Anand P. Umrikar

ADVOCATE

71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005
Email: apumrikar@gmail.com
Cell No. 98 50 19 75 94

Date: 11/11/ 2020

SEARCH REPORT

Dear Sir,

Name of the Project	**Bhanudas Nagar Phase-I**
Name of the Land Owner	**1. Mr. Ninad Narendra Khoche** **2. Mrs. Sunita Bhanudas Joshi**
Name of the Developer	**M/s. Joshi Associates, through its partners Mr. Ganesh Madhukarrao Bagul, Mrs. Shilpa Shrikant Joshi, Mr. Ravi Namdeorao Gadekar & Mr. Omprakash Laxminarayan Dhoot**

DESCRIPTION OF PROPERTY

All that the part and parcel of property land area admg. 32600.00 sqm. part 339, CIDCO Waluj Mahanagar-III of Village Waluj (BK), Tal. Ganga Aurangabad bounded by :-

East :- Gut No. 341

West :- Gut no. 338

North :- Gut no. 343

South :- Gut no. 338 & 340

Sr. No.	DESCRIPTION OF THE PROPERTY DOCUMENTS GIVEN BY THE PROMOTER/VENDOR TO THE PLOT PURCHASER.
1.	7/12 Extract of Gut No. 339 of Waluj Budruk Tq. Gangapur & Dist. Aurangabad
2.	Registered Development Agreement bearing No. 2034 dated 19.05.2015 executed by Mr. Prabhakarrao Govindrao Khoche and signed by Mr. Narendra Prabhakarrao Khoche and Mr. Ninad Narendra Khoche as the consenting party in favour of M/s. Joshi Associates, through its partners Mr. Ganesh Madhukarrao Bagul, Mrs. Shilpa Shrikant Joshi, Mr. Ravi Namdeorao Gadekar & Mr. Omprakash

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	Laxminarayan Dhoot with respect to the land area admeasuring 3 H 26 R, part of Gut No. 339 Situated at Waluj Budruk Tq. Gangapur & Dist. Aurangabad
3.	Registered Power of attorney bearing No. 2035 dated 19.05.2015 executed by Mr. Prabhakarrao Govindrao Khoche and signed by Mr. Narendra Prabhakarrao Khoche and Mr. Ninad Narendra Khoche as the consenting party in favour of M/s. Joshi Associates, through its partners Mr. Ganesh Madhukarrao Bagul, Mrs. Shilpa Shrikant Joshi, Mr. Ravi Namdeorao Gadekar & Mr. Omprakash Laxminarayan Dhoot with respect to the land area admeasuring 3 H 26 R, part of Gut No. 339 Situated at Waluj Budruk Tq. Gangapur & Dist. Aurangabad
4.	Registered Deed of Confirmation/Correction/Modification bearing No. 4081 dated 28.06.2018 executed by Mr. Ninad Narendra Khoche and Mrs. Sunita Bhanudas Joshi in favour of M/s. Joshi Associates, through its partners Mr. Ganesh Madhukarrao Bagul, Mrs. Shilpa Shrikant Joshi, Mr. Ravi Namdeorao Gadekar & Mr. Omprakash Laxminarayan Dhoot with respect to the land area admeasuring 3 H 26 R, part of Gut No. 339 Situated at Waluj Budruk Tq. Gangapur & Dist. Aurangabad.
5.	Registered Power of attorney bearing No. 4082 dated 28.06.2018 executed by Mr. Ninad Narendra Khoche and Mrs. Sunita Bhanudas Joshi in favour of M/s. Joshi Associates, through its partners Mr. Ganesh Madhukarrao Bagul, Mrs. Shilpa Shrikant Joshi, Mr. Ravi Namdeorao Gadekar & Mr. Omprakash Laxminarayan Dhoot with respect to the land area admeasuring 3 H 26 R, part of Gut No. 339 Situated at Waluj Budruk Tq. Gangapur & Dist. Aurangabad
6.	Development Permission/Final Layout permission & Commencement Certificate bearing No. CIDCO/ATPO/BP/AUR(WLJ)/2020(LP)/18 dated 16.12.2019 issued by the Additional Town Planning Officer, CIDCO, Aurangabad with respect to the land area admg. 23025.00 sqm. part of Gut No. 339 of Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad.
7.	Layout plan approved by the Additional Town Planning Officer, CIDCO, Aurangabad with respect to the land area admg. 23025.00 sqm. part of Gut No. 339 of Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad.
8.	Sale NOC/ No Objection Certificate bearing No. CIDCO/ATPO/BP/AUR(WLJ)/2020(NOC)/21 dated 06.08.2020 issued by the Additional Town Planning Officer, CIDCO, Aurangabad towards no objection to sale the Plot No. 01 to 154 part of Gut No. 339 of Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad
9.	Sanad bearing No. 364 dated 29.07.2020 issued by the Tahsildar, Tq.

