D.K.DAGADKHAIR
Advocate (High Court)
Mob.no.9422703844

1,,Ganesh Complex
1, Sahayognagar
Garkheda Aurangabad.

Date- 30/10.2017

TITLE VERIFICATION REPORT/LEGAL OPINION

The Title Verification Report in respect of the property admeasuring 1279.67 Sq, mtrs, (Plot No. 1, 2, 3, 4, 5, 6, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31,) (Total 20 plots) Land out of gut No. 4, Situated at village Palasi, Tq, and Dist. Aurangabad.

On perusal of the zerox copies of documents produced before me by Shri, Babasaheb Gangadhar Salunke, R/o, Shivaji Nagar Aurangabad, in respect of the property admeasuring 1279.67 Sq, mtrs, (Plot No. 1, 2, 3, 4, 5, 6, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31,) (Total 20 plots) Land out of gut No. 4, Situated at village Palasi, Tq, and Dist. Aurangabad. ie, 7/12 extract of gut

no. 4, Mutation Entry No. 251, Sale Deed No. 3913/2009, dated, 38/2009, Mutation Entry No. 1808, Sale Deed No. 2985/2010 dated, 19/4/2010, Mutation Entry No. 1870, Sale Deed No. 22/2011 dated, 3/1/2011, Mutation Entry No. 1968, Sale Deed No. 2179/2011, Dated, 28/04/2011, Mutation entry No. 2018, Sale Deed No. 7581/2014, Dated,22/10/2014,Mutation Entry No. 2487 , N.A.Order dated, 2/7/2016, / file no. 79/2016, Lay Out Plan dated, 25/5/2016 /Filed No. 1166/2016, Partition Deed No. 2529/2017, Dated, 3/5/2017, Revised Lay out plan Dated, 23/5/2017,/file No. 697/2017, Commencement Certificate Dated, 18/10/2017/File No. 1601/2017, etc,

It appears from the revenue record, that the Name of Sahebrao Ganpat Palaskar, Janardhan Ganpat Palskar , Sukhadeo Ganpat Palaskar, Bhausaheb Ganpat Palaskar , Shown as owner and Possessor of the land admeasuring, 3 Hector and 71 R, Land from gut no. 4, Situated at Village

Palasi Tq, and Dist, Aurangabad. It appears from the mutation entry no. 251 that the said land is their ancestral land.

It appears from the record that out of the above said owners, Sahebrao Ganpat Palskar , Janardhan Ganpat Palskar , Sukhadeo Ganpat Palaskar, and Bhausaheb Ganpat Palaskar , One Bhausaheb Ganpat transferred 1, Acre and 5, guntha Land out of his 93 R, Land , in favour of Fayajkhan Bismilla Khan, by register sale deed bearing no. 3913/2009, dated, 3/8/2009, and on the basis of above said sale deed the revenue authority has sanction mutation entry no. 1808.

It appears from the record that Fayajkhan Bismilla Khan, transferred 45 R, land, by register sale deed bearing no. 2985/2010, dated, 19/04/2010, in favour Khan Ajaj Ahmed Bismillah Khan and on the basis of above said sale

deed , the revenue authority has sanctioned mutation entry no. 1870.

It appears from the record that Khan Ajaj Ahmed Bismillah Khan , transferred 45 R, land, by register sale deed bearing no. 22/2011, dated, 3/1/2011, in favour of Bansi Bhausaheb Palaskar, and on the basis of above said sale deed , the revenue authority has sanctioned mutation entry no. 1968.

It appears from the record that Bansi Bhausaheb Palskar, transferred 45 R, land, by register sale deed bearing no. 2179/2011, dated, 28/4/2011, in favour of Rajendra Gangadhar Salunke, and on the basis of above said sale deed , the revenue authority has sanctioned mutation entry no. 2018.

It appears from the record that Rajendra Gangadhar Salunke , transferred 45 R, land, by register sale deed bearing no. 7581/2014, dated, 22/10/2014, in favour of

Babasaheb Gangadhar Salunke And Babasaheb Janardhan Pathade. and on the basis of above said sale deed , the revenue authority has sanctioned mutation entry no. 2487.

It appears from the record that the Collector Aurangabad, in file no. 79/2016, by its order dated, 2/7/2016 permited to use the said land for non agricultural purposes .

It appears from the record that Assistant Director of Town Planning Aurangabad , in file no. 1166 /2016 , by its order dated 25/5/2016 sanctioned the lay out plan for the said area/land.

It appears from the record that Babasaheb Gangadhar Salunke and Babasaheb Jnardhan Pathade entered in to register partition deed no. 2529/2017, dated, 3/5/2017, and area of 1279.67, Sq Mtrs, (Plot No. 1, 2, 3, 4, 5, 6, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31,) allotted to Babasaheb Gangadhar Salunke , and on the basis of

above said register partition deed the revenue authority has sanctioned Mutation ntry No. 2788.

It appears from the record that Assistant Director of Town planning Aurangabad sanctioned Revised Lay out plan, / file no. 697/2017 dated, 23/05/2017 .

Further it appears from the record that the Assistant Director of Town Planning Aurangabad, issued Commencement Certificate / file no. 1601/2017 dated, 18/10/2017.

On perusal of the above said documents and record made available to me by the office of the Sub- Registrar Aurangabad during the course of search by receipt no. 8168, dated, 30/10/2017, for a period of thirty years, in my opinion, I say that the above said property is clear and also in substance, I feel that, the said property is having

marketable title in favour of Babasaheb Gangadhar Salunke, in respect of the property admeasuring 1279.67 Sq, mtrs, (Plot No. 1, 2, 3, 4, 5, 6, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31,) (Total 20 plots) Land out of gut No. 4, Situated at village Palasi, Tq, and Dist. Aurangabad.

Hence this report.

D.K.DAGADKHAIR
Advocate

दिनकर दगडखैर
बी.कॉम., एल एल.बी.
अॅडव्होकेट, हायकोर्ट
१, गणेश कॉम्प्लेक्स, १, सह्योगनगर, चौरंगी हॉटेल-शिवंसरा विहार समोर, सुतगिरणी रोड, गारखेडा, औरंगाबाद. मो. १४२२७०३८४४