



Address: FLAT No. H-C 21 & 22 at II nd floor, Phase No. III, Survey No. 33,
Jabinda Estate, Devanagri Shahanoorwadi, Aurangabad

Title Verification and Search Report

Having been engaged by **MRS. SMITA PANDIT KSHIRSAGAR**, Venkatesh Nagar Jalna road, Aurangabad, for Title Verification and Search Report, I **Adv. R. B. Bhosale**, do hereby submits report, as follows:-

Name of Present Owner : Mr. Smita Pandit Kshirsagar,
and possessor Aurangabad
Nature of Tenure (whether : Freehold property
Freehold / leasehold)
Detail Description of Property :

Property **Plot No. 5, situated at Gut no. 54, Itkheda**, Admeasuring **194.5 Sq. Meters**, within the limits of Municipal Corporation Aurangabad., bearing sale deed no. 576/2001 dated 02.02.2001. Boundaries as follows:

EAST : Plot No. 6.
WEST : 15 meters wide road.
NORTH : Land of Sahebrao Bankar.
SOUTH : 6 meters wide road.

Property **Plot No. 6, situated at Gut no. 54, Itkheda**, Admeasuring **202.43 Sq. Meters**, within the limits of Municipal Corporation Aurangabad., bearing sale deed no. 574/2001 dated 02.02.2001. Boundaries as follows:

EAST : Land of Mrs. Smita Kshirsagar.
WEST : Plot No. 5.
NORTH : Land of Sahebrao Bankar.
SOUTH : 6 meters wide road.

The above mentioned plot no. 5 and 6 are amalgamated vide order no. ja kra/manapa/naravi/2372/2011 dated 30.12.2011 in which area of plot no. 5 is stated as 190.17 sq.m. and of plot no. 6 is stated as 181.86 sq.m. and amalgamated area of plot no. 5 and 6 is mentioned as 372.04 sq.m. Boundaries of amalgamated plots are as follows.

EAST : Land of Mrs. Smita Kshirsagar.
WEST : 15 meters wide road.
NORTH : Land of Sahebrao Bankar.
SOUTH : 6 meters wide road.

Area as per Documents : 396.93 sq.m.

Actual Area as per site : 372.04 sq.m.

Whether N.A. Agricultural
(Details of N.A. Order)

Non Agriculture permission of the land, under section 44 of the Maharashtra Land Revenue Code, 1966 is also granted by the office of collector, Aurangabad on the date 23.10.2000 vide Order No. 2000/MS/JAMIN 1/NA/P.K. 163/2000.

Period of which search taken : 30 years

1. Brief History of Devolution of title

- A. That, the original owner of property bearing Gut no. 54 of Itkheda admeasuring 29.84 guntha Tq. And Dist. Aurangabad, was Parwatibai W/o Parsaram Jagdale. Sau. Shashikala W/o Gopalrao Ghoge (Birajdar) purchased the said property from original owner Sau. Parwatibai W/o Parsaram Jagdale on 14.08.1987 by registered sale deed bearing no. 5381/1987.
- B. That, present owner of the said property Mr. Smita Pandit Kshirsagar has purchased the said property Plot No. 5, situated at Gut no. 54, Itkheda, Admeasuring 194.5 Sq. Meters, within the limits of Municipal Corporation Aurangabad., bearing registered sale deed no. 576/2001 dated 02.02.2001 and Plot No. 6, situated at Gut no. 54, Itkheda, Admeasuring 202.43 Sq. Meters, within the limits of Municipal Corporation Aurangabad., bearing registered sale deed no. 574/2001 dated 02.02.2001.
- C. That, the applicant is absolute owner and in possession of the said property, described in the above schedule.
- D. That, after purchase of the said plots the name of the present owner was mutated as per mutation entry no. 517 and since the date of purchase the present owner is in possession of the said property.
- E. That, the layout of the said property has been sanctioned by AMC vide letter no. 1428/2001 no. 75 dated 04.08.2001.
- F. That, the NA of the said property u/s 44 of Maharashtra Land Revenue Code has been obtained bearing no. Order dated 23.10.2000 bearing no. 2000 kra. 9/masha/jamin-1/NA/pra.kra.163/2000.
- G. That, the entire betterment charges of the said property are paid with AMC and as such there is a clear title of the owner over the property.

