

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

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

26	Mutation Entry No. 30242, 30243,		Photocopy	Copy of Mutation Entry
27	7/12 extract in respect of land Gat no. 58 At Satara	10/4/2015	Photocopy	Copy of 7/12 Extract
28	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 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



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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 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 Plot no. 1 to 26 through the municipal corporation Aurangabad by his order no. 3176/1997 dated 6/10/1997, Remaining Area Sanctioned by Order no. 309/2015 dated 24/09/2015 Plot no. 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43 part said lay out.

Plot No. 31 admeasuring 101.11 sq. mtr., Plot no. 32 admeasuring 99.02 sq. mtr. owned by Mrs. Suchita Balkrishna Satarkar :

From the period to the year 1999, Plot no. 31 admearsuring 101.11 sq. mtr. And Plot no. 32 admeasuring 99.20 sq. mtr. Was owned by Meena Madhav Patil. Meena Madhav Patil Executed Sale Deed Registered at the office of the Registrar at Day book no.


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3833/1999 Dated 25/08/1999 in favour of Mrs. Suchita Balkrishna Satarkar.

Plot No. 33, 34 admeasuring 198.38 sq. mtr. owned by Gaytri Developers Partner 1. Anand Radhakrishna Satarkar 2. Mrs. Gayatri Anand Satarkar :

From the period to the year 1999, Plot no. 33, 34 admearasuring 198.38 sq. mtr. Was owned by Meena Madhav Patil. Meena Madhav Patil Executed Sale Deed Registered at the office of the Registrar at Day book no. 3832/1999 Dated 25/08/1999 in favour of Sudhakar Panditrao Kulkarni.

Thereafter Sudhakar Panditrao Kulkarni excuted Sale Deed Registered at the office of the Registrar at Day book no. 4586/2016 Dated 11/07/2016 in favour of Gaytri Developers Partner 1. Anand Radhakrishna Satarkar 2. Mrs. Gayatri Anand Satarkar .

Plot No. 35 & 36 admeasuring 292.11 sq. Mtr. owned by Gaytri Developers Partner 1. Anand Radhakrishna Satarkar 2. Mrs. Gayatri Anand Satarkar :

From the period to the year 1999, Plot no. 35 admearasuring 142.12 sq. mtr. Was owned by Meena Madhav Patil. Meena Madhav Patil Executed Sale Deed Registered at the office of the Registrar at Day book no. 3851/2016 in favour of Suhasini Radhakrishna Satarkar. Thereafter Suhasini Radhakrishna Satarkar died and his legal L.R. Radhakrishna Panditrao Satarkar name mutated in ownership column by mutation entry no. 18694.

From the period to the year 1999, Plot no. 36 admearasuring 150.00 sq. mtr. Was owned by Meena Madhav Patil. Meena Madhav Patil Executed Sale Deed Registered at the office of the Registrar at Day book no. 3875/1999 in favour of Radhakrishna Panditrao Satarkar.

Thereafter Radhakrishna Panditrao Satarkar excuted Plot No. 35 & 36 admeasuring 292.11 sq. Mtr. Sale Deed Registered at


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the office of the Registrar at Day book no. 3851/2016 in favour of Gaytri Developers Partner 1. Anand Radhakrishna Satarkar 2. Mrs. Gayatri Anand Satarkar.

Plot No. 37 to 39 admeasuring 150.00 sq. mtr. Each, Plot no. 40 admeasuring 142.12 sq. mtr, Plot no. 41 admeasuring 607.84 sq. mtr. owned by Gaytri Developers Partner 1. Anand Radhakrishna Satarkar 2. Mrs. Gayatri Anand Satarkar :

From the period to the year 1999, Plot no. 37 to 41 admeasuring 1199.96 sq. mtr. Was owned by Meena Madhav Patil. Meena Madhav Patil Executed Sale Deed Registered at the office of the Registrar at Day book no. 5757/2006 in favour of 1. Narendra Pandharinath Ahirrao, 2. Shashikant Pandharinath Ahirrao, 3. Sau. Sharayu Narendra Ahirrao, 4. Sau. Rekha Shshikant Ahirrao.

Thereafter 1. Narendra Pandharinath Ahirrao, 2. Shashikant Pandharinath Ahirrao, 3. Sau. Sharayu Narendra Ahirrao, 4. Sau. Rekha Shshikant Ahirrao excuted Sale Deed for Plot no. 37 to 40 Registered at the office of the Registrar at Day book no. 2389/2016 in favour of Gaytri Developers Partner 1. Anand Radhakrishna Satarkar 2. Mrs. Gayatri Anand Satarkar & Sale Deed for Plot no. 41 Registered at the office of the Registrar at Day book no. 2390/2016 in favour of Gaytri Developers Partner 1. Anand Radhakrishna Satarkar 2. Mrs. Gayatri Anand Satarkar

Plot No. 42 admeasuring 152.98 sq. mtr. owned by Mr. Prasad Shripad Kulkarni & Anagha Prasad Kulkarni :

From the period to the year 1999, Plot no. 42 admeasuring 152.98 sq. mtr. Was owned by Meena Madhav Patil. Meena Madhav Patil Executed Sale Deed Registered at the office of the Registrar at Day book no. 4874/1999 Dated 04/11/1999 in favour of Shriranga Ambadas Gorkar. And thereafter Shriranga Ambadas Gorkar excuted Sale Deed Registered at the office of the



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Registrar at Day book no. 6558/2015 Dated 07/11/2015 in favour of Mr. Prasad Shripad Kulkarni & Anagha Prasad Kulkarni.

Plot No. 43 admeasuring 153.06 sq. mtr. owned by Mr. Madhukar Digamber Kulkarni :

From the period to the year 1999, Plot no. 43 admearsuring 153.06 sq. mtr. Was owned by Meena Madhav Patil. Meena Madhav Patil Executed Sale Deed Registered at the office of the Registrar at Day book no. 5050/1999 Dated 19/11/1999 in favour of Madhukar Digamber Kulkarni

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 trough 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


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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. Mr. Anand Radhkarishna Satarkar, 2. Mrs. Gayatri Anand Satarkar, 3. Mr. Prasad Shripad Kulkarni, 4. Sow. Anagha Prasad Kulkarni, 5. Madhukar Digambar Kulkarni, not made party.

Moreover Collector Aurangabad by letter Dt. 29.09.2015 also informed to the 13th 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.

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

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