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इतर पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 1933 दिनांक: 31/07/2019

गावाचे नाव: ब्रम्हपुरी
दस्तऐवजाचा अनुक्रमांक: बमप-0-2019
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: शैलेंद्र प्रविण एस. चिंतावार रा. पो. तह. ब्रम्हपुरी
वर्णन अर्ज क्रं. 653/2019 अन्वये मौजा - ब्रम्हपुरी तह. ब्रम्हपुरी येथील 1) गट नं. 35 आराजी 3.16 हे.आर, 2)गट नं. 34 आराजी 1.12 हे.आर, 3) गट नं. 796 आराजी 0.09 हे.आर, 4) गट नं. 28 आराजी 0.40 हे.आर व 5)गट नं. 31 आराजी 0.14 हे.आर (प्रत्येकी सोळा सन 2005 ते 2019 पर्यंत एकूण 15 वर्षे)

SEARCHFEE	रु. 1875.00
एकूण:	रु. 1875.00

Sub Registrar Brahmapuri
दुय्यम निबंधक श्रेणी-१
ब्रम्हपुरी

1); देयकाचा प्रकार: eChallan रक्कम: रु.1875/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004715416201920E दिनांक: 31/07/2019
बँकेचे नाव व पत्ता:

Pravin S. Chintawar
Advocate
R No. 3127 / 2005

Shiwaji Nagar Bramhapuri
Dist . Chandrapur
Home – (07177) 272099
Mob. No. - 9049664354

CERTIFICATE OF ADVOCATE

To,

(1)**Shri. Tofikkhan Nayantullakhan Pathan**
(2)**Shri. Satish Dnyaneshwar Humane.**
R/o Bramhapuri, Tah. Bramhapuri, Distt. Chandrapur

Reference:- Search Report with Title Clearance Certificate of Shri. Tofikkhan Nayantullakhan Pathan& Shri. Satish Dnyaneshwar Humane, Occ:-Business, R/0 Bramhapuri,Tah.Bramhapuri, Distt. Chandrapur.

(3) Having been engaged by my Client for preparing Title Verification and search Report in respect of following property for general information to self purpose. I **Pravin S. Chintawar,** Advocate R/o, Bramhapuri, Distt. Chandrapur do hereby submit title verification and search report. Thus I have taken search at revenue record and property of **Shri. Tofikkhan Nayantullakhan Pathan Shri. Satish Dnyaneshwar Humane.**

(4) That **Shri. Tofikkhan Nayantullakhan Pathan & Shri. Satish Dnyaneshwar Humane** is absolute owner of Gat No.34, area 1.12 H R, out of 0.40 HR, Gat No.35, area 3.16 H R, out of 0.40 HR Gat No.31, area 0.14 HR,Gat No.796, area 0.09 HRand Gat No.28, area 0.47 H R. P. H. No. 12, at Mouza Bramhapuri, Nagar Parishad Bramhapuri, Panchayat samiti, Tah. Bramhapuri, Distt. Chandrapur.(The property is specifically described in the schedule annexed herewith)

(5)That **Shri. Tofikkhan Nayantullakhan Pathan & Shri. Satish Dnyaneshwar Humane** is acquired the title by virtue of following documents :- 7/12 extracts and Sale deed- Xerox.

Pravin S. Chintawar
Advocate
Chandgaon Road, Bramhapuri

That the title history for the last 15 years i.e. from 2005 to 2019 and shows the following chain of transaction.

That, **Shri. Tofikkhan Nayantullakhan Pathan & Shri. Satish Dnyaneshwar Humane is** absolute owner of Gat No.34, area 1.12 H R, out of 0.40 HR, Gat No.35, area 3.16 H R, out of 0.40 HR Gat No.31, area 0.14 HR,Gat No.796, area 0.09 HRand Gat No.28, area 0.47 H R. P. H. No. 12, at Mouza Bramhapuri, Nagar Parishad Bramhapuri, Panchayat samiti, Tah. Bramhapuri, Distt. Chandrapur.

