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इतर
पावती

Original/Duplicate

Wednesday, 25 June 2014
6:13 PM

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 7836 दिनांक: 25/06/2014

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग5-0-2014

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. अमित धोंगडे

वर्णन अर्ज क्र 2154/2014 शोध M/H NO-5-16-43/2P सि स.सं.बर 17427 नुतनकॉलनी
औरंगाबाद सन 2002 ते 2014 (13 वर्ष)

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Joint Sub Registrar Aurangabad

महसुस निबंधक क्र. २

औरंगाबाद क्र. ५

1); देयकाचा प्रकार: By Cash रकम: रु 325/-

342/0

इतर
पावती

Original/Duplicate

Wednesday, 25 June 2014
6:14 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7837 दिनांक: 25/06/2014

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग5-0-2014

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. अमित धोंगडे

वर्णन अर्ज क्र 2155/2014 शोध M H-NO-5-16-43/2P सि स नंबर 17427/1 नुतनकॉलनी
औरंगाबाद सन 2002 ते 2014 (13 वर्ष)

शोध व निरीक्षणे

रु. 325.00

एकूण:

रु. 325.00

Joint Sub-Registrar Aurangabad

मह. दुय्यम निबंधक वगैरे
औरंगाबाद क्र. ५

1); देयकाचा प्रकार: By Cash रकम: रु 325/-

Adv. AMIT SURESH DHONGDE
B.A.L.L.B. (HONS.)
PLOT NO. 145, N-3, CIDICO
NEW AURANGABAD. PH. (0240) 2486456/57
MOBILE NO. 9423779565

Date :- 26 /06/2014

To,

M/s. Shantinketan Construction
Proprietor Mrs. Majusha W/o Girish Pande
Age :- 39 years, Occu :- Business,
R/o. N-2, Cidco, Aurangabad.

Subject :- The title verification report in respect of
Municipal House No. 5-16-43/2P. C.T.S. No. 17427 Admeasuring
Area 159.40 Sq. Mtrs. Ground Floor & Municipal House No. 5-
16-43/2P C.T.S. No. 17427/1 Admeasuring Area 140.3 Sq. Mtrs.
Ground Floor Situated at Nutan Colony, Aurangabad.

Sir,

I have to certify that, I have taken the search for last 13
years of revenue record, record of the office of City Survey
Office, Aurangabad, record of the Municipal corporation at
Aurangabad and of the Sub Registrar at Aurangabad and the
documents made available to me. In consequence of aforesaid
inspection, my report regarding the trace of title is as under :-

1. The property i.e. Municipal House No. 5-16-43/2P. C.T.S.
No. 17427 Admeasuring Area 159.40 Sq. Mtrs. Ground Floor &
Municipal House No. 5-16-43/2P C.T.S. No. 17427/1
Admeasuring Area 140.3 Sq. Mtrs. Ground Floor situated at
Nutan Colony, Aurangabad. Presently stands in the name of 1)
Shri. Sanjay Devidas Paithane, Age :- 57 years, Occ :- Service,
R/o. M.H. No. 5-16-43/2 P. Nutan Colony, Aurangabad. 2) Shri.
Gajanan Uttamrao Govindwar, Age :-39 years, Occ :- Business,
R/o. First Floor, M.H. No. 5-16-43/2 P. Nutan Colony,
Aurangabad. 1) Shri. Sanjay Devidas Paithane, Age :- 57 years,
Occ :- Service, R/o. M.H. No. 5-16-43/2 P. Nutan
Colony, Aurangabad. 2) Shri. Vijay Devidas Paithane Age :- 34
years, Occ :- Education, R/o. M.H. No. 5-16-43/2 P. Nutan
Colony, Aurangabad.

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2. In respect of the above mentioned property the following documents were produced before me, which indicates that the said property at present belongs to 1) Shri. Sanjay Devidas Paithane, 2) Shri. Gajanan Uttamrao Govindwar, 1) Shri. Sanjay Devidas Paithane, 2) Shri. Vijay Devidas Paithane.

