

18/09/13

इतर पावती

Original/Duplicate

Saturday, 21 September 2013 6:17 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7163 दिनांक: 21/09/2013

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगम-2-0-2013

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. राजेन्द्र विंगंबर कुलकर्णी

वर्णन अर्ज क्र. 3048/2013 घट नं. 138 मौजे सांगवी एकुन क्षेत्र 5 एकर 20 मुठि ता. जि. औरंगाबाद  
2012 ते 2013 2 वर्ष

शोध व निरीक्षण

रु. 50.00

एकूण:

रु. 50.00

Joint S R Aurangabad II

1); देयकाचा प्रकार: By Cash रकम: रु 50/-

साह दुय्यम निबंधक वर्ग-2  
औरंगाबाद क्र.-2



Adv. Rajesh D. Kulkarni  
M.Sc., L.L.B  
D.I.P.R

Adv. Rajesh D. Kulkarni  
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30<sup>th</sup> September 2013

### TITLE / SEARCH REPORT

This TITLE and SEARCH REPORT in respect of **Total Land , Admeasuring 5 ACRE & 20 R** situated at **GUT No. 138, Mauje Sawangi, Tq. & Dist. Aurangabad.**

As per the request of Mr. Anand Sundarrao Jogdand, for the TITLE and SEARCH REPORT pertaining to property mentioned above, is as follows -

I have verified and scrutinized the following documents received from Mr. Anand Sundarrao Jogdand as well as from Revenue record -

#### Documents scrutinized:

| S. N. | Description of Documents                                                          | Execution Date           | Remark   |
|-------|-----------------------------------------------------------------------------------|--------------------------|----------|
| 1     | Sale Deed - Magar & others - Deshmukh & others ( 0.60 R)                          | 5381/11 dt. 12.9.2011    | Original |
| 2     | Sale Deed of Magar & others - Bhalerao ( 0.55 R)                                  | 561/12 dt. 1.2.2012      | Original |
| 3     | Sale Deed of Magar & others - 8 others( 1 H 65 R)                                 | 5757/10 dt. 19.10.2010   | Original |
| 4     | Fer-Far Register entry                                                            | 16.1.2012                | Original |
| 5     | 7/12 Extract Gut No. 138, Mauje Sawangi                                           | 9.3.2012                 | Original |
| 6     | Development Agreement betn Magar - Jogdand                                        | 09.01.2012<br>05.03.2012 | Original |
| 7     | GPA Magar- Jogdand                                                                | 09.02.2012               | Original |
| 8     | Development Agreement betn Deshmukh - Jogdand                                     | 27.01.2012               | Original |
| 9     | GPA Deshmukh - Jogdand                                                            | 27.01.2012               | Original |
| 10    | KHASARA PATRAK                                                                    | 10.04.2012               | Original |
| 11    | CIDCO Commencement Certificate                                                    | 15.01.2013               | Xerox    |
| 12    | Deed of Declaration 2814/2013                                                     | 07.09.2013               | Xerox    |
| 13    | N.A. Permission 2011/ मंशाका/जमीन-१/एनएपी-३४/ मौजे सावंगी ता. औरंगाबाद/प्र.क. ५२७ | 10.12.2012               |          |
|       |                                                                                   |                          |          |
|       |                                                                                   |                          |          |

**Boundaries:**

Total Land , Admeasuring 5 ACRE & 20 R situated at GUT No. 138, Mauje Sawangi, Tq. & Dist. Aurangabad.

East - Gut No. 139 and land of Sumanbai Rambhau Dahihande

West - Land of Sofiyabi Sayyad Amin

South - Kham River

North - Road

**Description of Property:**

| S.N. | Area                      | Location                                            |
|------|---------------------------|-----------------------------------------------------|
| 1    | Admeasuring 5 ACRE & 20 R | GUT No. 138, Mauje Sawangi, Tq. & Dist. Aurangabad. |

**Trace of Title:**

From the face of the record it shows that the above said land admeasuring 5 ACRE & 20 R is part of Total land of 5 Hector 23 R of GUT No. 138, Mauje Sawangi, Tq. & Dist. Aurangabad.

That as per perusal of the record placed before me & as per the records available at Revenue office, it is evident that Mr. Anand Sundarrao Jogdand has taken the Total Land for Development from Mr. Dilip Shivajirao Deshmukh & others and Mr. Bhagwat Mhatarji Magar and Others as per the Development Agreements executed in the Office of Sub Registrar, Aurangabad vide day book no. 1376/2012 dtd. 27.01.2012 and 1009/2012 dtd. 09.02.2012 respectively along with the GPA from both the parties executed in the office of Sub Registrar, Aurangabad vide day book no. 1377/2012 dt. 27.01.2012 and 1010/2012 dt. 09.02.2012 respectively.

