



इतर पावती

Tuesday, 13 December 2016 1:34 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9352 दिनांक: 13/12/2016

गावाचे नाव: औरंगाबाद शहर

दस्तऐवजाचा अनुक्रमांक: अगग3-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड संदीप गव्हाणे

वर्णन अर्ज नं. 1237-2016 मौजे सातारा गट नं. 58 शोध 1987 ते 2016

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Aurangabad III

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

सह दुसऱ्याम निबंधक वर्ग-२
औरंगाबाद क्र. ३

SANDEEP S. GAVANE
B.A.LL.B
ADVOCATE AURANGABAD

OFFICE. Ajabnagar,
opposite telephone bhavan
Aurangabad
Mob- 9423707731
Phone- 0240-2334671

Date 19/12/2016

SEARCH CUM TITLE REPORT

To,
Mrs. Meena Madhav Patil,
Satish Sudhakar Lonikar,
Mr. Saurabh Madhav Patil,
Mr. Yashwarnt Panditrao Puranik

I have scrutinized the documents & records and based on the information derive their form search report in light of the following points is as under

1) Name of Owner :

Mrs. Meena Mahadev Patil, Mr. Saurabh Mahadev Patil,
Satish Sudhakar Lonikar & Mr. Yeshawant Panditrao Puranik.

2) Description of Properties :

Plots of land carved out of land under Gat No. 58 situated within vicinity of village Satara Tq & District Aurangabad bearing Plot no. 8 admeasuring area 457.20 sq. Mtrs. Owned by Mrs. Meena Mahadev Patil. Plot no. 9 admeasuring area 480.00 sq. mtr. owned by Mrs. Meena Mahadev Patil & Satish Sudhakar Lonikar. Plot no. 13 admeasuring 168.00 sq. mtr. owned by Mr. Saurabh Mahadev Patil, Plot no. 14 & 15 admeasuring area 168.00 sq. mtr. each owned by Satish Sudhakar Lonikar. Plot no. 16 admeasuring 173.25 sq. mtr. owned by Mr. Yeshawant Panditrao Puranik.


Sandeep Sharadrao Gavane
B.A., LL.B.
Ajab Nagar, Near Telephone
Bhavan, Aurangabad.
Ph : 0240-2334671, M : 9423707731

SANDEEP S. GAVANE
B.A.LL.B
ADVOCATE AURANGABAD

OFFICE. Ajabnagar,
opposite telephone bhavan
Aurangabad
Mob- 9423707731
Phone- 0240-2334671

3) Details of Document perused :

Sr. No.	Description of Document/ No.	Date	Photocopy/ Duplicate	Nature of Document
1	Copy of sale Deed No. 3284/1985	19/05/1985	Photocopy	Copy of sale Deed
2	Copy of Sale Deed No. 130/1986	07/01/1986	Photocopy	Copy of sale Deed
3	Copy of Sale Deed No. 977/1986	17/2/1986	Photocopy	Copy of sale Deed
4	Copy of sale Deed No. 4886/1991	06/05/1991	Photocopy	Copy of sale Deed
5	Copy of mutation entry no. 1658,1659, 1660,1661,	02/01/1996	Photocopy	Copy of mutations entries
6	Copy of N.A. order passed by collector Aurangabad in respect of land Gat no. 58 At Satara	04/03/1996	Photocopy	Copy of N.A order of Collector Aurangabad
7	Copy sale deed No. 357/1997	16/03/1997	Photocopy	Copy of sale Deed
8	Copy of Lay out approval issued by Municipal corporation Aurangabad	09/10/1998	Photocopy	Copy of Lay out Plan
9	Copy of correction Deed No. 4912/1999	6/11/1999	Photocopy	Copy of sale Deed
10	Sale Deed executed by Meena Mahadev Patil in favour of Mr. Satish Sudhakar Rao Lonikar Day Book no. 2006 there by transferring Plot no. 14 admeasuring 168.00 sq. mtr.	25/10/2002	Photocopy	Copy of Sale Deed


Sandeep Sharadrao Gavane
B.A., LL.B.

