342/0 इतर पावती Original/Duplicate

Thursday,13 October 2022 4:40 PM नोंदणी क्रं. :39M

Regn.:39M

पावती क्रं.: 8763 दिनांक: 13/10/2022

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगम5-0-2022

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड सचिन देठे

वर्णन **अर्ज क्रमांक 1901/2022 मौजे गारखेडा श्रीरामनगर औरंगाबाद म.न.पा. येथील सि.स.नं. 15731/10 मिळकतीचे शोधवर्ष 1993 ते 2022 एकुण 30 वर्षाचे शोध फी वसुल करण्यात आली.**

SEARCHFEE रु. 750.00

एकूण: रु. 750.00

Joint Sub Registrar Aurangabad V

1): देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009240795202223E दिनांक: 13/10/2022

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्र.-५

10/13/2022

Adv. Sachin A. Dete

OFFICE :- N-7, A-4/25, Greaves Colony, CIDCO,

Aurangabad - 431 001, Maharashtra.

FORMAT - A

(Circular No. 28/2021)

To,

Maha RERA,

Mumbai

LEGAL TITLE REPORT

SUBJECT :- Title clearance certificate with respect to plot No. 07, CTS No. 15731/10, adm. 483.00 Sq. Mtrs., Shriramnagar, Garkheda, Taluka and District Aurangabad (Hereinafter referred as the said land).

Sir / Madam,

01. I have investigated the title of said land on request of Mr. Gautam S/o Mangilal Katariya and Mr. Pawankumar S/o Suganchand Mugdiya partners of M/s Aadeshwar Construction (A partnership firm under Indian Partnership Act, 1932) on following documents :-

1. Description of the property :- Plot of land adm. 483.00 Sq. Mtrs. forming part of land CTS No. 15731/10, Shriramnagar, Garkheda, Taluka and District Aurangabad.

2. The documents of allotment / title pertaining to said land :-

ADVOCATE
Sachin A. Dete
B.S.L.,LL.B.,D.T.L
N-3,Plot No-15,Hotel Natraj
Near High Court, CIDCO
Aurangabad.Mob-9403889977,9860752341

Adv. Sachin A. Dete
OFFICE :- N-7, A-4/25, Greaves Colony, CIDCO,
Aurangabad - 431 001, Maharashtra.

Copy of registered Sale Deed bearing daybook serial No. 5038 dated 04/12/1978 read with Correction Deed bearing daybook serial no. 9839 dated 10th November 1987 and another sale deed bearing daybook serial No. 2126 dated 20/02/1989.

3. P. R. Card extract issued by City Survey Office Aurangabad / Revenue Department of current date.

4. Search report for 30 years from 1993 till 2022

02. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that prima facie title Mr. Suresh S/o Narayanrao Targe is clear, marketable and without any encumbrances.

03. Owners of the Plot / Land

Mr. Suresh S/o Narayanrao Targe **:- 483.00 Sq. Mtrs.**

ADVOCATE
Sachin A. Dete
B.S.L.,LL.B.,D.T.L.
N-3,Plot No-15,Hotel Natraj
Near High Court, CIDCO
Aurangabad.Mob-9403889977,9860752341

Adv. Sachin A. Dete

OFFICE :- N-7, A-4/25, Greaves Colony, CIDCO,

Aurangabad - 431 001, Maharashtra.

04. The report reflecting the flow of the title of the aforesaid owners of said land namely Mr. Suresh S/o Narayanrao Targe is enclosed herewith as annexure.

Encl :- Annexure.

Sachin A. Dete
Advocate

Date:- 18/10/2022

ADVOCATE
Sachin A. Dete
B.S.L.,LL.B.,D.T.L.
N-3,Plot No-15,Hotel Natraj
Near High Court, CIDCO
Aurangabad.Mob-9403889977,9860752341

Adv. Sachin A. Dete

OFFICE :- N-7, A-4/25, Greaves Colony, CIDCO,
Aurangabad - 431 001, Maharashtra.

FORMAT - A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

01. P R. Card extract as on date of application for registration.

02. Copy of registered Sale Deed bearing daybook serial No. 5038 dated 04/12/1978 read with Correction Deed bearing daybook serial no. 9839 dated 10th November 1987 and another sale deed bearing daybook serial No. 2126 dated 20/02/1989.

03. Search Report for 30 years from 1993 to 2022 taken from Sub Registrar office at Aurangabad.

04. Any other relevant title.

05. Litigation if any. :- No Litigation Found as on date.

Date :- 18/10/2022

Sachin

Sachin A. Dete
Advocate
ADVOCATE
Sachin A. Dete
B.S.L.,LL.B.,D.T.L
N-3,Plot No-15,Hotel Natraj
Near High Court, CIDCO
Aurangabad.Mob-9403889977,9860752341

Adv. Sachin A. Dete

OFFICE :- N-7, A-4/25, Greaves Colony, CIDCO,

Aurangabad - 431 001, Maharashtra.

