VASANTRAO D. SALUNKE
M.A., LL.B., D.L.L.
MAYUR V. SALUNKE
B.S.L., LL.B., D.T.L., D.C.L.
ADVOCATES HIGH COURT
"Shri Ganesh Krupa," N-4, H-9, CIDCO,
Aurangabad - 431003. Ph . 0240-2482108

वसंतराव दि. साळुंके
एम.ए., एलएल.बी., डी.एल.एल.
मयुर व. साळुंके
बी.एस.एल., एलएल.बी., डी.टी.एल., डी.सी.एल.
ॲडव्होकेटस्
"श्री. गणेशकृपा", एन-४ एच-९, सिडको,
औरंगाबाद - ४३१००३. फोन. ०२४०-२४८२१०८

Ref :

Date :

DATE: 05/04/2017

LEGAL OPINION- TITLE REPORT-ANNEXURE

1. Name of the Owner	-	Baburao Punjaram Thange (hereinafter referred as 'the owner')
2. Name of the Father/Husband	-	Punjaram @Punjaji Sambhaji Thange.
3. Whether borrower is the owner of the property, if not who the owner is and what is their relationship to the borrower?	-	Borrower/ owner is the absolute owner and possessor of the property.
4. Status of the owner/s of the property. Whether individual /partnership /HUF / firm or a Pvt. Ltd Company?	-	Individual.

5. Description of the property:-

Gut No. 52 to the Extent of 1 Hectare 32 are Situated in village- Bidkin Tq. Paithan Dist- Aurangabad.

Boundaries

N– Gat No. 47

S–15 meter D.P. Road

W- Gat No.53 (30 meter R.P. Road)

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6. List of the documents originally produced. Also mention whether original /registration copy etc ?	-	• Certified Copy of 7/12 Extract • Certified copy of Mutation entry No. 9488 dated 18-12-2012, Mutation entry No.10317 dated 21-04-2014
7. List of other documents called for and verified before rendering opinion	-	• Certified Copy of the Map. • N.A. 44 permission dated 15-01-2016

8. History of the title of the above mentioned property based on the documents - That the property bearing land Gut No. 52 to the extent of 1 Hectare 32 Are was originally owned and possessed by Mr. Punjaram Sambhaji Thange as his ancestral and absolute property and his name was mutated in the 7/12 extract of the said land Gut No.52 as absolute owner and possessor since before 1973.

It further appears that, original owner Punjaram Sambhaji Thange was expired on 02-06-2012 leaving behind following three persons as legal heirs:-

	Name	Age
1)	Prayagbai Punjaram Thange(Wife)	84 years
2)	Baburao Punjaram Thange (Son)	60 years
3)	Padamabai Punjaram Thange(Daughter)	64 years

It further appears from the records that, Prayagbai Punjaram Thange being mother of Baburao Thange, Padamabai Punjaram Thange being sister of Baburao Thange by registered Relinquishment deed day book No. 2068 dated 13-03-2014, has relinquish rights of their shares received after demise of late Punjaram Thange in favor of Baburao Punjaram Thange.

It further appears that, vide mutation entry No.10317 dated 21-04-2014 entries in

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		respect of said relinquishment deed was taken and the name of Baburao Punjaram Thange was entered in the name of his mother Prayagbai and sister Padamabai . In the light of above Mr. Baburao Punjaram Thange become actual, absolute owner and possessor of Gat No.52 to the extent of 1 Hectare 32 Are.
9. In whose name the land stands? Whether in the name of the present owner or predecessor in title?	-	In the name of the present owner Mr Baburao Punjaram Thange
10. Details of Encumbrances:- If any and if so, how they are discharged? [EC of minimum 13 years to be verified]	-	No Encumbrance on the said property as per the Revenue Record.
11. Whether any minor's interest, litigation /attachment charge is involved in the property?	-	NO.
12. Whether Tax Kisth/ receipts have been produced? If yes then for how many preceding years it has been produced?	-	Not Applicable.
13. Whether Chitta 10(I) extract/ adangel verified?	-	Not Applicable.
14. Whether the property is a plot in a sanctioned/ approved layout ?	-	Yes, by virtue of N.A. 44 permission dated 15-01-2016, granted by District Collector Aurangabad in file No.2015/ MSK / Land-1/ NP- 34/ Village Bidkin Tq. Paithan / PK 159, for the area of 5402.22 Square meter out of 11900 square meter in Gat No. 52
15. Is a building constructed on the property? is the plan	-	The buildings is not constructed but the Construction permission dated 20.02.2017 is

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approved by the appropriate authorities before constructing the building ?		obtained from district collector, Aurangabad by the owner for the plot No.6 admeasuring 549.17 square meter from the District Collector, Aurangabad. Also, The town paining office, Aurangabad, in File No. Construction Permission/Village Bidkin/Tq. Paithan/Gat No.52, vide its permission No. 151 approved the building plan on 03.02.2017
16. Is there any excess/ vacant land which is covered under the provisions of the Land Ceiling Act ?	-	NO.
17. Is the property affected by Urban Land Ceiling And Regulation Act, if so whether permission of relevant Authority been obtained for Creating encumbrances?	-	NO.
18. Is the title and possession of the party clear, absolute and marketable? And that a valid mortgage may be executed by deposit of title deeds?	-	YES.
19. The list of documents which are to be deposited for creating Mortgage/ deposit of title deeds:	-	• Certified Copy of the 7/12 extracts • Certified Copy of total land holding certificate. • Certified Copy of the Map. • Certified copy of N.A. 44 permission dated 15-01-2016 granted by District Collector Aurangabad in file No.2015/ MSK / Land-1/ NP- 34/ Village Bidkin Tq. Paithan / PK
20. The list of additional documents like affidavit/indemnity or N. O. C.,N.	-	NO.

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A. Required to be obtained ?		
21. Any other remark, if the lawyer rendering the opinion whishes to make after perusing the documents.	-	In view of the above submission and discussion. The said property is found free from all other encumbrances and charges and said Mr. Baburao Punjaram Thange having free marketable title over the same.
22. Whether there is any indication or doubt to show that, the land belongs to Govt. or it is under acquisition proceedings of the Govt.?	-	NO.
23. ** is there any bar for mortgaging the land as per any local law?	-	No Bar Registered Mortgage can be executed.
24. Certificate.	-	I personally visited the Sub-Registrar Office, Badnaput Dist. Jalna, search the records ensured the correctness of the entries in the Register and there is no omission of any encumbrance in the E. C.

HENCE THIS REPORT

Yours Truly

[Adv. Mayur V. Salunke]

NOTE : The search fees is deposited in the office of sub-registrar office, Tq. Paithan through receipt No 3443 dated 05-04-2017, on my application for search.

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Wednesday,05 April 2017 7:23 PM

इतर पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 3443 दिनांक: 05/04/2017

गावाचे नाव: बिडकीन
दस्तऐवजाचा अनुक्रमांक: पटअ-0-2017
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: बाबुराव पुंजाराम ठानगे
वर्णन अर्ज क्रं.901/2017 मौजे बिडकीन ता.पैठण येथील जमिन गट नं.52 शोध वर्ष 1988 ते 2017 एकुण 30 वर्ष

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

Sub Registrar Paithan

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

दुय्यम निबंधक श्रेणी – ७
पैठण.

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