Ajab Nagar, Near Telephone
Bhavan, Aurangabad.
Ph. : 0240-2334671, M : 9423707731

SANDEEP S. GAVANE
B.A.LL.B
ADVOCATE AURANGABAD

OFFICE. Ajabnagar,
opposite telephone bhavan
Aurangabad
Mob- 9423707731
Phone- 0240-2334671

11	Copy of Deed of declaration executed by the then owners of land under Gat No. 58 Village Satara Tq & District Aurangabad at Day Book Sr. No. 2358 declaring ownership of plot of land under Gat no. 58 in general and as to ownership of plot no. 16 in particular admeasuring 173.25 sq. mtr. in the name of Yeshawant Panditrao Puranik	05/12/2002	Photocopy	Copy of Deed of Declaration
12	Copy of Deed of declaration executed by the then owners of land under Gat No. 58 Village Satara Tq & District Aurangabad at Day Book Sr. No. 2359 declaring ownership of plot of land under Gat no. 58 in general and as to ownership of plot no. 8/p, 240.00 sq. mtr. & plot no. 9 in particular admeasuring 480.00 sq. mtr. in the name of Mrs. Meena Mahadev Patil	05/12/2002	Photocopy	Copy of Deed of Declaration
13	Copy of Sale Deed Day Book Sr No. 4536 executed by Mr. Nagesh Kisanrao Joshi favor of Saurabh Mahadev Patil in respect of plot no 13 admeasuring 240.00 sq. mtr.	15/06/2010	Photocopy	Copy of Sale Deed
14	Exchange registered Deed executed by Mrs. Meena Mahadev Patil and Mrs. Madhuri Pramod Patil Day Book no. 8792 there by transferring Plot no. 8/p	20/12/2010	Photocopy	Copy of Exchange Deed


Sandeep Sharadrao Gavane
B.A., LL.B.
Ajab Nagar, Near Telephone
Bhavan, Aurangabad.
Ph. : 0240-2334671, M : 9423707731

SANDEEP S. GAVANE
B.A.LL.B
ADVOCATE AURANGABAD

OFFICE. Ajabnagar,
 opposite telephone bhavan
 Aurangabad
 Mob- 9423707731
 Phone- 0240-2334671

	admeasuring area 228.6 sq. mtr. in the name of Mrs. Meena Mahadev Patil & Plot no. 9 admeasuring 240.00 sq. mtr. the name of Mrs. Madhuri Pramod Lonikar.			
15	Sale Deed executed by Mrs. Madhuri Pramod Lonikar in favour of Mr. Satish Sudhakar Lonikar Day Book Sr. No. 8794 there by transferring Plot no. 9 admeasuring 240.00 sq. mtr.	20/12/2010	Photocopy	Copy of Sale Deed
16	Sale Deed executed by Mr. Vidyadhar Sudhakar Lonikar in favour of Mr. Satish Sudhakar Lonikar Day Book no. 8795 there by transferring Plot no. 15 admeasuring 168.00 sq. mtr.	20/12/2010	Photocopy	Copy of Sale Deed
17	7/12 extract in respect of land Gat no. 58 At Satara	10/4/2015	Photocopy	Copy of 7/12 Extract
18	Copy of registered consent letter No. 4289/2016	24/6/2016	Photocopy	Copy of Consent letter

4) Flow of title of property :

I have taken search in respect of the property under report for the period of 30 years from 1987 to 2016 at the office of the Sub Registrar. I have deposited with the sub registrar office the requisite fees for a total amount of Rs 750/-vide receipt bearing No. 9352 dated 13/12/2016 for taking the search for the said period and the search in the records and indexes made available to


Sandeep Sharadrao Gavane
 B.A., LL.B.
 Ajab Nagar, Near Telephone
 Bhavan, Aurangabad.
 Tel. : 0240-2334671. M : 9423707731

SANDEEP S. GAVANE
B.A.LL.B
ADVOCATE AURANGABAD

OFFICE. Ajabnagar,
opposite telephone bhavan
Aurangabad
Mob- 9423707731
Phone- 0240-2334671

me. After perusing the records made available to me with the sub Registrar's office and also with the office of the talathi at village Satara it appears that.