(6) **Gat No.34, area 1.12 H R,(out of 0.40 HR)**

Before that, the Manohar Gopalrao Shinkhede & others was owner of agriculture land Gat No. 34 area 1.12HR they was in undisturbed possession of the said property. There name was recorded in the revenue record later on out of that 0.40 H.R. land was sold to applicant Shri. Pathan & Humane by way of Regi.Sale deed, vide Document No.1178/2019,on dated 12/07/2019. The name of **Shri. Tofikkhan Nayantullakhan Pathan &Shri. Satish Dnyaneshwar Humane** is duly mutated in revenue record. The title of **Shri. Tofikkhan Nayantullakhan Pathan &Shri. Satish Dnyaneshwar Humane is** legal and absolute.

Gat No.35, area 3.16 H R, (out of 0.40 HR)

Before that, the Manohar Gopalrao Shinkhede & others was owner of agriculture land Gat No. 34 area 3.16HR they was in undisturbed possession of the said property. There name was recorded in the revenue record later on out of that 0.40 H.R. land was sold to applicant Shri. Pathan & Humane by way of Regi.Sale deed, vide Document No.1177/2019,on dated 12/07/2019. The name of **Shri. Tofikkhan Nayantullakhan Pathan &Shri. Satish Dnyaneshwar Humane** is duly mutated in revenue record. The title of **Shri. Tofikkhan Nayantullakhan Pathan &Shri. Satish Dnyaneshwar Humane is** legal and absolute.

Pravin S. Chintawar
Advocate
Chandpur Road, Bramhapuri

Gat No.31, area 0.14 H R

Before that, the Shri. Manik Tulshiram Tarhekar was owner of agriculture land Gat No. 31 area 0.14HR he was in undisturbed possession of the said property. His name was recorded in the revenue record later above said land was sold to applicant Shri. Pathan & Humane by way of Regi.Sale deed, vide Document No.131/2019,on dated 16/01/2019. The name of **Shri. Tofikkhan Nayantullakhan Pathan &Shri. Satish Dnyaneshwar Humane** is duly mutated in revenue record. The title of **Shri. Tofikkhan Nayantullakhan Pathan &Shri. Satish Dnyaneshwar Humane is** legal and absolute.

Gat No.796, area 0.09 H R

Before that, the Shri. Madhav Raghunath Dhote was owner of agriculture land Gat No. 796, area 0.09HR. He was in undisturbed possession of the said property. His name was recorded in the revenue record later above said land was sold to applicant Shri. Pathan & Humane by way of Regi.Sale deed, vide Document No.132/2019,on dated 16/01/2019. The name of **Shri. Tofikkhan Nayantullakhan Pathan &Shri. Satish Dnyaneshwar Humane** is duly mutated in revenue record. The title of **Shri. Tofikkhan Nayantullakhan Pathan &Shri. Satish Dnyaneshwar Humane is** legal and absolute.

Gat No.28, area 0.47 H R

Before that, the Shri. Subhash Dajiba Dhote & others was the owner of agriculture land Gat No. 28 area 0.47HR they were in undisturbed possession of the said property. There name was recorded in the revenue record later above said land was sold to applicant Shri. Pathan & Humane and Shri. Jiya Kureshi and Shri. Shailendra Raut by way of Regi.Sale deed, vide Document No.1373/2018,on dated 26/09/2018. The name of **Shri. Tofikkhan Nayantullakhan Pathan &Shri. Satish Dnyaneshwar Humane and SAhri. Kureshi & Raut** is duly mutated in revenue record. The title of **Shri. Tofikkhan Nayantullakhan Pathan &Shri. Satish Dnyaneshwar Humane is** legal and absolute.

Pravin S. Chinchwad
Advocate
Chandgaon Road, Shahapur

In my opinion **they becomes** absolute owner of the said property which is more specifically described in the schedule annexed herewith?

7. I have taken search from the office of Sub registrar Bramhapuri from 1/1/2005 to 31/08/2019 by paying necessary search fees Rs.1875/- Under Echallan no. MH0047154162201819E, application no receipt no.1933 on dt. -31/08/2019

Thus, I have taken search for the period of 15 years.