I. Details of the documents scrutinized.

Sr. No.	Date of Documents	Name /Type	Regn / Ref.No. The Document with Date	Whether original / certified / True Copy /Photostat
1	20/09/2001	Sale Deed	5884/2001 Shri. Gajanan Uttamrao Govindwar	Xerox
2	13/05/2014	Development Agreement	3653/2014 Mrs. Majusha W/o Girish Pande	Xerox
3	13/05/2014	Power of Attorney	3654/2014 Mrs. Majusha W/o Girish Pande	xerox
4	05/05/2014	P.R. Card	17427, 17427/1	Certified

WHEREAS, the Specification of the property

1. Owner Name :- 1) Shri. Sanjay Devidas Paithane
2) Shri. Gajanan Uttamrao Govindwar
1) Shri. Sanjay Devidas Paithane
2) Shri. Vijay Devidas Paithane

2. Situated :- Nutan Colony, Aurangabad
3. Admeasuring :- 159.40 Sq.Mtr. & 140.3 Sq. Mtr.
4. Loan Obtain :- Nil
5. C.T.S. No. :- 17427 & 17427/1

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II. Details of the property /ies ;

Sr. No.	C.T.S. No.	Area of Property & Admeasuring	Dist & Tq	Boundary
1	17427	159.40 Sq. Mtr	Aurangabad Nutan Colony,	East - Property of Mr. Muley , West - Property of Mr. Joshi North - Colony Road. South - C.T.S. No. 17427/1
	17427/1	140.3 Sq.Mtr.	Aurangabad Nutan Colony,	East - Property of Mr. Muley , West - Property of Mr. Joshi North - C.T.S. No. 17427. South - C.T.S.
				East - Property of Mr. Muley , West - Property of Mr. Joshi North - C.T.S. No. 17427. South - C.T.S.

It is seen that Municipal House No. 5-16-43/2P. C.T.S. No. 17427 Admeasuring Area 159.40 Sq. Mtrs. Ground Floor & Municipal House No. 5-16-43/2P C.T.S. No. 17427/1 Admeasuring Area 140.3 Sq. Mtrs. Ground Floor situated at Nutan Colony, Aurangabad. Which is owned and posses by 1) Shri. Sanjay Devidas Paithane, 2) Shri. Vijay Devidas Paithane. 1) Shri. Sanjay Devidas Paithane, 2) Shri. Gajanan Uttamrao Govindwar. By Sale deed on dated 20 / 09 / 2001 Day Book No. 5884.

3. Whereas originally the land property was belong to C.T.S. No. 17427 1) Shri. Sanjay Devidas Paithane, 2) Shri. Gajanan Uttamrao Govindwar, & C.T.S. No. 17427/1 1) Shri. Sanjay Devidas Paithane, 2) Shri. Vijay Devidas Paithane Since Last 13 years.

Adv. AMIT SURESH DHONGDE
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4. Whereas as all four owner has execute a Power of Attorney in favour of M/s.Shantinketan Construction through its Proprietor Mrs. Majusha W/o Girish Pande on Dated 13/05/2014 Day Book No. 3654/14.
5. Whereas as all Four Owner has executed a Development Agreement in Favour of M/s.Shantinketan Construction through its Proprietor Mrs. Majusha W/o Girish Pande on Dated 13/05/2014 Day Book No. 3653/14 .
6. Whereas as per P.R. Card Mutation & Sale Deed the 1) Shri. Sanjay Devidas Paithane, 2)Shri. Gajanan Uttamrao Govindwar, 1) Shri. Sanjay Devidas Paithane, 2) Shri. Vijay Devidas Paithane is the owner of Municipal House No. 5-16-43/2P. C.T.S. No. 17427 Admeasuring Area 159.40 Sq. Mtrs. Ground Floor & Municipal House No. 5-16-43/2P C.T.S. No. 17427/1 Admeasuring Area 140.3 Sq. Mtrs. Ground Floor situated at Nutan Colony, Aurangabad.
7. I have field application in the Sub-Registrar office at Aurangabad on 25 /06/2014 and deposited the fees for search of 325 years from 2002 to 2014 vide receipt No. 7836 dated -25/06/2014. & I have field application in the Sub-Registrar office at Aurangabad on 25 /06/2014 and deposited the fees for search of 325 years from 2002 to 2014 vide receipt No. 7837 dated -25/06/2014.
- I certify that 1) Shri. Sanjay Devidas Paithane, 2) Shri. Gajanan Uttamrao Govindwar, 1) Shri. Sanjay Devidas Paithane, 2) Shri. Vijay Devidas Paithane have absolute owner & Possessor of the said property the property is had no loan obtain from (1 Shri. Sanjay Devidas Paithane, 2) Gajanan Uttamrao Govindwar,

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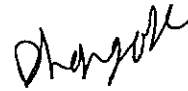
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1) Shri. Sanjay Devidas Paithane, 2) Shri. Vijay Devidas Paithane is owner of said property. The property is free from all encumbrance. .

From the documents made available, it appears that there is no charge/loan of the said property. Presently) Shri. Sanjay Devidas Paithane, 2) Shri. Gajanan Uttamrao Govindwar, 1) Shri. Sanjay Devidas Paithane, 2) Shri. Vijay Devidas Paithane is the owner of the said property.

Hence this Title Verification Report.

Yours Sincerely,



(Amit Suresh Dhongde)
Advocate