342/0 इतर पावती Original/Duplicate

Monday,31 January 2022 12:22 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 786 दिनांक: 31/01/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग5-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड एम.बी. पाटणी

वर्णन अर्ज नं. 204/2022, शोध वर्षे 1993 ते 2022 एकुण 30 वर्षे, मौजे - सिल्लेखाना, नुतन कॉलनी, औरंगाबाद येथील सि.टी.एस.नं. 17631, रॉयल हॉटेल, क्षेत्र 299.7 चौ.मि. ची शोध फी कॅशव्दारे वसुल करण्यात आली

SEARCHFEE रु. 750.00

एकूण: रु. 750.00

Joint Sub Registrar Aurangabad V

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.-५

M.B. PATNI.
ADVOCATE.

OFF. CHAURAHA, AURANGABAD. M-9423396639

SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

1) Shri. Sanjay Anjurdas Dawarani R/o, CIDCO, Aurangabad have place in my hand all the relevant documents regarding City Survey no.17631 (ROYAL HOTEL) admeasuring (37.6x39 fit). 299.7sq.Mtrs Situated at Sillekhana, Nutan Colony Aurangabad and requested me to take search of the above property in the Office of Sub-Registrar, Aurangabad for last 30 years i.e. from 1993 to 2022 and to see whether cloud of any kind is there over the property. Accordingly, I personally filed an application before the Sub-Registrar, Aurangabad and deposited Rs.750/- towards search fees under a receipt no. 786 dated 31/01/2022 and searches the record placed before me and available for search. The Receipt is enclosed.

2) From the record, the property CTS no. 17631, MCA House No. 5-16-1976 situated at Sillekhana, Nutan colony Aurangabad was originally owned by Rabiyakhanum Mahamad Usman. She has sold the said entire property to Shri Nandlal Kishanchand Wadhwani of Aurangabad on 13/03/1967 through a registered sale deed bearing document day book no. 1604/67 and by way of that put in possession of the purchaser. Accordingly name of purchaser Nandlal Kishanchand Vadhwani was mutated in city survey record, on survey made by the city survey officer and on the basis of the registered sale deed. Shri Nandlal

Manikchand B. Patni
Advocate
Chauraha, Aurangabad.
Regd. No. 134/84

Kishanchand Wadhwani was therefore owner of total area admeasuring 299.7 of the CTS no.17631.

3) While searching the record, I found that the owner of the property Mr. Wadhwani has relinquished the area to the extent of 90.20 Sq. Mtrs. out of CTS no. 17631, Nutan Colony, Aurangabad through a registered relinquishment deed bearing document day book no. 3691/20 dated 03/07/2020 in favour of Municipal Corporation Aurangabad, thus Mr. Wadhwani is remain to be owner of plot to the extent of 209.5 Sq.Mtrs only.

4) In further search, I found that, Mr. Nandlal Kishanchand Wadhwani has sold the said property to the extent of 209.5 Sq. Mtr. to Sanjay Arjundas Dawarani, through registered sale deed bearing document day book no. 4314/20 on dated 21/09/2020. The property sold is bounded by:

Towards East: Road,

Towards West: Galli,

Towards North: House of Masjid Qureshi and

Towards South: Property of Atul

As per sale deed Shri. Sanjay Arjundas Dawarani becomes the absolute owner of the area admeasuring 209.5 only. That name of purchaser is mutated in city survey record as per fare far no.12773 dated 28/10/2020.

Manikchand B. Patni
Advocate
Chaurana, Aurangabad.
Regd. No. 134/84

M.B. PATNI.
ADVOCATE.

OFF. CHAURAHA, AURANGABAD. M-9423396639

5) That the property under search is a taxable property as per record submitted before me. It reviles from the tax paid receipt, property tax is being paid up till 2018-2019 to the Municipal Corporation, Aurangabad. Nandlal Wadhwani, through Sanjay Dawarani already has filed an application on line to the Municipal Corporation Aurangabad for grant of construction permission; accordingly construction permission is granted by Corporation as per rule. RERA registration is approved as per rule having no.RPM/MAH/NR515000059.

6) I personally cause search in the office of Sub-Register, Aurangabad, for the year 1992 to 2021, (last 30 years) however, I have not found any transaction, registered document regarding CTS No. 17631 situated at, Nutan Colony, Sillekhana, Aurangabad and also not found any encumbrances over the property.

7) As per search caused by me and on perusal of the record placed before me, Shri. Sanjay S/o Arjundas Dawarani is absolute owner of the said CTS No.17631, I, can say that the property CTS. no 17631 admeasuring 209.5. Sq. Mts. situated at Nutan Colony, Sillekhana, Aurangabad. I therefore can say that the property under search is free from all encumbrances and is not at all clouded of any kind and Shri. Sanjay S/o Arjundas Dawarani is as on today absolute owner and possessor of the CTS. no 17631 admeasuring 209.5 Sq. Mts.

Hence, this search report.

DATE:03/02/2022

(M.B. PATNI)
Advocate

Manikchand B. Patni
Advocate
Chaura ha, Aurangabad.
Regd. No. 10[illegible]64