FLOW OF TITLE

In pursuance to request made by Mr. Gautam S/o Mangilal Katariya and Mr. Pawankumar S/o Suganchand Mugdiya partners of M/s Aadeshwar Construction (A partnership firm under Indian Partnership Act, 1932) I have taken search of the title in respect of property i.e. plot of land adm. 483.00 Sq. Mtrs. forming part of land CTS No. 15731/10, Shriramnagar, Taluka and District Aurangabad for the period of 30 years i.e. from 1993 to 2022.

I have deposited the requisite fees of **Rs. 750/-** vide receipt No. 8763 on **13th October 2022** with the office of Sub Registrar, Class - 2 Aurangabad and did the search in the record and indexes which was made available to me and as well as on the basis of the documents forwarded to me, in respect of the aforesaid property.

BRIEF HISTORY OF THE PROPERTY :-

The present report is prepared on the documents made available to me during search. The present report is for the period from 1993 till 2022 and restricted to the extent of plot of land adm. 483.00 Sq. Mtrs. forming part of land CTS No. 15731/10, Shriramnagar, Taluka and District Aurangabad.

ADVOCATE
Sachin A. Dete
B.S.L.,LL.B.,D.T.L.
N-3,Plot No-15,Hotel Natraj
Near High Court, CIDCO
Aurangabad.Mob-9403869077,9860752341

Adv. Sachin A. Dete

OFFICE :- N-7, A-4/25, Greaves Colony, CIDCO,
Aurangabad - 431 001, Maharashtra.

01. The Plot No. 07, C.T.S. No. 15731/10, situated Shriram Nagar, Garkheda, Aurangabad purchased by Mr. Suresh S/o Narayanrao Targe vide registered sale deed bearing daybook serial No. 5038 dated 04/12/1978 read with Correction Deed bearing daybook serial no. 9839 dated 10th November 1987 and another sale deed bearing daybook serial No. 2126 dated 20/02/1989 and accordingly the name of present owner has been mutated in ownership column of P. R. Card of CTS No. 15731/10.

02. The said owner Mr. Suresh S/o Narayanrao Targe registered development agreement with Grantor No. 02 / Builder / Developer i.e. M/s Aadeshwar Construction (A partnership firm under Indian Partnership Act, 1932) Through Partners i. Mr. Gautam S/o Mangilal Katariya and ii. Mr. Pawankumar S/o Suganchand Mugdiya bearing daybook serial no. AGG - 1 - 1387 dated 24/02/2022 followed by registered power of attorney bearing daybook serial no. AGG - 1 - 1388 dated 24/02/2022. The said Builder / Developer has also obtained the construction permission / commencement certificate from the Aurangabad Municipal Corporation vide Book No. 478, License No. 34/2022-23 and File No. 19/17/2022-23 dated 04/05/2022.

Sachin

ADVOCATE
Sachin A. Dete
B.S.L.,LL.B.,D.T.L
N-3,Plot No-15,Hotel Natraj
Near High Court, CIDCO
Aurangabad.Mob-9403889977,9860752341

Adv. Sachin A. Dete
OFFICE :- N-7, A-4/25, Greaves Colony, CIDCO,
Aurangabad - 431 001, Maharashtra.

03. The said Builder / Developer firm M/s Aadeshwar Construction in pursuance to construction permission referred supra has submitted the proposed construction namely "SAI SUMAN PRIDE" to the provisions of The Maharashtra Apartment Owners Act, 1970 by executing a Deed of Declaration under Sec. 2 Form - A to the provisions of bearing daybook serial No. AGG - 1 - 7552 dated 28/09/2022. The parties i.e. Owner and Builder / Developer has bifurcated the units between them in pursuance to terms specified in Development Agreement referred supra.

Thus, after perusing the aforesaid documents and record made available to me it appears that, Mr. Suresh S/o Narayanrao Targe is owner of plot of land adm. 483.00 Sq. Mtrs. forming part of land CTS No. 15731/10 Shriramnagar, Garkheda, Taluka and District Aurangabad in which right of M/s Aadeshwar Construction (A partnership firm under Indian Partnership Act, 1932) Through Partners i. Mr. Gautam S/o Mangilal Katariya and ii. Mr. Pawankumar S/o Suganchand Mugdiy awere involved in pursuance to registered Development Agreement referred supra. Relying on the aforesaid record, the title of present owner appears to be marketable and clear as per relevant revenue record.

HENCE THIS SEARCH REPORT

Sachin

Sachin A. Dete
Advocate

ADVOCATE
Sachin A. Dete
B.S.L.,LL.B.,D.T.L.
N-3,Plot No-15,Hotel Natraj
Near High Court, CIDCO
Aurangabad.Mob-9403889977,9860752341