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Date: 11/11/ 2020

SEARCH REPORT

Dear Sir,

Name of the Project	**Bhanudas Nagar Phase-I**
Name of the Land Owner	**1. Mr. Ninad Narendra Khoche** **2. Mrs. Sunita Bhanudas Joshi**
Name of the Developer	**M/s. Joshi Associates, through its partners Mr. Ganesh Madhukarrao Bagul, Mrs. Shilpa Shrikant Joshi, Mr. Ravi Namdeorao Gadekar & Mr. Omprakash Laxminarayan Dhoot**

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	Laxminarayan Dhoot with respect to the land area admeasuring 3 H 26 R, part of Gut No. 339 Situated at Waluj Budruk Tq. Gangapur & Dist. Aurangabad
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4.	Registered Deed of Confirmation/Correction/Modification bearing No. 4081 dated 28.06.2018 executed by Mr. Ninad Narendra Khoche and Mrs. Sunita Bhanudas Joshi in favour of M/s. Joshi Associates, through its partners Mr. Ganesh Madhukarrao Bagul, Mrs. Shilpa Shrikant Joshi, Mr. Ravi Namdeorao Gadekar & Mr. Omprakash Laxminarayan Dhoot with respect to the land area admeasuring 3 H 26 R, part of Gut No. 339 Situated at Waluj Budruk Tq. Gangapur & Dist. Aurangabad.
5.	Registered Power of attorney bearing No. 4082 dated 28.06.2018 executed by Mr. Ninad Narendra Khoche and Mrs. Sunita Bhanudas Joshi in favour of M/s. Joshi Associates, through its partners Mr. Ganesh Madhukarrao Bagul, Mrs. Shilpa Shrikant Joshi, Mr. Ravi Namdeorao Gadekar & Mr. Omprakash Laxminarayan Dhoot with respect to the land area admeasuring 3 H 26 R, part of Gut No. 339 Situated at Waluj Budruk Tq. Gangapur & Dist. Aurangabad
6.	Development Permission/Final Layout permission & Commencement Certificate bearing No. CIDCO/ATPO/BP/AUR(WLJ)/2020(LP)/18 dated 16.12.2019 issued by the Additional Town Planning Officer, CIDCO, Aurangabad with respect to the land area admg. 23025.00 sqm. part of Gut No. 339 of Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad.
7.	Layout plan approved by the Additional Town Planning Officer, CIDCO, Aurangabad with respect to the land area admg. 23025.00 sqm. part of Gut No. 339 of Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad.
8.	Sale NOC/ No Objection Certificate bearing No. CIDCO/ATPO/BP/AUR(WLJ)/2020(NOC)/21 dated 06.08.2020 issued by the Additional Town Planning Officer, CIDCO, Aurangabad towards no objection to sale the Plot No. 01 to 154 part of Gut No. 339 of Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad
9.	Sanad bearing No. 364 dated 29.07.2020 issued by the Tahsildar, Tq.

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	Gangapur, Dist. Aurangabad towards conversion of land area admg. 13259.25 sqm. part of Gut No. 339 Situated at Waluj Budruk Tq. Gangapur & Dist. Aurangabad

Flow of Title

1. In the year 1990, the property land area admg. 3H 26R Part of Gut No. 339 and land area admg. 8H 6R of Gut No. 343 both Situated at Waluj Budruk Tq. Gangapur and Dist. Aurangabad and land area admg. was owned and possessed by Mr. Prabhakar Govindrao Khoche.

2. That, Mr. Prabhakarrao Govindrao Khoche and signed by Mr. Narendra Prabhakarrao Khoche and Mr. Ninad Narendra Khoche as the consenting party have executed the Registered development Agreement bearing No. 2034 dated 19.05.2015 in favour of M/s. Joshi Associates, through its partners Mr. Ganesh Madhukarrao Bagul, Mrs. Shilpa Shrikant Joshi, Mr. Ravi Namdeorao Gadekar & Mr. Omprakash Laxminarayan Dhoot with respect to the land area admeasuring 3 H 26 R, part of Gut No. 339 Situated at Waluj Budruk Tq. Gangapur & Dist. Aurangabad and have also executed Registered Power of Attorney bearing No. 2035 dated 19.05.2015 in support of the Development Agreement.