In year 1986 Umabai Ragunath Satarkar sale 29 R land in gat no. 58 situated at Satara to the Nagesh Jagdish Despande, Achyut Shrinivas Patil and Aabasaheb Tatayarao Kale through Registered sale Deed No. 3284/1986 as per Registered sale deed mutation entry no. 1658 sanction in name of Nagesh Jagdish Despande, Achyut Shrinivas Patil and Aabasaheb Tatayarao Kale.

Nagesh Jagdish Despande, Achyut Shrinivas Patil and Aabasaheb Tatayarao Kale purchased another 22 R land in gat no. 58 situated at Satara Tq. Dist. Aurangabad from Sudhakar Panditrao Kulkarni, Ramkrushan Panditrao Satarkar and Balkrushan Panditrao Satarkar through registered sale deed no. 977/1986 as per registered sale deed mutation entry no. 1659 sanction name of Nagesh Jagdish Despande, Achut Shrinivas Patil and Aabasaheb Tatayarao Kale.

After that, Madhukar Tatayarao Kale, Yashawant Panditrao Puranik purchased 34 R land in Gat No. 58 situated at Satara Tq. Dist. Aurangabad from Pandit Martand Satarkar through registered sale deed no. 4886/1991 as par registered sale deed mutation entry no. 1660 sanction in name of Madhukar Tatayarao Kale, Yeshawant Panditrao Puranik.

After Madhukar Tatayarao Kale, Yeshawant Panditrao Puranik purchased another 41 R land in Gat No. 58 situated at Satara Tq. Dist. Aurangabad from Panditrao Martand Satarkar through registered sale deed no. 130/1986 as par registered sale deed mutation entry no. 1661 sancation in name of Madhukar Tatayarao Kale, Yashawant Panditrao Puranik.

After that Meena Madhavrao Patil, Nagesh Jagdish Despande, Achyut Shrinivas Patil, Aabasaheb Tatayarao Kale, Madhukar Tatayarao Kale and Yeshawant Panditrao Puranik they


Sandeep Sharadrao Gavane
B.A., LL.B.

Ajab Nagar, Near Telephone
Bhavan, Aurangabad.
Ph. : 0240-2334671, M : 9423707731

SANDEEP S. GAVANE
B.A.LL.B
ADVOCATE AURANGABAD

OFFICE. Ajabnagar,
opposite telephone bhavan
Aurangabad
Mob- 9423707731
Phone- 0240-2334671

are jointly taken N. A. permission of their land by order of collector Aurangabad by his order 1996/mashaka/jamin-1/Akrushi/C. R./29.

After that they are sanctioned lay out plan in their land through the municipal corporation Aurangabad by his order no. 3176/1997 dated 6/10/1997. Plot no. 8, 9, 13, 14, 15, 16 part said lay out.

Plot No. 8 admeasuring 457.20 sq. mtr. owned by Mrs. Meena Mahadev Patil :

From the period to the year 2002, half portion of plot No. 8 admeasuring 457.20 sq. mtr. divided equally as 228.60 Sq. mtr. each was owned and possessed by Mrs. Meena Mahadev Patil & Mrs. Madhuri Pramod Lonikar. Upon perusal of the Deed of Declaration dated 30/12/2000, registered at the said office of Sub Registered at Aurangabad at Day Book Sr. No. 2359, it transpires that the said plot no. 8/p has been allotted to Mrs. Meena Mahadev Patil. One of the owners Mrs. Madhuri Pramod Lonikar transferred at the portion owned by her vide Exchange Deed dated 20/12/2010 registered at the office of the sub registrar at Aurangabad Day Book Sr. No. 8792 exchange of part of Plote No. 9 admeasuring 240.00 Sq. Mtr. with this the present owner Mrs. Meena Mahadev Patil become of entire area of plot no. 8 admeasuring 457.20 sq. Mtr.