Mr. Bhagwat Mhatarji Magar, Mr. Mahendra Atmaram Kharat, Gokulsing Ramsing Marmat, & Mrs. Meena Gokulsing Marmat has purchased the said land of 1 Hector 65 R from Mr. Somnath Yashawanta Bhalerao ( 0.55 R)

Mr. Kaduba Pantu Bhalerao & Mr. Devidas Pantu Bhalerao ( 0.39 R) Mr. Sandu Ganpat Kasare ( 0.05 R) Mrs. Malanbai Ambadas Bhalerao, Damodar Ambadas Bhalerao & Pandit Ambadas Bhalerao ( 0.55 R) & Mr. Sayyad Javed Sayyad Amin ( 0.11 R) totaling the land as 1 Hector 65 R vide day book no. 5757/2010 dtd. 19.10.2010 executed in the office of sub registrar Aurangabad.

Mr. Sominath Yashawanta Bhalerao ( 0.55 R) Mr. Kaduba Pantu Bhalerao & Mr. Devidas Pantu Bhalerao ( 0.39 R) Mr. Sandu Ganpat Kasare ( 0.05 R) Mrs. Malanbai Ambadas Bhalerao, Damodar Ambadas Bhalerao & Pandit Ambadas Bhalerao ( 0.55 R) & Mr. Sayyad Javed Sayyad Amin ( 0.11 R) has become owners and possessors of the land mentioned above as the succesors of their ancestral Property prior to the year 1990.

Mr. Bhagwat Mhatarji Magar, Mr. Mahendra Atmaram Kharat, Gokulsing Ramsing Marmat, & Mrs. Meena Gokulsing Marmat has purchased the land of 0.55 R out of Total land of 5 Hector 23 R from Mr. Eknath Mukunda Bhalerao vide day book no. 561/2012 dt. 01.02.2012 executed in the office of Sub Registrar Aurangabad.

Mr. Eknath Mukunda Bhalerao has mutated his name as owner and possessor of the land admeasuring 0.55 R as per the partition deed executed at office of Talathi Sajja by affidavits of their ancestral property of Total Land of 2 Hector 20 R devided to Two Uncles and Two Nephews as equal part of 0.55 R on dated 25.04.1996 and prior to that the land was being owned & possessed by their ancestors.

Mr. Dillip Shivajirao Deshmukh, Mr. Sadashiv Rangnath Thorat & Mr. Atmaram Sampat Palaskar has purchased land admeasuring 0.60 R i.e. 1 ACRE 20 GUNTHAS from Mr. Bhagwat Mhatarji Magar, Mr. Mahendra Atmaram Kharat, Gokulsing Ramsing Marmat, & Mrs. Meena Gokulsing Marmat vide day book no. 5381/2011 dtd. 12.09.2011 executed in the office of sub registrar Aurangabad.

Mr. Anand Sunderrao Jogdand has applied to N.A. permission of the land to the Office of Collector, Aurangabad vide its application on 08.09.2012 and the same is sanctioned on 10.12.2012 vide No. 2011/मशाका/जमीन-१/एनएपी-३४/ मौजे सावंगी ता. औरंगाबाद/प्र.क. ५२७

Then Mr. Anand Sunderrao Jogdand has applied to CIDCO authority for Commencement Certificate on 11.12.2012 vide application No. 721 and Cidco has sanctioned the same on 15.01.2013 vide its Letter No CIDCO/TPO/AFA-GH/2013/65.

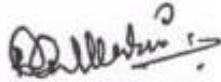
Then Mr. Anand Sunderrao Jogdand has executed Deed of Declaration in the office of Sub Registrar, Aurangabad vide No. 2814/2013 dtd. 07.09.2013.

In my opinion the above said property has no encumbrances of any kind and no any contrary remark is seen in any record on the names of present owners and possessors of the property.

**The title of the said property is absolute and marketable.**

I have inspected all the entries in respect of above property at the Sub-Registrar Office, Aurangabad, for the year 1993 - 2012 ( 22 years) vide Receipt 1104 and Search Report No. 1055/2001 dated 29.03.2012 & at Receipt 7163 and Search Report No. 3048/2013 dated 21.09.2013 Aurangabad and other relevant revenue departments and I found an absolute title. The same is established and proved by virtue of possession.

Hence This Search / Title report



Rajesh D. Kulkarni

Advocate

**Adv. Rajesh D. Kulkarni**  
M.Sc., L.L.B  
D.I.P.R

Date: 30/09/2013