3. That, Mr. Prabhakar Govindrao Khoche died on 21.04.2016 and leaving behind him Narendra Prabhakar Khoche (son), Sulochana Prabhakar Khocke alias Sau. Sunita W/o Bhanudas Joshi (daughter) and Sau. Usha Prabhakar khoche alias Sau. Usha W/o Subhashrao Pathak are the only LR's of deceased Prabhakar Govindrao Khoche.

4. That, one of the daughters of Mr. Prabhakar Govindrao Khoche namely Sau. Usha Prabhakar khoche alias Sau. Usha W/o Subhashrao Pathak has also died before 23 years and leaving behind her, her son namely Dhananjay Subhash Pathak and daughter Bhgyashri Pathak alias Bhagyashri W/o Mangesh Nande are the LR's of deceased Sau.Usha W/o Subhashrao Pathak.

5. In the year 2017, Mr. Ninad Narendra Khoche and Mrs. Sunita Bhanudas Joshi & Mr. Narendra Prabhakarrao Khoche, Mr. Dhananjay Subhashrao Pathak & Mrs. Bhagyashri Mangesh Namde have filed Special Civil Suit no. 34/2017 before the Hon'ble Civil Judge Senior Division Vaijapur for partition and separate possession in respect of their family properties along with the property under the Development agreement i.e. the property Gut No. 339 totally admeasuring 03 H 26 R, 00 R Situated at Waluj Budruk Tq.

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Gangapur & Dist. Aurangabad has jointly came to share of Mr. Ninad Narendra Khoche and Mrs. Sunita Bhanudas Joshi and land to the extent of 1H 62R out of Gut No. 339 Situated at Waluj Budruk Tq. Gangapur & Dist. Aurangabad jointly came to the share of Mr. Ninad Narendra Khoche & Mrs. Sunita Bhanudas Joshi and accordingly Civil Senior Division passed compromised decree as per order dated 09.09.2017 and according Decree drawn on 19th September 2017 and on the basis of compromise decree jointly in the name of Mr. Ninad Narendra Khoche and Mrs. Sunita Bhanudas Joshi to the extent of 8 Hector 06 Are out of Gut No. 343 Situated at Waluj Budruk Tq. Gangapur and Dist. Aurangabad came to be recorded in revenue record as per mutation entries no. 5637 & 5638 and based on partition decree Mr. Ninad Narendra Khoche and Mrs. Sunita Bhanudas Joshi has become the absolute owner and possessor of the said properties.

6. That, Mr. Ninad Narendra Khoche and Mrs. Sunita Bhanudas Joshi have executed the Registered Deed of Confirmation/Correction/Modification bearing No. 4081 dated 28.06.2018 in favour of with respect to the land area admeasuring 3 H 26 R, part of Gut No. 339 Situated at Waluj Budruk Tq. Gangapur & Dist. Aurangabad and has confirmed the Development Rights of M/s. Joshi Associates, acquired under Registered development Agreement bearing No. 2034 dated 19.05.2015 and have also executed the Registered Power of attorney bearing No. 4082 dated 28.06.2018 in favour of partners of M/s. Joshi Associates.

7. That, the Additional Town Planning Officer, CIDCO, Aurangabad vide his Development Permission/Penal Layout permission/ Commencement Certificate bearing No. CIDCO/ATPO/BP/AUR(WLJ)/2020(LP)/18 dated 16.12.2019 has finally approved the layout plan with respect to land part of Gut No. 339 of Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad.

8. After completion of the entire work of the layout the Additional Town Planning Officer, CIDCO, Aurangabad has issued the Sale Permission/No Objection Certificate bearing No. CIDCO/ATPO/BP/AUR(WLJ)/2020(NOC)/21 dated 06.08.2020 and has given permission to sale the Plot No. 01 to 154 part of Gut No. 339 of Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad

9. That, the Tahsildar, Gangapur Dist. Aurangabad vide Sanad bearing No. 364 dated 29.07.2020 has converted the land area admg. 13259.25 sqm. part of Gut No. 339 Situated at Waluj Budruk Tq. Gangapur & Dist. Aurangabad for non-agriculture use.

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Final Opinion

Mr. Ninad Narendra Khoche & Mrs. Sunita Bhanudas Joshi, thus get absolute, clear, good & marketable title over the property, & the property Plot No. 01 to 154 "BHANUDAS NAGAR PHASE-I" Part of Gut No. 339, CIDCO Waluj Mahanagar-III, Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad **and M/s. Joshi Associates** have involved their Development Rights in terms of the Development Agreement and the said property is free from all encumbrances.

Signature of the Advocate

Hence this Opinion
Yours truly,

Anand P. Umrikar
(Advocate)

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