Plot No. 9 admeasuring 480.00 sq. mtr. owned by Mrs. Meena Mahadev Patil & Satish Sudhakar Rao Lonikar :

From the period to the year 2002, Plot No. 9 admeasuring 480.00 sq. mtr. was owned by Mrs. Meena Mahadev Patil. The said owner executed exchange deed dated 20/12/2010 registered at the office of the Sub Registrar at Aurangabad at Day Book Sr. No. 8972 there by transferred half portion admeasuring 240.00 sq. Mtr. Madhuri Pramod Lonikar .


Sandeep Sharadrao Gavane
B.A., LL.B.
Ajab Nagar, Near Telephone
Bhavan, Aurangabad.
9423707731

SANDEEP S. GAVANE
B.A.LL.B
ADVOCATE AURANGABAD

OFFICE. Ajabnagar,
opposite telephone bhavan
Aurangabad
Mob- 9423707731
Phone- 0240-2334671

The then owner of half portion Mrs. Madhuri Pramod Lonikar has executed Sale Deed on the very day, vide Sale Deed registered at the office of the Sub Registrar at Day Book Sr. No. 8794 in favor of Mr. Satish Sudhakar Lonikar.

Plot No. 13 admeasuring 168.00 sq. Mtr. owned by Saurabh Mahadhev Patil :

Plot No. 13 admeasuring 168.00 sq. mtr. was owned and possessed by Mr. Nagesh Kisanrao Joshi. It transpires that the said owned had acquired right title and interest in sub registrar at Aurangabad at Day Book Sr. No. 5012. The then owner Mr. Nagesh Kisanrao Joshi sold the said plot to Mr. Sourabh Madhav Patil vide Sale Deed dated 15/06/2010 registered at the office of Sub-Registrar at Aurangabad at Day Book Sr. No. 4536. Based on the said Sale Deed, mutation entry came to be passed there by depicting name of the present owner Mr. Saurabh Mahadev Patil.

Plot No. 14 admeasuring 168.00 sq. Mtr. owned by Satish Sudhakar Lonikar :

Plot No. 14 admeasuring 168.00 sq. Mtr. was originally owned by Mr. Nagesh Jagdish Deshpande. It is transpires that the said owner Mr. Nagesh Jagdish Deshpande sold the said plot to Mrs. Meena Mahadev Patil vide Sale Deed dated 19/11/1999 registered the office of sub registered at Aurangabad at Day Book Sr. no. 5011. The then the owner Mrs. Meena Mahadev Patil sold the said plot No. 14 Mr. Satish Sudhakar Lonikar vide Sale Deed dated 25/10/2002 registered at the office of sub registrar at Aurangabad at Day Book Sr. No. 2006 vide resolution No. 3 dated 20/09/2002 the said society has confirmed the said transfer.


Sandeep Sharadrao Gavane
B.A., LL.B.

Ajab Nagar, Near Telephone
Bhavan, Aurangabad.
Ph. : 0240-2334671. M : 9423707731

SANDEEP S. GAVANE
B.A.LL.B
ADVOCATE AURANGABAD

OFFICE. Ajabnagar,
opposite telephone bhavan
Aurangabad
Mob- 9423707731
Phone- 0240-2334671

Plot No. 15 admeasuring 168.00 sq. Mtr. owned by Satish Sudhakar Lonikar :

From the period prior to the year 2002 the said property was owned by Mr. Yashavant Panditrao Puranik said allotment has been confirmed vide Deed of Declaration no. 2358 dated 05/12/2002. The said owner sold the property under report to Mr. Vidyadhar Sudhakar Lonikar vide Sale Deed dated 25/10/2002 registered at the office of sub registrar at Day Book Sr. No. 2005 subsequently the owner sold the said property to the Mr. Satish Sudhakar Lonikar vide Sale Deed dated 20/12/2010 registered at the office of the sub registrar at Day Book Sr. No. 8795.

Plot No. 16 admeasuring 173.25 sq. Mtr. owned Yeshavant Panditrao Puranik :

Deed of Declaration dated 30/12/2000, registered at the said office of Sub Registered at Aurangabad at Day Book Sr. No. 2359, it transpires that the said plot no. 16 has been allotted to Mr. Yeshavant Panditrao Puranik.

