

**Dhananjay R. Kore**

B.S.L., D.L.L., L.W., D.T.L.

LL.M. (International Business Law), England

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**NOTARY & ADVOCATE High Court, Aurangabad.** ☎ : 9822395321 📠 : 2471863

Off: Plot No. 218/1, N-3, CIDCO,

Near Ajaydeep Complex,

Aurangabad – 431 001.

Dt. 31/08/2015.

**SEARCH CUM TITLE REPORT**

That, **Mr. Sheetalkumar Shantilal Pendharkar & Mr. Rahul Ashok Pendharkar** requested to me to give Search Cum Title Report in respect of Plot No. 55, 56 & 57 Adm. 413.25 Sq. Mtrs., 323.00 Sq. Mtrs., 323.00 Sq. Mtrs., respectively, forming part of Gut No. / Survey No. 70, "**Dwarkadas Nagar**" situated at Village – Satara, within in limit of Municipal Corporation, Aurangabad owned & possessed jointly by **(1) Mr. Sheetalkumar Shantilal Pendharkar & (2) Mr. Rahul Ashok Pendharkar.**

**NAME OF CONCERN;**      **(1) Mr. Sheetalkumar Shantilal Pendharkar & (2) Mr. Rahul Ashok Pendharkar.**

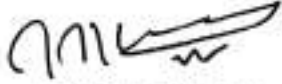
**I. DESCRIPTION OF DOCUMENTS: -**

I have verified and scrutinized the following documents received from you.

| <b>Sr. No.</b> | <b>Description of Document / No.</b>                                                                                               | <b>Date</b> | <b>Photocopy/ Duplicate</b> | <b>Nature of Document</b> |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------|---------------------------|
| 1.             | 7/12 Extract from the year 2003-2013 in favour of owner issued by E-Seva Center, Satara, Village – Satara, Tq. & Dist. Aurangabad. | 18/06/2015  | Photocopy                   | 7/12 Extract              |
| 2.             | 7/12 Extract issued by Talathi Sajja: Satara, Tq. & Dist. Aurangabad                                                               | 23/07/2015  | Photocopy                   | 7/12 Extract              |
| 3.             | Mutation Entry No. 29625 & 12652                                                                                                   | —           | Photocopy                   | Mutation Entry            |
| 4.             | Sanctioned layout plan 166/2006, 1536/2006                                                                                         | 29/07/2006  | Photocopy                   | Sanctioned layout plan    |

  
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|     |                                                                                                                                                                                                                                                                                        |            |           |                       |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|-----------------------|
| 5.  | N. A. Order Permission No. 2001 - 9 / MASHA / Land-1/Non-Agriculture/P.K. No. 14/2001                                                                                                                                                                                                  | 04/04/2001 | Photocopy | N. A. Order           |
| 6.  | Registered Sale Deed No. 2514/2015 executed by Shri. Rajesh Rameshwar Baheti (HUF) through its Karta Shri. Rajesh Rameshwar Baheti and Sow Sunita Rajesh Baheti in favour of Shri. Sheetal Kumar Shantilal Pendharkar & Shri. Rahul Ashok Pendharkar.                                  | 18/06/2015 | Photocopy | Sale Deed             |
| 7.  | Registered Sale Deed No. 00856/2006 executed by (1) Shri. Bhushan Dwarkadas Patel, (2) Smt. Vrushali Bhushan Patel, (3) Shri. Swapnil Bhushan Patel, & (4) Shri. Nilesh Bhushan Patel in favour of Shri. Rajesh Rameshwar Baheti (HUF) through its Karta Shri. Rajesh Rameshwar Baheti | 17/02/2006 | Photocopy | Registered Sale Deed  |
| 8.  | Registered Sale Deed No. 00854/2006 executed by (1) Shri. Bhushan Dwarkadas Patel, (2) Smt. Vrushali Bhushan Patel, (3) Shri. Swapnil Bhushan Patel, & (4) Shri. Nilesh Bhushan Patel in favour of Shri. Rajesh Rameshwar Baheti (HUF) through its Karta Shri. Rajesh Rameshwar Baheti | 17/02/2006 | Photocopy | Registered Sale Deed  |
| 9.  | Registered Sale Deed No. 00855/2006 executed by (1) Shri. Bhushan Dwarkadas Patel, (2) Smt. Vrushali Bhushan Patel, (3) Shri. Swapnil Bhushan Patel, & (4) Shri. Nilesh Bhushan Patel in favour of Sow. Sunita Rajesh Baheti.                                                          | 17/02/2006 | Photocopy | Registered Sale Deed  |
| 10. | Municipal Tax Receipt paid upto 2015-2016                                                                                                                                                                                                                                              | 01/08/2015 | Photocopy | Municipal Tax Receipt |

