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TITLE CUM SEARCH REPORT

(Plot No. 12, CTS No. 15304/17, adm. 485.50 Sq. Mts. situated at Garkheda, Aurangabad)

That, as per the instructions given by Mr. Anil Madhavrao Agraharkar, Aurangabad & request made by him to give search report in respect of **Plot No. 12, CTS No. 15304/17, adm. 485.50 Sq. Mts. situated at Garkheda, Aurangabad.**

I have deposited the search fees vide receipt No. 5331 dt.18/04/2019 and inspected all the entries in respect of above said property at the Sub-Registrar office, CTO and other relevant offices at Aurangabad from the year of 1990 to 2019 (30 years).

DOCUMENTS PLACED BEFORE ME:

Sr.No	Description of Documents	Purpose	Original/Xerox
1	P.R. Card Extract CTS No. 15304/17, dt. 06.05.19	Extract to establish the ownership of property record.	Original
2	N.A. Permission Order 24.02.1976	For non Agriculture use	Xerox
3	Sale Deed of Mr. Balaji Anandrao Patil dt. 22.09.1981	For Ownership Record	Xerox
4	Commencement Certificate	08.11.1985	Xerox
5	Occupancy Certificate	10.12.1986	Xerox
4	Gift Deed to Mr. Abhay Balasaheb Patil dt. 21.05.2018	——"——	Xerox
5.	Development Agreement dt. 10.04.2019	——"——	Xerox
6.	General Power of Attorney dt. 10.04.2019	——"——	Xerox

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DESCRIPTION OF PROPERTY:

Sr.No.	Extent of Area	Location
1	**Plot No. 12, adm. 485.50 Sq. Mts.**	**CTS No. 15304/17, situated at Garkheda, Aurangabad.**

BOUNDARIES OF THE LAND:

East : Plot No. 11
West : Plot No. 13
South : 80 M Wide DP Road
North : Plot No. 26

TRACE OF THE TITLE:

That, **Plot No. 12, CTS No. 15304/17, adm. 485.50 Sq. Mts. situated at Garkheda, Aurangabad** (hereinafter referred to as the plot) It appears from record that, Mr. Balaji @ Balasaheb Anandrao Patil is the owner and possessor of the property vide Sale Deed No. 4692/1981 dated 22.09.1981. He has purchased the said property from Bhaskar Ramkrushna Bodakhe & Gopinath Bhikaji Jadhav.

It appears from the face of the available record that, Bhaskar Ramkrushna Bodakhe & Gopinath Bhikaji Jadhav was the Joint owners of this Land of Mauje Garkheda, Aurangabad and the name is mutated in the P.R.Card Extract of the said Land of CTS. No. 15304/17. It appears that competent authority recorded his name into property record of right book as owner and possessor of the land. Therefore in pursuance of the same he has become absolute owner and possessor of the land.

The lay-out of the said land and the said lay out is also approved by the Aurangabad Municipal Corporation, the said land was also converted into Non-Agriculture by obtaining N.A. Permission from the Collector, Aurangabad vide No. ADM/AMC/TPS/LYT/84/755 dt. 30.04.1986.

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It appears from N.A. permission that the competent authority has allowed the owners to use the said land for Non agricultural purpose, vide No. 74/NAP/I/LXD/32,B dated 24.02.1976. The land Plot No. 12 was given CTS No. 15304/17 admeasuring Total area 485.50 Sq. Mts.

Subsequently, The Said plot 15304/17 was purchased by Mr. Balaji @ Balasaheb Anandrao Patil vide sale deed No.4692 dt. 22.09.1981 from owner Bhaskar Ramkrushna Bodakhe & Gopinath Bhikaji Jadhav and his name was also mutated in the P.R.Card as the owner on 03.02.1982. It appears from record that, Mr. Balaji @ Balasaheb Anandrao Patil has got ownership rights & possession of the Plot No. 12, Situated at CTS No. 15304/17, Garkheda, Aurangabad. It appears that competent authority recorded his name into property record of right book as owner and possessor of the land. Therefore in pursuance of the same he has become absolute owner and possessor of the land.

After purchasing the said Plot Mr. Balaji @ Balasaheb Anandrao Patil has applied for the construction permission vide file no. 712/17/1985 and the said permission was granted by the competent authority vide No. 654/1985 on dated 08.11.1985.

The said plot was issued a completion certificate vide no. CC 274/17/1986 dated 10.12.1986.