Upon perusal of document made available to me boundaries of the property under :

Side	Plot no. 8	Plot no. 9	Plot no. 13	Plot no. 14	Plot no. 15	Plot no. 16
Towards East	Plot no. 9	Plot no. 10	Plot no. 12	Plot no. 15	Plot no. 16	Plot no. 15
Towards West	9 Mtr. Road	Plot no. 8	Plot no. 14	Plot no. 13	Plot no. 14	9 Mtr. Road
Towards North	Service Road		Plot no. 10 & 11	Plot no. 9 & 10	Plot no. 8 & 9	Plot no. 8
Towards South	Plot No. 14, 15 & 16		6 Mtr. Road.			


Sandeep Sharadrao Gavane

B.A., LL.B.
Ajab Nagar, Near Telephone
Bhavan, Aurangabad.
Ph. : 0240.2334671 M. : 9423707731

SANDEEP S. GAVANE
B.A.LL.B
ADVOCATE AURANGABAD

OFFICE Ajabnagar, opposite
telephone bhavan Aurangabad
Mob : 9423707731
Phone : 0240-2334671

5. **Details of encumbrances / Charge on the property to be mortgaged:**

It is transpires upon perusal of revenue record in respect of property under report that the property is free from any charge or encumbrance.

6. **Court Search**

As per information and instruction given by my client, I have carried search in respect of the captioned property at Revenue as well as Civil Court Aurangabad. I found that Arunkumar Narhari Satarkar & Seshikant Narhari Satarkar filed ROR Appeal No.2010/MAG/ROR/CR-21 before the Sub-Divisional Officer Aurangabad. And Sub-Divisional Officer Aurangabad by order Dt. 15.11.2010 rejected the Appeal. Moreover Asaram Devram Jagdale through LR's Chandrakant Asaram Jagdale & others also filed Appeal no. 2012/MAG/ROR/CR-72 before the Sub-Divisional Officer Aurangabad and Sub-Divisional Officer Aurangabad by order Dt. 20.07.2015 rejected the appeal.

That against the above the mentioned two order pass by Sub-Divisional Officer Aurangabad appeal was filed before the Additional Collector Aurangabad. And the same appeals are pending. And there is no any stay order granted by Additional Collector Aurangabad. That RCS no. 2103/2012 Filed by Arunkumar Narhari Satarkar & Sheshikant Narhari Satarkar. And the said suit matter compromise. And Civil Court dispose the suit by order Dt. 19.03.2013. That Civil Suit Applicant namely 1. Mrs. Suchita Balkrishna Satarkar, 2. M/s. Gaytri Developers through its partners 1. Mrs. Meena Madhav Patil, 2. Satish Sudhakar Lonikar, 3. Mr. Saurabh Madhav Patil, 4. Mr. Yashwant Panditrao Puranik not made party.

Moreover Collector Aurangabad by letter Dt. 29.09.2015 also informed to the 13'th Civil Judge (Jr. Div.) Aurangabad. That as per Court Decree RCS no. 1203/2012 it is impossible to execute the Decree because in the said suit RCS no. 1203/2012 the name of the Plaintiff and defend are not in the 7/12 extract and therefore it will not possible to execute decree.


Sandeep Sharadrao Gavane
B.A., LL.B.
Ajab Nagar, Near Telephone
Bhavan, Aurangabad.
Ph : 0240-2334671, M : 9423707731

SANDEEP S. GAVANE
B.A.LL.B
ADVOCATE AURANGABAD

OFFICE. Ajabnagar, opposite
telephone bhavan Aurangabad
Mob : 9423707731
Phone : 0240-2334671

I have observed that there is no adverse order is in force against the owners of the developer in respect of the property which affects title and marketability of the subject property and the title of the subject property is clean, clear and marketable.

7. Minors interest :

Upon perusal of the documents and records made available to me , I am of the opinion that there is no minor's interest over the property under report.

8. Title to the property :

The owner has got clear and marketable title over the property under report.



Sandeep Sharadrao Gavane
Advocate

Sandeep Sharadrao Gavane
B.A., LL.B.
Ajab Nagar, Near Telephone
Bhavan, Aurangabad.
Ph : 0240-2334671, M : 9423707731