Sanjay Sampatrao Kalbande
(LL.M.)
Advocate
Mo.9823574977

Office : "BHAU" Yashwant Nagar, Ambad Road, JALNA - 431 203. Mo.8275244674

Date : 11 /03/2019

TITLE SEARCH REPORT

Applicant :- Anant Mukundrao Kulkarni,
R/o Dhavedi, Tq. Jalna, Dist. Jalna

Subject :- Search report for the period of 30 years in respect of Plots bearing Grampanchyat No. 334/1 to 334/123 situated at Gut no 171,172,173 of Dhawedi, Tq. & Dist. Jalna .

The applicants have requested me to make search of the above property and submitted following documents:

I Verified the following documents :

1. Copy of 7/12 extracts of land Gat No. 171, 172, 173 for the period of 2011-2012
2. Copy of 7/12 extracts of Survey no. 30/1, c1960-1961 to 1983-1984.
3. Copy of 7/12 extracts of Survey no. 30/2 1960-1961 to 1983-1984..
4. Copy of 7/12 extract of Survey no. 30/3 1960-1961 to 1983-1984.
5. Copy of mutation bearing no. 469 of land gat no. 171
6. Copy of mutation bearing no. 453 of land gat no. 173.

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7. Certified copy of Pahani Patrak 1956 to 1958 of the above lands
8. copy of sale deed of land gat no. 171 dated 11/08/1994.
9. Copy of Sale deed of land gat no. 172 dated 12/07/2012.
10. Copy of Sale deed of land bearing no. 173 dated 25/03/1994.
11. Copy of Sale deed of land gat no. 172 dated 19/04/2012.
12. Copies of Namuna no. 8 issued by Grampanchyat Dhawedi/Thar, Tq. & Dist Jalna. in respect of plot bearing No. 334/1 to 334/123
13 Copy of NA order issued by Deputy Collector Jalna dated 27/09/2012
14 Copy of site plan with boundaries
15. Copy of statement showing the exact area of the above plots.
16. Copy of Power of Attorney by Sheshrao Bhujangrao Sable and Ramrao Bhujangrao Sable in respect of land gat No. 173 area to the extent of 1 H. 04 R. (Xerox copy) dated 30/03/2103

II) Description of property

Plot bearng G PNo bearing GP No.334/1to 334/123 total area of all 123 plot is 52518 30 sq mt situated at Dhawedi Tq & Dist Jalna as the statement enclosed, which is attached with this report.The common boundnes of all the plots as per map enclosed are as under

East	-	Land of Milaji Bhujangrao Sable and Suresh Rodiya
West	-	Shiv, road and Jamwadi village boundary
North	-	Shiv, road and Gondegaon village boundary
South	-	Gairan

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III) ENCUMBERANCES

Property has been mortgaged vide mortgage deed dt. 16/01/2014 in favour of bank of baroda, bhandup Mumbai.

IV) FLOW OF TITLE:

The applicant has purchased the land bearing gat no. 173 area 2 H 42 R Kondiba Abaji Sable in the year 1994 for consideration of Rs. 68,000/- The applicant has purchased the land bearing gat no. 172 area 3 H.2 R and 44 R land out of gat no. 172 n the year 2012 from Haribhau Baburao Wadekar for from Rs 25,00,000/- and for Rs. 1,75,000/- respectively in the year 2012.

The applicant has purchased the land bearing gat no 171 area 1 H. 92 R from Namdeo Damodhar Sable and others in the year 11/08/1994 for Rs. 49,000

Thus, the applicant is the owner and possessor of 9.04 **H** land out of gat No 172,173 and 174, on the basis of the sale deeds described above

That previously, Damodhar Vishavnath and Devjan Vishavnath were the owners and possessors of survey no 30/1 and Kondiba Abaji was the owner of land survey no. 30/2 and 30/3 Likewise, Sy. Chand Sy. Pasha and Sy. Afsar Sy. were the owners of land gat no. 172. Sy Chand Sy. Pasha, Sy Yasin Sy Chand had exchange the land gat no. 172 area 3 H. 36 R in favour of Haribhau Baburao Wadekar and thereby has executed a registered exchange deed bearing no 110 on 17/01/2003 in favour of Haribhau Wadekar who has

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transfer the land gat no. 148 area 1 H. 60 R under the exchange deed. On the basis of exchange deed the mutation at serial no 647 came to be sanctioned in the name of Hanbhau Baburao Wadekar who had sold the land gat no. 172 in favour of the applicant.

After purchase the land by the applicant from the above owners of the property the name of the applicant came to be recorded in mutation register at serial no 169, 1033 and 453 and in the 7/12 extract in ownership and cultivation column as the owner and possessor of the property. The applicant has obtained N.A. permission of land gat no 171, few 172, 173 total area shown 9H. 04 R equal to 90400.0Sq.mt. However, the land bearing gat no,. 173 area 1 H. 04 R of Sheshrao Bhujangrao Sable is included in the area 9 H.4 R land as the co-owner of the property along with the applicant. As such the applicant is the owner and possessor of 8 H. 0 R. land only out of gat no. 171, 172, 173 on the basis of sale deeds executed in favour of the applicant. The Deputy Collector Jalna has granted the permission to the land owned by applicant and Sheshrao Sable. Shesharao Sable given possession of 80 R land to applicant and given consect for N A. However in Agreement of Sable the area as mentioned

After purchasing the property the applicant has ob Deputy Collector Jalna and divided the land in to 123 plots and all the plots are recorded in the Grampanchyat numuna no. 8 in the name of the applicant showing that, the

applicant is the owner and possessor of the property. The layout map showing the possession of the plots of the applicant

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However all the documents clearly shows that applicant is owner and possessor of above described plots on the basis of registered sale deed & Power of attorney executed in his favour.

The applicant can create valid and enforceable mortgage in favour of the bank.

I have taken a search in Sub-Registrar office, Jalna about the encumbrances of the property and there are no encumbrances over the property which would adverse to the bank. Receipt issued by Registrar office Jalna is enclosed.

Hence, this search report Date- 11.03.2019

(S.S. Kalbande)

Advocate, Jalna