

UTTAM M. DESHPANDEB.Com. LL.B.
Advocate

Office / Res.

Flat No.2, First Floor,
Ganesh Krupa Apptt.
Plot No.106,Ulka nagari
AURANGABAD,

Date: 18.11.2013

TITLE CUM SEARCH REPORT

Mr. Uday Jailal Kasliwal, R/o. Tilak nagar, Aurangabad approached me and requested to issue Title cum Search Report in respect of Plot Nos. 4 to 12 admeasuring 1307.72 sq. mtrs. and Plot Nos. 17 to 20 admeasuring 508.47 sq. mtrs. situated at land Gut No.109, village Shendraban, Tal. & Dist. Aurangabad. I have gone through the documents produced before me and also paid search fees at the office of Sub-Registrar, Aurangabad vide receipt dated 18.11.2013 in respect of above property for last 13 years and thereupon, I am issuing this Title cum Search report as under :-

A. Description of plots :-

i) All that part and parcel of plot Nos. 4 to 12 admeasuring 1307.72 sq. mtrs. situated at land Gut No.109 village Shendraban, Tal. & Dist. Aurangabad and those plots are commonly bounded as below :

East : Part of land Gut No. 109
West : 12.00 meter wide road
South: 9.00 meter wide road
North: Remaining land Gut No.109

Owned and possessed by Mr. Sanjay Sheshrao Kachkure R/o. Shendra, Tal. & Dist. Aurangabad)

ii) All that part and parcel of plot Nos. 17 to 20 admeasuring 508.47 sq. mtrs. situated at land Gut No.109 village Shendraban, Tal. & Dist. Aurangabad and those plots are commonly bounded as below:

East : Part of land Gut No. 109 - Shivpark -B
West : 9.00 meter wide road
South: Land Gut No. 110 of Shendraban
North: Plot Nos. 13 to 16 of layout.

Owned and possessed by Mr. Tejrao Sheshrao Kachkure R/o. Shendra Jahangir, Tal. & Dist. Aurangabad)

Documents perused :-

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Sr.No.	Description of document	Date	Page Nos.
01.	Copy of mutation entry No.640 of legal heirs.	30.08.2004.	1
02.	Xerox copy of 7/12 extract of land Gut No. 109 of Shendraban	30.03.12	2 to 4
03.	Xerox copy of exchange deed No.7548 executed in favour of Rakhi Prashantkumar Desarda & Subhash Motilal Desarda	05.10.2011	5 to 19
04.	Xerox copy of exchange deed No.7549 executed in favour of Ratnabai Subhash Desarda	05.10.2011	20 to 34
05.	Xerox copies of mutation entries No. 730 & 731 in respect of land Gut No.109	25.10.2011	35 to 36
06.	Xerox copy of Sale deed of plot Nos. 4 to 12 No.1704 executed in favour of Sanjay Sheshrao Kachkure by Mr. Subhash & Rakhi Desarda.	22.03.2012	37 to 50
07.	Xerox copy of sale deed of plot No. 17 to 20 registered at day book Sr. No.1708 executed in favour of Mr. Pandurang Sominath Pawar.	22.03.2012	51 to 60
08.	Copy of mutation entry No. 747 sanctioned in favour of various persons.	12.04.2012	61
09.	Xerox copy of sale deed registered at day book Sr. No.4048 in favour of Mr. Tejrao Sheshrao Kachkure in respect of plot Nos. 17 & 18.	27.06.2012	62 to 76
10.	Xerox copy of sale deed registered at day book Sr. No.4049 in favour of Mr. Tejrao Sheshrao Kachkure in respect of plot Nos. 19 & 20.	27.06.2012	77 to 92
11.	Copy of mutation entry No. 782 & 783 sanctioned in favour of Mr. Tejrao Sheshrao Kachkure	13.07.2012	93 to 94
12.	computerized copy of 7/12 extract of plot No. 4 to 12 & 17 to 20 in favour of Mr. Tejrao Sheshrao Kachkure	2011-12	95 to

Flow of Title :-

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1. It is seen from the mutation entry No. 640 sanctioned by competent Revenue Authority that land Gut No. 109 was originally owned by Mr. Kashinath Nana and after his death names of his legal heirs namely (i) Bhausahab Kashinath (ii) Dwarkabai Vaijinath (iii) Sindhubai Mule (iv) Mandabai Kachkure & wife (v) Mankarnabai Kashinath have been recorded in the 7/12 extract of land Gut No. 109.

