide 358/17/2011-12 Dated 31-05-2012.
4. That, on the basis of above mentioned record and the sequence of the change in ownership and its documents it is inconclusion that the above said property is transfer by way of its legal transactions and the same is clear and the title is absolute.
5. That, as per ADTP Aurangabad Municipal Corporation plan the extent of 20733 Sq. mtr. of Layouted plan on G.No. 155 (Part) Layout Approved by Aurangabad Municipal Corporation vide its Layout No. 303/2015 and file No. AMC/ADPP/SN/2015/446 on dated 05/05/2015 and further Plot No. 08 to 16, Gut No. 155, Mitmita, Aurangabad, the said plots are being amalgamated as per the amalgamation order AMC/NRV/SSNR/2019/2412 dated 17/12/2019.
6. That, the company has obtained a building permission from the Aurangabad Municipal Corporation, Aurangabad through commencement certificate no. 196/2019-20 and file no. 176/17/2019-20 dated 20/12/2019.



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POSSESSION OF PROPERTY ON BASIS OF TITLE DEED

I have to report that, the aforesaid titled to the said property that;

1. Originally, i) Mrs. Jyotsna Suresh Patil has purchased the land vide sale deed day book no. 2189 Dt. 21/02/1989 and ii) Mr. Daulat Sambhaji Nangre has purchased the land vide day book no. 10535 Dt. 28/10/1988 iii) Meghdoot Resorts Pvt. Ltd., has purchased the land vide day book no. 2188 Dt. 21/02/1989 and iv) Mr. Shamji Bhanji Patel has purchased the land vide day book no. 2185 Dt. 21/02/1989 and all these purchasers are the owners from 1988/1989 hence the sequence of holding of land is clear.
2. The owner Tapadia Constructions Limited has become the absolute owner of above said land of Gut No. 155 situated at Village limit Mitmita, Tq. & Dist. Aurangabad. by way of sale deed from above parties. Vide sale deed day book no. 2380 Dt. 31/12/2004.
3. On the basis of above said sale deed the name of the owner Tapadia Constructions Limited was entered into Revenue Record maintain by Tahsil Office, Aurangabad by the Mutation Entry in the year 2005.

CONCLUSION :- That, on basis of above said Title Deeds, it appearsthat, the owner of the property Tapadia Constructions Limited is the legal and lawful owner of the above described property.

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**SEARCH TAKEN IN THE SUB-REGISTRAR
OFFICE BY VIDE APPLICATION NO. 3/2020
DATED 17/01/2020.**

Accordingly I commenced my search work from available Index II at Aurangabad Sub Registrar and completed it on 17th January, 2020.

At sub Registrar Office No. 1 during my search I found Index II registers for the years 2007-2020, I went through all these Registers but come across transaction / entry for the documents as referred in the List of Document mentioned above in my report, during search taken at Sub-Registrar Office, Aurangabad. I have undertaking the search in the office of sub registrar vide receipt no. 456/2020 dated 17/01/2020 since 2007 to 2020. And further report to you that, the aforesaid titled to the said Property is clear and accessible and is absolutely free from all encumbrances.

Yours faithfully,



Adv. B.S. Landge Patil

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ADVOCATE'S CERTIFICATE

TO WHOM IT MAY CONCERN :

I hereby certify from the documents referred in my search cum title report and search taken before sub reg. office, Aurangabad and it is my opinion and as per the document produce before me that, the aforesaid titled to the said Property is clear and accessible and that above said Property is absolutely free from all encumbrances, lien and charges. Also acquired good and marketable titles.



[Adv. B.S. Landge Patil]

343/0

इतर पावती

Original/Duplicate

Friday, 17 January 2020 5:29 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 456 दिनांक: 17/01/2020

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग6-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.बी एस लांडगे पाटील

वर्णन अर्ज क्र.03/20 गट नं.155 मौजे मिटमिटा शोध वर्ष 2007 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 रकम: रु 325/-

सह. मुख्यम निबंधक वॉ-२
औरंगाबाद.ड.-६