Mr. Balaji @ Balasaheb Anandrao Patil has executed Gift Deed of the said property in the name of his son Mr. Abhay Balaji@Balasaheb Patil vide No. 3334/2018 dated 21.05.2018. It appears that competent authority recorded his name into property record of right book as owner and possessor of the land. Therefore in pursuance of the same he has become absolute owner and possessor of the land.

Mr. Abhay Balaji@Balasaheb Patil has decided to develop the said property and hence he approached Mr. Agraharkar Builders and Developers & requested him to develop his property and in turn executed Development Agreement in his favour vide No. 1921/2019 and General Power of Attorney No. 1922/2019 dated 10.04.2019.

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ENCUMBRANCE CERTIFICATE:

I have inspected all the record of Office of Sub registrar, Aurangabad and Index –II register in respect of plot for last 30 years i.e. w.e.f. 1990 to 2019 vide search application 399/2019 and search receipt No.5331 dt. 18.04.2019.

During my search and from the record made available to me, I come to the conclusion that there is no other registered transaction in respect of said plot except above. I have seen original copies of the documents as referred in Para I of this title report. From the search dt. 18.04.19 and the documents made available to me, I come to the conclusion that the plot is free from any sort of encumbrance.

EVIDENCE POSSESSION:

It appears from the documents referred in Para I of this Title Report Mr. Abhay Balaji@ Balasaheb Patil has the Ownership rights and possession of the plot.

CERTIFICATE TITLE SHOULD CEARLY DISCLOSE / STATE:

In view of above said discussion and documents perused by me, I come to the conclusion that Mr. Abhay Balaji@ Balasaheb Patil is the Owner and possessor of the plot and his title over the plot is good, clear and marketable.

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CERTIFICATE

I have examined the documents fully described in Para I herein before in relation to the plot described in Para II herein above Mr. Abhay Balaji@ Balasaheb Patil is the Owner and possessor and title to the plot by virtue of the said documents.

I certify that there are no encumbrances/prior mortgage/charges of whatsoever nature on the plot as per the search carried at the sub registrar office, Aurangabad. The plot is not subject matter of any litigation, attachment, injunction, agreement for sale, acquisition, or accusation proceedings as per documents examined by me.

There are no claims from any minor person on the property. There are no protected tenants in respect of the property. The provision of ULC Act 1976, are not applicable to the property.

Finally I certify that Mr. Abhay Balaji@ Balasaheb Patil has the Ownership rights and possession & absolute, clear and marketable title on the plot.

Hence this search / Title report.

Date: 07.05.2019

Place: Aurangabad

Rajesh D. Kulkarni

Advocate

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SEARCH REPORT

NAME OF THE PERSON : Abhay Balaji@ Balasaheb Patil

PARTICULARS OF DOCUMENTS WITH RESPECT OF PLOT :

Plot No. 12, CTS No. 15304/17 , adm. 485.50 Sq. Mts. situated at Garkheda, Aurangabad.

Sr. No.	Description of Document	Date of Execution	Claimant	Office doc.reg. No.	Date of Reg.
1	Gift Deed	21.05.2018	Abhay Balaji@Balasaheb Patil	3334	21.05.2018

AS PER REPORT ALREADY SUBMITTED TO BANK:

I have inspected the record of registry and Index II register at the office of sub registrar, Aurangabad in respect of the land for last 30 years i. e. w.e.f. 1990 to 2019 vide search application 399/2019 and search receipt No. 5331 dt. 18.04.2019.

During my search it reveals that the document is genuine and registered by the competent authority. I confirm from the search and documents made available to me that no any encumbrances that would adversely affect the bank are found.

I confirm and certify the above information is true and correct as per the record maintained at the above office.

Date : 07.05.2019

Place: Aurangabad

Rajesh D. Kulkarni

Advocate

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इतर पावती

day,18 April 2019 10:34 AM

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 5331 दिनांक: 18/04/2019

नाव: गारखेडा
इजाचा अनुक्रमांक: अगग2-0-2019
इजाचा प्रकार :
करणाऱ्याचे नाव: ॲड राजेश कुलकर्णी
अर्ज क्रं.399/2019 मोहल्ला गारखेडा औरंगाबाद शहारातील प्लॉट नं.12 सि.स.नं.15304/17 शोध 90 ते 2019 एकुण 30 वर्ष

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

Joint S R Aurangabad II

काचा प्रकार: By Cash रक्कम: रु 750/-

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.-२

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