



Adv. SANGEETA POL
M.A.,LLM,GDC&A
Advocate District & Civil Court,
Aurangabad
Mob No. 9423450809, 8857965912

Narguils

1. Description of property -

All that piece and parcel of CTS No. 607, Plot No. 58, Situated at Builders, Housing Society, Jaisingpura, Shantipura Dist Aurangabad. As per his admeasuring area 324 Sq.Mtrs bounded as under:

East : Plot No. 57

West: Plot No. 59

South: 25 Feet. Road

North: 10 Feet. Wide Galli

2. Documents of allotment of total 324 Sq. Mtrs by approval Metropolitan Planner by Aurangabad as AMRD Aurangabad.

3. Property Card - Copy of Property Card Plot No 58.

as P.R. Registration dated 23/12/1981 as per the name owners as Shriram Kaluji Ghodake and Dyanad Subhandrao Chavhan as registered Sale Deed No 5288/1981 dated 13/11/1981

4. Search report for 30 years from 1991 to 2021

2/And I have perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of -

Purushottam Singh Rughunath Singh Thakur, he is Builder and Developer, he had to developed this plot No 58 as admeasuring area 324 Sq.Mtrs, and hence he has been Registered all documents plot No 58 as per owners consent.

The Developer has been executed a Development Agreement as per Registered No 3661/2019 dated 05/04/2019.

And General Power Attorney as registered sale deed no 3664/2019 dated 05/04/2019 all above documents have been registered with Thakur Builders and Developers partner is name of Akhil Mohdmamd Qureshi.

And Akhil Mohdmamd Qureshi has been done a General Power Attorney as his Attorney holder as Thakur Builders and Developers through **Purushottam Singh Rughunath Singh Thakur** as registered serial no 3666/2019 dated 05/04/2019.

And Shriram Kaluji Ghodake and Dyanad Subhandrao Chavhan G.P.A through M/s Thakur Builders and Developers through **Purushottam Singh Rughunath Singh Thakur** has been submitted request letter for permission for construction at Aurangabad Municipal Corporation and its Approval No DDMCB/B/2019/APL/00458 dated 10/06/2019 as per act of the Maharashtra Regional and Town Planning Act, 1966 for plot no 58, Survey No 30, City Survey No 607, Jaisingpura, Shantipura Dist

Aurangabad

Aurangabad. As well as plan sanctioned for construction by municipal corporation Aurangabad.

And Deed of Declaration has made by Registered no 5325/2020 dated 20/10/2020 for the Flat no 01 to 08 And also has Rectification Deed to Deed of Declaration has been executed Registered no 3394/2021 dated 12/04/2021, that mentioned on page no 02 on Rectification Deed to Deed of Declaration.

As well as for Recommencement Certificate as per dated 11/05/2021 as revised plan submitted and then after has been got permission no 205/2021 for plot no 58 Builders society Jaisingpura, Shantipura Dist Aurangabad, by Municipal Corporation Aurangabad.

And Rectification deed to Deed of Declaration has been Newly Rectified as for unit/ Flat no 501 and 502, for fifth floor only possession to M/s Thakur Builders and Developers through **Purushottam Singh Rughunath Singh Thakur**, as registered serial No 8439 /2021 dated 02/12/2021

The plot is clear, marketable and without any encumbrances. Shriram Kaluji Ghodake and Dyanad Subhandrao Chavhan G.P.A through M/s Thakur Builders and Developers through **Purushottam Singh Rughunath Singh Thakur** At CTS No. 607, Plot No. 58, Situated at Builders, Housing Society, Jaisingpura, Shantipura Dist Aurangabad.
5. Qualifying comments / remarks if any -

Remark : During my search as stated above, I did not trace out any encumbrances on the said property, as per the index record available thereat. Therefore, I say that , said property is free from all type of encumbrances. In substance, I feel that, Shriram Kaluji Ghodake and Dyanad Subhandrao Chavhan G.P.A through M/s Thakur Builders and Developers through **Purushottam Singh Rughunath Singh Thakur** is having good marketable title on the property Plot CTS No. 607, Plot No. 58, Situated at Builders, Housing Society, Jaisingpura, Shantipura Dist Aurangabad.

3/ The report reflecting the flow of the title of the Shriram Kaluji Ghodake and Dyanad Subhandrao Chavhan G.P.A through M/s Thakur Builders and Developers through **Purushottam Singh Rughunath Singh Thakur** , Plot No 58 at Builders Housing Society, Jaisingpura, Shantipura Dist Aurangabad.

Annexure

On the said Plot enclosed herewith as Annexure.

Copy of registered Sale Deed No 5288/1981 dated 13/11/1981 executed by Shriram Kaluji Ghodake and Dyanad Subhandrao Chavhan, **resided at** Plot No 58 at Builders, Housing Society, Jaisingpura, Shantipura Dist Aurangabad.

As per sale deed area 324 sq.mtrs and as per mutated dated 23/12/1981.

Handwritten signature

6. Copy of mutated dated 23/12/1981 in the name of Shriram Kaluji Ghodake and Dyanad Subhandrao Chavhan, resided at- Plot No 58 at Builders Housing Society, Jaisingpura, Shantipura Dist Aurangabad.