2. It is seen from the 7/12 extract of land Gut No. 109 that name of Bhausahab Kashinath and Mankarnabai Kashinath have been recorded by Revenue Authorities.

3. It is seen that all the legal heirs of Kashinath Tupe executed Exchange deed in favour of Rakhi Prashantkumar Desarda & Subhash Motilal Desarda allotting them 60 R land from Gut No. 109 against 1 H 75 R land of Gut No. 113 of Kolghar, Tal. & Dist. Aurangabad. The Exchange deed is registered at the office of Sub-Registrar, Aurangabad day book Sr. No.7548 dated 05.10.2011.

4. It is seen that all the legal heirs of Kashinath Tupe executed Exchange deed in favour of Ratnabai Subhash Desarda allotting her 55 R land from Gut No. 109 against 1 H 76 R land of Gut No.113 of Kolghar, Tal. & Dist. Aurangabad. The Exchange deed is registered at the office of Sub-Registrar, Aurangabad at day book Sr. No.7549 dated 05.10.2011.

5. It is seen that competent Revenue Authority sanctioned mutation entry No. 730 and 731 on 25.10.2011 and name of Rakhi Prashantkumar Desarda, Subhash Motilal Desarda and Ratnabai Subhash Desarda have been recorded in 7/12 extract of land Gut No. 109 as owner and possessor to the extent of 115 R land.

6. It is seen that Rakhi Prashantkumar Desarda, Subhash Motilal Desarda have applied for N.A. permission from Collector, Aurangabad in respect of 6000 sq. mtrs. area and it is sanctioned for 3901.83 sq. mtrs. area excluding area of road and open space. The said order is dated 13.03.2012.

7. It is seen that Town Planning Authority has sanctioned the layout plan on 24.02.2012 of land Gut No.109 of village Shendrabani, Tal. & Dist. Aurangabad. The copy of letter is annexed with sale deed of plots executed & registered at the office of Sub-Registrar, Aurangabad.

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8. It is seen that Sanjay Sheshrao Kachkure purchased Plot Nos. 4 to 12 admeasuring 1307.72 sq. mtrs. under registered sale deed No. 1704 dated 22.03.2012. Accordingly mutation entry No. 747 is sanctioned in favour of Mr. Sanjay Sheshrao Kachkure by competent Revenue Authority on 12.04.2012 and his name is recorded as owner and possessor of above plots.

9. It is seen that Pandurang Sominath Pawar purchased Plot No. 17 to 20 admeasuring 508.47 under registered sale deed No. 1708 dated 22.03.2012. Accordingly mutation entry No. 747 is sanctioned in favour of Mr. Pandurang Sominath Pawar by competent Revenue Authority on 12.04.2012 & his name is recorded as owner and possessor of above plots.

10. It is further seen that Pandurang Sominath Pawar sold Plot Nos. 17 & 18 admeasuring 253.64 sq. mtrs. under registered sale deed No. 4048 dated 27.06.2012 to Mr. Tejrao Sheshrao Kachkure. Accordingly name of purchaser is recorded in 7/12 extract as owner & possessor of above plot by sanctioned mutation entry No. 782 on 13.07.2012.

11. It is further seen that Pandurang Sominath Pawar sold Plot Nos. 19 & 20 admeasuring 254.83 sq. mtrs. under registered sale deed No. 4049 dated 27.06.2012 to Mr. Tejrao Sheshrao Kachkure. Accordingly name of purchaser is recorded in 7/12 extract as owner & possessor of above plot by sanctioned mutation entry No. 783 dated 13.07.2012.

12. During search of record no encumbrances are found recorded against the above plots. Title of Mr. Tejrao Sheshrao Kachkure in respect of plot No. 17 to 20 admeasuring 508.47 sq. mtrs. and Title of Mr. Sanjay Sheshrao Kachmure in respect of plot Nos. 4 to 12 totally admeasuring 1307.72 sq. mtrs. is clear, legal and marketable.

Hence this Title cum Search Report.

Uttam M. Deshpande
(Uttam M. Deshpande)
Advocate

Report contains 04 pages
Document - page Nos. 1 to
Receipt No. 3059 dated 18.11.2013

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