

PRAKASH B. PAITHANKAR
ADVOCATE

"Vishnuvardhan"
Plot No. 2, Mayanagar,
Sector N-2, CIDCO,
AURANGABAD.

PHONE NO. 2488395

MOBILE NO. 98232-70026

Date : 28.10.2017

To,

The Municipal Commissioner,
Aurangabad Municipal Corporation,
Aurangabad.

Title Investigation Report in respect of Land at Gat No.267, Mitmita, Aurangabad.

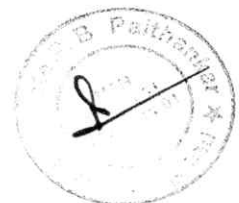
1	Name of the unit/concern/company/person offering the property (ies) as security	M/s. Ghrushneshwar Land Developers Through its partners (1) Shri. Dattvijay Ramlingappa Gulve & (2) Shri. Ganesh Annarao Malkar
2.	Particulars of the documents scrutinized-serially and chronologically	Nature of documents verified and as to whether they are originals, certified copies, Xerox copies or registration extracts duly certified.
A	That, the agricultural land at situated at Gat No.267 village Mitmita, Taluka and District Aurangabad, was originally owned & possessed by one Shri. Laxman s/o. Bajirao Bankar since year 1982. The Name of Shri. Laxman s/o. Bajirao Bankar is appearing in the record of rights i.e. 7/12 extracts since year 1982.	Certified copy perused by me
B	Shri. Laxman s/o. Bajirao Bankar has purchased land totally admeasuring 3 Hectare 13 R vide registered Sale Deed No.211 dated 15.01.1982 executed in his favour by previous owners (1) Smt. Kousabai Laxman Mulay and (2) Smt. Thaganabai Bajirao Bankar.	Xerox copy perused by me.
C	The name of Shri. Laxman s/o. Bajirao Bankar has been mutated in the record of rights i.e. 7/12 extract vide mutation entry No.46 dated 11.05.1982 approved by the competent authority on 26.05.1982 taken on the basis of registered Sale Deed No.211 dated 15.01.1982 executed by previous owners (1) Smt. Kousabai Laxman Mulay and (2) Smt. Thaganabai Bajirao Bankar in his favour.	Certified copy perused by me
D	Original registered Sale Deed No.AGG-6-4453 dated 27.10.2017 executed by Shri. Laxman s/o. Bajirao Bankar in favour of M/s. Ghrushneshwar Land Developers Through its partners (1) Shri. Dattvijay Ramlingappa Gulve & (2) Shri. Ganesh Annarao Malkar in respect of land admeasuring 39.40 R situated at Gat No.267, village Mitmita, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. The sale deed has been signed by Smt. Nirmalabai Rambhau Somwanshi. The sale deed is signed by (1) Smt. Latabai Laxman Bankar, (2) Shri. Shivaji Laxman Bankar, (3) Shri. Digambar Laxman Bankar, (4) Smt. Pushpa Kaduba Borde, (5) Smt. Sunita Vasant Bargal, (6) Smt. Anita Dnyaneshwar Adhav and (7) Smt. Sarla Narayan Chavan as "Consenting Party".	Original perused by me