8. On the basis of search made by me and the document placed before me. I am satisfied that the property referred in schedule is owned by **Shri. Tofikkhan Nayantullakhan Pathan & Shri. Satish Dnyaneshwar Humane** and it's free from encumbrances, lien, mortgage or any other charges claim affecting cleared title to the said property.

9. I am satisfied that the property is heritable and transferable and the transferor has the right to transfer. All necessary practice have been joined the document and document have desired effect, facts and event material to title have been satisfactorily proved.

10. I have also confirmed from Govt. and public land acquisition authorities that the property described in schedule is not subject to any acquisition from these authorities.

11. In the result I have to state that I have made necessary searches I am satisfied that the property in question is free from all encumbrances.

12. That the **Shri. Tofikkhan Nayantullakhan Pathan & Shri. Satish Dnyaneshwar Humane** is absolute owner of the following property which is specifically described in the schedule annexed herewith.

SCHEDULE OF PROPERTY

Pravin S. Chintawar
Advocate
Chanda Road, Bramhapuri

(1) All that piece and parcel of following property, That **Shri. Tofikkhan Nayantullakhan Pathan &Shri. Satish Dnyaneshwar Humane** is absolute owner of
Gat No.34, area 1.12 H R, out of 0.40 HR, Gat No.35, area 3.16 H R, out of 0.40 HR Gat No.31, area 0.14 HR,Gat No.796, area 0.09 HRand Gat No.28, area 0.47 H R. P. H. No. 12, at Mouza Bramhapuri, Nagar Parishad Bramhapuri, Panchayat samiti, Tah. Bramhapuri, Distt. Chandrapur.

Gat no.	Area H. R.	Assessment Rs. P.	Right
34	1.12 (Out of 0.40 HR)	6.75	Occ. class I

Dimensions:-

Towards East	=	Remaining Agriculture Land of owner.
Towards West	=	Agriculture Land of Gat No. 13
Towards North	=	Agriculture Land of Gat No. 28 & Gat No. 796
Towards South	=	Agriculture Land of Gat No. 35 (applicants land)

Gat no.	Area H. R.	Assessment Rs. P.	Right
35	3.16 (Out of 0.40 HR)	18.30	Occ. class I

Pravin S. Chintawar
Advocate
Chanda Road, Bramhapuri

Dimensions:-

Towards East = Remaining Agriculture Land of owner.

Towards West = Agriculture Land of Shri. Gotephode and Dhote

Towards North = Agriculture Land of Gat No. 34

Towards South = Agriculture Land of Gat No. 37 and Remaining Agriculture Land of owner

Gat no.	Area H. R.	Assessment Rs. P.	Right
31	0.14	1.85	Occ. class I

Dimensions:-

Towards East = Agriculture Land of Shri. Prakash Dhote.

Towards West = Bramhapuri City

Towards North = Layout of Shri. Bhare

Towards South = Agriculture Land of Shri. Prakash Dhote

Gat no.	Area H. R.	Assessment Rs. P.	Right
796	0.09	1.30	Occ. class I

Advocate

Dimensions:-

Towards East = Agriculture Land of Shri. Prakash Dhote.

Towards West = Agriculture Land of Shri. Prakash Dhote.

Towards North = Agriculture Land of Shri. Prakash Dhote.

Towards South = Agriculture Land of Shri. Manohar Shinkhede

Gat no.	Area	Assessment	Right
	H. R.	Rs. P.	
28	0.47	6.70	Occ. class I

Dimensions:-

Towards East = Agriculture Land of Shri. Deshmukh.

Towards West = Water Path.

Towards North = Layou of Shri Pise.

Towards South = Agriculture Land of Shri. Manohar Shinkhede.

Hence this search report.

Bramhapuri

Date :- 01/08/2019

(Adv.P.S.Chintawar)
R/o Bramhapuri

Pradip S. Chintawar
Advocate
Chanda Road, Bramhapuri