

Anand P. Umrikar

ADVOCATE

71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005

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Cell No. 98 50 19 75 94

Date: 11/01/ 2021

SEARCH REPORT

Dear Sir,

Name of the Land Owner/Promotor	1. Mr. Ninad Narendra Khoche 2. Mrs. Sunita Bhanudas Joshi
DESCRIPTION OF PROPERTY All that the part and parcel of property land area admg. 79300.00 sqm. part of Gut No. 343/1 of Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad bounded by :- East :- 18.00 Meter Wide D.P. Road, Waluj to Ramrai West :- Gut no. 344 North :- Gut no. 362 South :- Gut no. 338 & 339	

Sr. No.	DESCRIPTION OF THE DOCUMENT
1.	7/12 Extract of Gut No. 343 of Waluj Budruk Tq. Gangapur & Dist. Aurangabad
2.	Mutation Extract bearing No. 5638 of Gut No. 343 of Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad
3.	Development Permission/Penal Layout permission/ Commencement Certificate bearing No. CIDCO/ATPO/BP/AUR(WLJ)/2020(LP)/25 dated 10.01.2020 issued by the Additional Town Planning Officer, CIDCO, Aurangabad with respect to the land area admg. 79300.00 sqm. part of Gut No. 343/1 of Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad.



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4.	Layout plan approved by the Additional Town Planning Officer, CIDCO, Aurangabad with respect to the land area admg. 79300.00 sqm. part of Gut No. 343/1 of Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad
5.	No Objection Certificate bearing No. CIDCO/ATPO/BP/AUR(WLJ)/2020(NOC)/20 dated 06.08.2020 issued by the Additional Town Planning Officer, CIDCO, Aurangabad towards no objection to sale the Plot No. 01 to 244 of Sector-B part of Gut No. 343 (now Gut No. 343/1) of Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad
6.	Sanad bearing No. 363 dated 29.07.2020 issued by the Tahsildar, Aurangabad towards conversion of land area admg. 13259.25 sqm. part of Gut No. 343 (now Gut No. 343/1) of Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad
7.	Compromise Decree and Order dated 09.09.2017 issued by Civil Judge, Senior Division, Vaijapur in Special Civil Suit No. 34/2017.

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



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leaving behind him Narendra Prabhakar Khoche (son), Sulochana Prabhakar Khoche 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 Bhagyashri 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. 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 Hectar 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, the Additional Town Planning Officer, CIDCO, Aurangabad vide its Commencement Certificate bearing No. CIDCO/ATPO/BP/AUR(WLJ)/2020(LP)/25 dated 10.01.2020 has approved the layout plan with respect to the land area admg. 79300.00 sqm. part of Gut No. 343/1 of Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad.
7. After completion of the layout work, the Additional Town Planning Officer, CIDCO, Aurangabad has issued the Sale Permission and No Objection Certificate bearing No.



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CIDCO/ATPO/BP/AUR(WLJ)/2020(NOC)/20 dated 06.08.2020 towards sale of the Plot No. 01 to 244 of Sector-B part of Gut No. 343 (now Gut No. 343/1) of Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad and the Tahsildar, Aurangabad vide Sanad bearing No. 363 dated 29.07.2020 has converted the said property for non-agriculture use.

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 244 part of Gut No. 343 (now Gut No. 343/1) of Village Waluj (BK), Tal. Gangapur, Dist. Aurangabad and the said property is free from all encumbrances.

Signature of the Advocate

Hence this Opinion
Yours truly,

A.P.U.

Anand P. Umrikar
(Advocate)

