इतर
पावती

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Wednesday,26 August 2015
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नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 9860 दिनांक: 26/08/2015

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग1-0-2015

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड पवन उत्तरवार

वर्णन अर्ज क्र 2534/2015 मौजे वडगाव कोल्हाटी ता जि औरंगाबाद गट नंबर 68 सन 1986 ते 2015 (30वर्षे)शोध

SEARCHFEE रु. 750.00

एकूण: रु. 750.00

Sub Registrar Aurangabad I

सह.दुय्यम निबंधक वर्ग-२
औरंगाबाद क्रमांक -१

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

PNA LEGAL ASSOCIATES

Cell : 9890478826
Email : pavanuttarwar@gmail.com

Pavan P. Uttarwar
Advocate, High Court

• L.L.M. (Environmental Law) Mumbai University • Diploma in Cyber Law • Diploma in Corporate Law (ILS)

Date: 31.08.2015

"SEARCH & TITLE REPORT"

Subject: Title Search Report of property bearing Plot No. 68, admeasuring 51 R out of total land admeasuring 6 H 17 R situated at Wadgaon (Kolhati), Dist. Aurangabad

Respected Sir,

According to the information and instructions received from you, I am pleased to submit my "Title Search Report" with respect to the above referred property.

My findings are as follows:

Years of Search: Last 30 years i.e. 1986 to 2015.

Place of Search: Office of Sub-Registrar 2, Aurangabad No.1.

Date: 26.08.2015

DECLARATION:

It is declared that, I have conducted search of the records maintained by the Offices of the Sub-Registrar of Assurances by paying Search Fee of Rs. 750/- on 26.08.2015. I have conducted the search on computer also with the help of concern officer for the years 1986 to 2015. And the said search conducted only on the basis of available records at the Office of the Sub-Registrar, at Tal. Aurangabad , Dist. Auranagabad.

Hence, I have not found any kind of transaction or right created on the said property. But this statement is totally relied on the documents in my hand provided by you. At the present said property belongs to Kailash S/o Namdeo Kabade. It appears from the record available for inspection that the said property is free from all encumbrances and Kailash S/o Namdeo Kabade posses marketable title for plot no Plot No. 68, admeasuring 51 R out of total land admeasuring 6 H 17 R situated at Wadgaon (Kolhati), Dist. Aurangabad.

Hence, this Title Search is completed .

Pavan P.Uttarwar

Enclosure: Search Receipt dated 26.08.2015 no. 9860

Of office of sub registrar at Aurangabad

I. Description of the documents Scrutinized

1. Khasarapatrak for period 1965-1970
2. 7/12 extract
3. Extract of Mutation entry Register reflecting mutation entries no.410, 412, 468
4. Original Sale Deed executed by Madanlal Uttamchand Desarda in favour of Paresh Farms Pvt Ltd through its director Shri Akash Nandkishor Kagaliwal registered at day book serial No.2755/ 2010 dated 28.04.2010.
5. Original Correction Deed executed by Madanlal Uttamchand Dearda in favour of Paresh Farms Pvt. Ltd. through its director Akash Nandkishor Kagaliwal registered at day book serial no. 5090/ 2011 dated 17.11.2011.
6. Copy of sale Deed executed by paresh Farms Pvt. Ltd through its G.P.A. holder Shrirang Agrawal in favour of kailash Namdeo Kabade registered at day book serial No. 05091/2011 dated 17.11.2011.

II. Description of Property

All that piece and parcel of land gut No.68, admeasuring 0H 51 R out of total land admeasuring 6 H 17 R situated at, village Wadagoan Kolathi Tq. & Dist Aurangabad and bounded as under :

BOUNDARY

1. On East : Land of Shri Tanwani
2. On West : Sajapur- Wadgaon KolhatiRoad
3. On South : Land of Shri Sethia
4. On North : Pond (Talav)

III. FINDINGS:

On 26.08.2015 I have paid the prescribed Fee of Rs. 750/- for conducting the Title Search of property bearing Plot No. 68, admeasuring 51 R situated at Vadgaon (Kolhati) Dist. Aurangabad. (hereinafter referred as **'Said Property'** for the sake brevity) for the year 1986 to 2015 at Office of Sub-Registrar, Auranagabd and have the receipt *no.* 9860.

I have perused Khasarapatrak for the period of 1965 to 1970 wherein Nana Savala Ram is recorded as Original owner of Gut No. 68 i.e. said property. Thereafter by way of mutation entry no. 124 part of the property 2 H 43 R came to be transferred in the name Vipin Javerialal Gujarati and Rakesh Harakchand Sethiya and part property 1 H 93 R came to be transferred by way of mutation entry no. 125 in favour of Sow. Pistabai Nathmal Pagariya. Sow. Pistabai Nathmal Pagariya has purchased land area 1 H 21 R from Vipin Javerilal Gujarati and it came to be transferred by mutation entry no. 313. Monika Anandkumar Gandhi purchased 81 R land from Pistabai Nathmal Pagariya by Sale deed no. 3936 dated 18.06.2002 thereafter it came to be transferred by mutation entry no. 411. The 81 R land owned by Rakesh

Harakchand Sethiya was transferred Ravindra Harakchand Sethiya by way of mutation entry no. 410. Durgesh Mohanla Kothari has purchased 81 R land from Ravindra Harakchand Sethiya by Sale deed no. 3936 dated 18.06.2002 and it came be transferred by way of mutation entry no 412.

Madanlal Desarada purchased 1 H 52 R from Pistabai Nathmal Pagariya by registered sale deed no. 474 dated 20.01.2004 and came to be transferred by mutation entry no 468. Monika Anand Kumar Gandhi sold land admeasuring area 81 R to Paresh Farms Pvt Ltd. by registered Sale deed No. 2755 dated 28. 04.2010. Durgesh Mohanlal Kothari sold land admeasuring area 81 R to Paresh Farms Pvt Ltd. by registered Sale deed No. 2790 dated 29.04.2010. Madanlal Uttamchand Desarada sold land admeasuring area 1 H 52 R to Paresh Farms Pvt Ltd. by registered Sale deed No. 6272 dated 16.09.2010. Thereafter the above purchased land i.e. total admeasuring area 3 H 14 R came to be mutated in the name of Paresh Farms Pvt Ltd by way of mutation entries no. 960, 961 and 962. Paresh Farms Pvt Ltd through its representative Akash Nandkishor Kagaliwal through its GPA holder Shrirang Shrikishan Agrawal sold land area 51 R out of area 3 H 14 R to Kailash Namdeo kabade by registered sale deed no. 5091 dated 17.11.2011 and it came to be transferred by mutation entry no. 1206. However the extract mutation register entries no. 124, 125, 301 410, 313 are not available and are observed from the copies of 7/12 extract.