- H. That, the construction permission was previously granted by the Municipal Corporation Aurangabad in the name of owner, vide commencement certificate permit no. 862/2011-12, file no. 230/17/2011-12 dated 31.12.2011. This clearly shows that, the landed property is free from encumbrance.
- I. Whether there is any subsisting encumbrance or
- | | | |
|---------------------------------------|---|----|
| easement in relation to the property? | : | No |
|---------------------------------------|---|----|
2. Whether there is any interest of minor,
- | | | |
|---------------------------------------|---|----|
| widow in the property, if so comment? | : | No |
|---------------------------------------|---|----|
3. Whether property belongs to Hindu
- | | | |
|----------------------------------|---|----|
| Undivided Family, if so comment? | : | No |
|----------------------------------|---|----|
4. Is the property tenanted?
- | | | |
|--|---|----|
| | : | No |
|--|---|----|
5. Whether purchaser will be able to
- | | | |
|--|---|--|
| secure vacant possession without any difficulty? | : | Owner is already in possession of the said property. |
|--|---|--|
6. Whether there is any restriction on
- | | | |
|---|---|----|
| the transfer of property under any law? | : | No |
|---|---|----|
7. Whether there is any restriction on the creation
- | | | |
|--|---|----|
| of mortgage on property in favour of any financial institution to secure Housing loan? | : | No |
|--|---|----|
8. Whether equitable mortgage can be created?
- | | | |
|--|---|-----|
| | : | Yes |
|--|---|-----|
9. Whether the property is affected by
- | | | |
|---|---|----|
| any special law / enactment such as tenancy laws, urban land ceiling act? | : | No |
|---|---|----|
10. Whether the property is subject to
- | | | |
|---------------------------|---|----|
| any right of pre-emption? | : | No |
|---------------------------|---|----|
11. That, the title have been duly verified from the relevant records of the office of joint sub-registrar class 2 Aurangabad, office of AMC /City Survey / Town Planning / Revenue Department.
12. I have taken the search of records of office of joint sub-registrar class 2 Aurangabad for last 30 years by paying necessary search fee of Rs. 750/- (Rs. seven hundred and fifty only) vide receipt no. ----- on day of 2016 and on the basis of search made by me, I certify that the property referred in schedule is owned by Mrs. Smita Pandit Kshirsagar, and it is free from all encumbrances, charged lines, any other claim affecting the clear title as on today.

13. The equitable mortgage, if created will be available to the bank for liability of intending borrower Mrs. Smita Pandit Kshirsagar, after depositing the original title deed with the bank or same is mortgaged by the bank in the office of Sub-registrar Aurangabad.
14. That, the original registered sale deed of the present owner, the certified copies of the PR card of City Survey office Aurangabad and the Xerox copy of sale deed of original owner Sau. Shashikala W/o Gopalrao Ghoge appears to be genuine, I have verified and tallied these documents from the records of joint sub-registrar class 2 Aurangabad.
15. I am satisfied that, the property is hereditary and transferable and the applicant has right to transfer the same and it has been verified from all the relevant records / documents, which I have verified from the concerned offices.
16. I have also confirmed from Govt., public and acquisition authorities that the property described in schedule is not subject to any acquisition or requisition from these authorities.
17. I have, during the search undertaken, been to the office of Joint Sub-registrar class 2 Aurangabad and taken inspection of the index - II registers of the office of the sub-registrar and found that, there is no adverse claim to vitiate the right, title, interest, ownership and possession of Mrs. Smita Pandit Kshirsagar and the applicant has every right to transfer / dispose and sale the property and is free from all type of encumbrances and the title of applicant is clear and marketable.

18. **Certificate**

I have examined the documents of property intended to be deposited by the prospective borrower Mrs. Smita Pandit Kshirsagar in respect of the property **Plot No. 5 and 6, situated at Gut no. 54, Itkheda**, within the limits of Municipal Corporation Aurangabad., and offered as security and the documents of title referred to under the opinion are perfect evidence of right, title and interest to be given in the said property in the manner required by law, it will satisfy the requirement of creation of equitable mortgage upon receipt of original documents by the bank.

Hence this search cum Title Report.

Place: Aurangabad
Date: 02.11.2016


R. B. Bhosale
Advocate