Hence M/s Thakur Builders and Developers through **Purushottam Singh Rughunath Singh Thakur** has possessed the said property as registred Ractification Deed od Deed of declaration no 8439/2021 dated 02/12/2021 through G.P.A Shriram Kaluji Ghodake and Dyanad Subhandrao Chavhan to **Purushottam Singh Rughunath Singh Thakur** and now he has possessed the said property for the developed area as per mentioned above documents and noted nos.

And hence he has possessed the said Plot area 324 sq.mtrs

1. It is seen from record that, Shriram Kaluji Ghodake and Dyanad Subhandrao Chavhan G.P.A through M/s Thakur Builders and Developers through **Purushottam Singh Rughunath Singh Thakur**

He Developed the said plot form Shriram Kaluji Ghodake and Dyanad Subhandrao Chavhan, resided at- Plot No 58 at Builders Housing Society, Jaisingpura, Shantipura Dist Aurangabad. They are owners of the said property. And the said property has been handed over to the developer for development and executed all documents.

2. Then I have seen of all registered documents and read out and then given record as per before me.

That is that Shriram Kaluji Ghodake and Dyanad Subhandrao Chavhan G.P.A through M/s Thakur Builders and Developers through **Purushottam Singh Rughunath Singh Thakur** And now all original documents have in Builder's hand. There is no doubt that all original documents have not any mortgaged. Hence, I have seen all original documents. And now, Builder and developer has possessed the said plot and all original documents.

Hence, Shriram Kaluji Ghodake and Dyanad Subhandrao Chavhan G.P.A through M/s Thakur Builders and Developers through **Purushottam Singh Rughunath Singh Thakur** M/s Thakur Builders and Developers through **Purushottam Singh Rughunath Singh Thakur**. and hence now the Builder and developer has possessor of said flat no 09 and flat no 10 on Plot No 58 at Builders Housing Society, Jaisingpura, Shantipura Dist Aurangabad. But I have read out all documents which is came before me. And given this information or any documents about this transaction for this property.

And

Nangul

Shriram Kaluji Ghodake and Dyanad Subhandrao Chavhan G.P.A through M/s Thakur Builders and Developers through **Purushottam Singh Rughunath Singh Thakur** M/s Thakur Builders and Developers through **Purushottam Singh Rughunath Singh Thakur**

The Builders and Developers as **Purushottam Singh Rughunath Singh Thakur** has taken permission for the fifth floor construction for two Flats and now he has possessor though Ractification deed of Deed of Declaration dated on 02/12/2021 and hence for this property the developer now at present possessor and owned.

And

The owner of plot are Shriram Kaluji Ghodake and Dyanad Subhandrao Chavhan, resided at- Plot No 58 at Builders, Housing Society, Jaisingpura, Shantipura Dist Aurangabad. They purchased said plot No 58 in the year 1981.

And said plot has been given for development to M/s Thakur Builders and Developers through **Purushottam Singh Rughunath Singh Thakur** through G.P.A by Shriram Kaluji Ghodake and Dyanad Subhandrao Chavhan.

3. It appears from record that, Shriram Kaluji Ghodake and Dyanad Subhandrao Chavhan G.P.A through M/s Thakur Builders and Developers through **Purushottam Singh Rughunath Singh Thakur** is the possessor of the said Flat no 501 and 502 on fifth floor of the said Plot No 58 at Builders Housing Society, Jaisingpura, Shantipura Dist Aurangabad as cleared mention the developer is possessor and owned on said flats as

Final Certificate:

I certify that, M/s Thakur Builders and Developers through **Purushottam Singh Rughunath Singh Thakur** has no any encumbrance of the said property and hence title in respect of property except under search. I have inspected documents for last 30 years. I have deposited a necessary fee at Sub- Registrar office of Aurangabad.

The receipt of Rs. 750/- dated 30/12/2021 as Receipt No. 13349 /2021- with GGP-5-0-2021. is annexed herewith. I have verified all the title deeds.

Dangul

I have not found any adverse entry during my search. The property under search can be mortgaged in favor of M/s Thakur Builders and Developers through **Purushottam Singh Rughunath Singh Thakur** without any adverse effect.

Hence this title cum search report.

Sangeeta

Advocate - **SANGEETA A. POL**
Advocate & Notary
Bajaj Nagar, Aurangabad.
Date: 31.12.2021

Place: Aurangabad.

ऑफिस पत्ता : पी.९७/५, मिनाताई ठाकरे मार्केट, महाराणा चौक, बजाजनगर, एम.आय.डी.सी., वाळुज, औरंगाबाद
-४३११३६

Office Address : P-97/5 Meenatai Thakare Market, Maharana Pratap Chouk, Bajaj Nagar, M.I.D.C. Waluj, Aurangabad - 431136

342/0

इतर
पावती

Original/Duplicate

Thursday, 30 December 2021
5:37 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13349 दिनांक: 30/12/2021

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग5-0-2021

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड संगीता पौळ

वर्णन अर्ज क्र. 2231/2021 मौजे जयसिंगपुरा शांतीपुरा सि टी एस नं 607 प्लॉट नं 58 चा
सन 1992 ते 2021 एकुण 30 वर्ष शोध फी 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 वग-५
औरंगाबाद क्र.-५