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इतर
पावती

Tuesday,03 April 2018 4:02 PM

नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 3160 दिनांक: 03/04/2018

गावाचे नाव: **मुस्तफाबाद**
दस्तऐवजाचा अनुक्रमांक: **अगग5-0-2018**
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: **अॅड औचरमल बी टी**
वर्णन **अर्ज क्र 947/2018 मौजे मुस्तफाबाद येथील जमीन गट नं 1 चा शोध सन 2007 ते 2018 एकुण 12 वर्ष शोध फी**

शोध व निरीक्षणे	रु. 300.00
एकूण:	रु. 300.00

Joint Sub Registrar Aurangabad V

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.-५

ADVOCATE

B.T. AUCHARMAL
ADVOCATE,
Bhim Nagar, Bhavsingpura
Aurangabad.
MOBILE NO. 9673601447

SEARCH REPORT

This search report is in respect landed property Plot No.10 having area 148.69 Sq. Meter, total area 1600 sq. feet and plot No. 13 having area 418.21 Sq. Mter, i.e. 4499.94 Sq. feet, both plots are situated at Mustafabad City Surevey No. 1 and it is part and parcel of Taxhaila Co-operative Housing society Ltd., Mustafabad, Aurangabad.

1. That, M/s. Gupta Associates, through its proprietor Sanjiv Devkarandas Gupta, R/o Renuka apartment, Sheetal Nagar, Aurangabad, has requested to give search report regarding the plot No. 10 & 13 of Taxhaila Co-operative Housing Society Ltd., Mustafabad, Aurangabad and accordingly after depositing necessary search fees and after taking the search in the various Revenue Department the search report is given. It be noted that the search fees is deposited on 30.04.2018 as per receipt No. 39M.

2. That, the properties plot No. 10 having area 148.69 Sq. Meter, total area 1600 sq. feet and plot No. 13 having area 418.21 Sq. Mter, i.e. 4499.94 Sq. feet, both plots are situated at Mustafabad City Surevey No. 1 and it is part and parcel of Taxhaila Co-operative Housing society Ltd., Mustafabad, Aurangabad and the said Society is initially established for giving the small piece of land to the needy person. The society

is registered Society having No. AGD/HSG/(TO) 331/87 DATED 19.02.1987.

3. That, the Society has approached to the Collector Aurangabad for N.A. permission and the necessary files bears No. RB.DESK. II.CAA./ ABD,/CR/3379 and the Hon'ble collector has given the N.A. permission to the Chairman of Society namely K.N. Nannaware and the portion to the extent of 3232.00 Sq. Mters portion of Society's land has granted the permission of N.A. and it was granted on 22.12.1986.

4. That, later on in the 7/12 extract of Gut No.1 of Village Mustafabad, Tq. Dist. Aurangabad in the which the name of present society is recorded as per the M.E. No. 1223 and later on the said society has allotted the portion of land to the members of the society.

5. That, the society has allotted the Plot No. 13 to Mr. Kashinath Narayanrao Nannaware on 14.12.1986 and the portion stated supra was allotted to the said members and the necessary Alottment order is given 14.12.1986. It be noted that initially the Taxshila Cooperative Housing society Ltd., Musafabad was proposed society and later on it is registered with the Registrar Cooperatives on 19.02.1987. The four corners of property is as under :-

East : Plot No. 8,9,10 West : Nala

Nort : open space South : 6 meters road.

6. That, the plot No. 10 of village Mustafabad was allotted to Janabai Laxman Sonavne and it was allotted by the society to the said Janabai Laxman sonavane and later on the property is in possession of the said lady stated supra and the Society has

allotted the said portion Plot No 10 as per allotment order dated 27.11.1992.

East : 50 feet road West : plot No. 13 of Nannaware

South : 20 feet road North : Plot No. 9

7. That, the Plot No. 13 was initially in the name of Kashinath Narayanrao Nannaware and the said original allottee has executed the document named and styled as Will Deed and later on the said property is came in the name of Nilesh Kashinath and Satvik Prashant Nannaware. It be noted that the Satvik Prashant Nannaware is minor and therefore the Nilesh Kashinath Nannaware has executed other documents.

8. That, both the plots bearing 10 & Plot No. 13 Taxshila Cooperative Housing society Ltd., Musafabad of Plot No.1 Mustafabad, Aurangabad are the adjacent plots to each other and therefore the Developer namely M/s. Gupta Associates through Sanjiv Devkarndas Gupta has shown his willingness to Develop the both Plots commonly and the concern owner and possessors of the plots have agreed for the same.

9. That, later on M/s. Gupta Associates through Sanjiv Devkarndas Gupta and original owners have executed the document named and styled as Development Agreement and the said Development Agreement is executed on 19.03.2011 and it is registered document regarding Plot No. 13 and it be noted that the parties have agreed for development the said document is properly registered and it is having Registration No.1512/2018 dated 19.03.218

10. That, later on M/s. Gupta Associates through Sanjiv Devkarndas Gupta and original owners have executed the

document named and styled as Development Agreement and the said Development Agreement is executed on 15.03.2011 and it is registered document regarding Plot No. 10 and it be noted that the parties have agreed for development the said document is properly registered and it is having Registration No.1544/2018 dated 19.03.218.

11. That, there is another document named and styled as Power of Attorney is executed in between the original owner and the said Developer and the said Power of Attorney executed by original owner namely Nilesh Kashinath Nannaware and Satvik Prashant Nannaware through N.K. Nannaware and the said power attorney is registered document bearing registration No. 1513/2018 dated 19.03.2018

12. That, there is another document named and styled as Power of Attorney is executed in between the original owner and the said Developer and the said Power of Attorney executed by original owner namely Janbai Laxman Sonavne and the said power attorney is registered document bearing registration No. 1545/2018 dated 19.03.2018.

13. That, after perusal of document produced before me and after taking the search regarding the property Plot No.10 having area 148.69 Sq. Meter, total area 1600 sq. feet and plot No. 13 having area 418.21 Sq. Mter, i.e. 4499.94 Sq. feet, both plots are situated at Mustafabad City Surevey No. 1 and it is part and parcel of Taxhaila Co-operative Housing society Ltd., Mustafabad, Aurangabad I am of the opinion that the said property is free from all encumbrances and having good

marketable title. The boundaries of the said Plot No. 10 & 13 are as unde

Plot No. 13, Taxhaila Co-operative Housing society Ltd., Mustafabad, Aurangabad Village Mustafabad, Dist. Aurangabad.

East : Plot No. 8,9,10 West : Nala

Nort : open space South : 6 meters road.

Plot No. 10, Taxhaila Co-operative Housing society Ltd., Mustafabad, Aurangabad Village Mustafabad, Dist. Aurangabad.

East : 50 feet road West : plot No. 13 of Nannaware

South : 20 feet road North : Plot No. 9

Hence this search report

Date : 04.04.2018
Aurangabad

B.T. Aucharmal,
Advocate, Aurangabad.