E	Internet down loaded copy of Index-II from the official website of IGR, Pune, in respect of registered registered Sale Deed No.AGG-6-4453 dated 27.10.2017 executed by Shri. Laxman s/o. Bajirao Bankar in favour of M/s. Ghrushneshwar Land Developers Through its partners (1) Shri. Dattvijay Ramlingappa Gulve & (2) Shri. Ganesh Annarao Malkar in respect of land admeasuring 39.40 R situated at Gat No.267, village Mitmita, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. The sale deed has been signed by Smt. Nirmalabai Rambhau Somwanshi. The sale deed is signed by (1) Smt. Latabai Laxman Bankar, (2) Shri. Shivaji Laxman Bankar, (3) Shri. Digambar Laxman Bankar, (4) Smt. Pushpa Kaduba Borde, (5) Smt. Sunita Vasant Bargal, (6) Smt. Anita Dnyaneshwar Adhav and (7) Smt. Sarla Narayan Chavan as "Consenting Party".	Internet downloaded copy perused by me.
7	Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/registered mortgage	Land at Gat No.267 admeasuring 39.40 R village Mitmita, Taluka and District Aurangabad.
i	Survey No.	Gat No.267, Mitmita.
ii	Door no. (in case of house property)	N.A.
iii	Extent/Areas including plinth/built up area in case of house property	NOT APPLICABLE.
iv	Locations like name of the place, village, city, registration, sub-district etc.	Mitmita, Aurangabad.
v	BOUNDARIES OF LAND AT GAT NO.267 (As mentioned in registered Sale Deed) ON OR TOWARDS EAST : NALA. ON OR TOWARDS WEST : 15.00 MTR WIDE D.P. ROAD & REMAINING LAND OF OWNER IN GAT NO.267. ON OR TOWARDS NORTH : LAND OF VENDOR IN SAME GAT. ON OR TOWARDS SOUTH : LAND OF GAT NO.268 OWNED BY RAJU KADUBA MULEY & OTHERS.	

FLOW OF TITLE

That, the agricultural land at situated at Gat No.267 village Mitmita, Taluka and District Aurangabad, was originally owned & possessed by one Shri. Laxman s/o. Bajirao Bankar since year 1982. The Name of Shri. Laxman s/o. Bajirao Bankar is appearing in the record of rights i.e. 7/12 extracts since year 1982.



That, Shri. Laxman s/o. Bajirao Bankar has purchased land totally admeasuring 3 Hectare 13 R vide registered Sale Deed No.211 dated 15.01.1982 executed in his favour by previous owners (1) Smt. Kousabai Laxman Mulay and (2) Smt. Thaganabai Bajirao Bankar.

That, the name of Shri. Laxman s/o. Bajirao Bankar has been mutated in the record of rights i.e. 7/12 extract vide mutation entry No.46 dated 11.05.1982 approved by the competent authority on 26.05.1982 taken on the basis of registered Sale Deed No.211 dated 15.01.1982 executed by previous owners (1) Smt. Kousabai Laxman Mulay and (2) Smt. Thaganabai Bajirao Bankar in his favour.

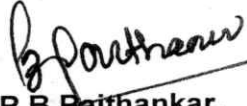
That, registered Sale Deed No.AGG-6-4453 dated 27.10.2017 has been executed by Shri. Laxman s/o. Bajirao Bankar in favour of M/s. Ghrushneshwar Land Developers Through its partners (1) Shri. Dattvijay Ramlingappa Gulve & (2) Shri. Ganesh Annarao Malkar in respect of land admeasuring 39.40 R situated at Gat No.267, village Mitmita, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. The sale deed has been signed by Smt. Nirmalabai Rambhau Somwanshi. The sale deed is signed by (1) Smt. Latabai Laxman Bankar, (2) Shri. Shivaji Laxman Bankar, (3) Shri. Digambar Laxman Bankar, (4) Smt. Pushpa Kaduba Borde, (5) Smt. Sunita Vasant Bargal, (6) Smt. Anita Dnyaneshwar Adhav and (7) Smt. Sarla Narayan Chavan as "Consenting Party".

On perusal of the aforesaid documents, revenue record and record of the City Survey Office, Aurangabad, I am of the opinion that M/s. Ghrushneshwar Land Developers Through its partners (1) Shri. Dattvijay Ramlingappa Gulve & (2) Shri. Ganesh Annarao Malkar are the absolute owners and possessor of land admeasuring 39.40 R situated at Gat No.267, village Mitmita, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. Their title is perfect, clear, marketable and free from all encumbrances.



I have inspected the record of registry and Index - II of the Office of Sub-Registrar, Aurangabad for last 13 years made available to me through "online search" and have deposited the requisite charges towards search fees "online" vide receipt GRN No.MH006646000201718E dated 28.10.2017 which is annexed hereto. Hence this report.

Place : Aurangabad.
Date : 28.10.2017


P.B. Patthankar.
Advocate.

