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इतर पावती

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नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 5163

दिनांक: 26/06/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग5-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड सुभाष मालाणी

वर्णन अर्ज क्र 1379/2019 मौजे नक्षत्रवाडी औरंगाबाद गट नंबर 103 सन 2005 ते 2019 (15वर्षे)शोध

SEARCHFEE

रु. 375.00

एकूण:

रु. 375.00

Joint Sub Registrar Aurangabad V

1); देयकाचा प्रकार: By Cash रक्कम: रु 375/-

सह दुय्यम निबधंक वर्ग-२
औरंगाबाद क्र.-५

6/26/2019

Subhash R. Malani Rahul S. Malani

ADVOCATE'S

Ph. : (0240) 2335403

ADV. PANEL

◆ Railways

◆ University

◆ L.I.C.

◆ Union Bank

Office : 18, Vikas Nagar, Behind Pawan Gas, New Osmanpura, Aurangabad.

TITLE CUM SEARCH REPORT

Date: 26/6/19

WHEREAS, Balkrishan Dasrao Bhakre, Managing Director of Deven Realities Pvt. Ltd., approached me and requested to issue Title-cum-Search report in respect of land Gut No.103 to the extent of 3961 Sq.mtrs., situated at Nakshatrawadi, Aurangabad. I have gone through the documents of Title produced by him before me and i have also taken, search at the Office of Sub-Registrar Aurangabad, for last 15 years and there upon I am issuing this Title-cum-Search report as under;

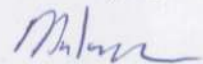
1) That, the property land Gut No.103, totally admeasuring 11H 87R was owned and possessed by Vitthal and Deorao both sons of Kisan and accordingly their names were recorded in 7/12 record. Both these brothers sold 61 R portion out of the said land to proposed Yogdham Co-Operative Housing Society Ltd., Nakshatrawadi, Aurangabad, through its promoter Badrinayaran s/o Kisanji Kabra, under the registered sale deed dated 12/04/1984, accordingly name of proposed society also came to be mutated in 7/12 record, under the mutation entry number 302, sanctioned on dated 28/04/1984. However, the said society later on came to be registered in the office of Deputy Registrar, Co-operative Societies Aurangabad, as per the provisions of Maharashtra Co-Operative Society Act having registration number AGD / AGD / HSG / TO / 181 / 04 dated 27/05/2004.

M. Malani

2) That, out of the above land purchased by the Society area to the extent of 2139 sq.mtrs., Southern side is effected by the D.P. road and therefore the remaining northern portion of 3961 sq.mtrs., remained with the society.

3) That, the said Society decided to Develop the said land and construct residential complex thereon and therefore called the tenders for the same. As per the Society's in its General Body Meeting, dated 05/05/2013 decided to allot the work of development of their land to M/s. Deven Realities Pvt. Ltd. Therefore the society applied to the Registrar of Co-operative Society and sought their permission on 08/01/2014. Accordingly the society through its Chairman Janardhan Bhadke executed the registered Development agreement in respect of the said land admeasuring 3961 sq.mtrs., out of land Gut No.103 of Nakshatrawadi in favour of M/s. Deven Realities Pvt. Ltd., on dated 08/05/2014 registered at Serial No.3247 and the said Development Agreement is also consented by various past members of the Society who were members of the Society at the time of purchase of land by Society.

5) On the basis of above referred document and on the basis of above fact which came to my knowledge, I feel that, the society established clear chain of title on the said land and M/s. Deven Realities Pvt. Ltd., validly entered into development agreement with it. I also taken search at the Office of Sub-Registrar Aurangabad, for last 15



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years, but as per available index thereat I did not trace out any encumbrances on the said land. Therefore I say that, the said land is free from all types of encumbrances.

6) In substance I feel that, Yogdhan Co-operative Housing Society, is having good marketable title in respect of land Gut No.103 to the extent of 3961 sq.mtrs., situated at Nakshtrawadi, Aurangābad and the said land is also converted in non-agricultural as per the Order of Collector Aurangabad, dated 19/05/2015.

Hence this Title-cum-Search Report.

Date:


S.R. MALANI
Advocate.