  
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|     |                                                                       |            |           |                     |
|-----|-----------------------------------------------------------------------|------------|-----------|---------------------|
| 11. | E-Search from Department of Registration & Stamps Government of India | 29/08/2015 | Photocopy | E-Search            |
| 12. | Court E-Search Report                                                 | 29/08/2015 | Photocopy | Court Search Report |

## II. DESCRIPTION OF PROPERTY: -

| Sr. No | Extent of Area             | Location                                                                                                                                                    | Boundaries.                                                                                                                                        |
|--------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.     | Plot Adm. 413.25 Sq. Mtrs. | Plot No. 55, Forming part of Gut No. / Survey No. 70, "Dwarkadas Nagar" situated at Village – Satara, within in limit of Municipal Corporation, Aurangabad. | NORTH (Uttar) – Open space of M.S.C., SOUTH (Dakshin) - 7.50 Mtrs., wide road, EAST (Purva) – Plot No. 56, WEST (Paschim) - 9.00 Mtrs., Wide Road. |
| 2.     | Plot Adm. 323.00 Sq. Mtrs. | Plot No. 56, Forming part of Gut No. / Survey No. 70, "Dwarkadas Nagar" situated at Village – Satara, within in limit of Municipal Corporation, Aurangabad. | NORTH (Uttar) – Open space of M.S.C., SOUTH (Dakshin) - 7.50 Mtrs., wide road, EAST (Purva) – Plot No. 57, WEST (Paschim) - Plot No. 55.           |
| 3.     | Plot Adm. 323.00 Sq. Mtrs. | Plot No. 57, Forming part of Gut No. / Survey No. 70, "Dwarkadas Nagar" situated at Village – Satara, within in limit of Municipal Corporation, Aurangabad. | NORTH (Uttar) – Open space of M.S.C., SOUTH (Dakshin) - 7.50 Mtrs., wide road, EAST (Purva) – Plot No. 58, WEST (Paschim) - Plot No. 56.           |

## III. TRACE OF TITLE: -

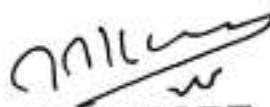
That, from perusal of documents as above referred I hereby opinion to the title flow of plot property as under:

- 1) That from perusal of Registered Sale Deed No. 856/2006 & 854/2006 dt. 17/02/2006 it appears that, Shri. Rajesh Rameshwar Baheti (HUF) has purchased Plot No. 55 & 56, forming part of Gut No. / Survey No. 70,

  
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**"Dwarkadas Nagar"** situated at Village – Satara, within in limit of Municipal Corporation, Aurangabad from (1) Shri. Bhushan Dwarkadas Patel, (2) Smt. Vrushali Bhushan Patel, (3) Shri. Swapnil Bhushan Patel, & (4) Shri. Nilesh Bhushan Patel and Mutation Entry is carry out in 7/12 Extract by Vide Mutation Entry No. **12652** as owner and possessor of the land.

- 2) That from perusal of Registered Sale Deed No. **855/2006** dt. **17/02/2006** it appears that, Sow. Sunita Rajesh Baheti has purchased Plot No. 57, forming part of Gut No. / Survey No. 70, **"Dwarkadas Nagar"** situated at Village – Satara, within in limit of Municipal Corporation, Aurangabad from (1) Shri. Bhushan Dwarkadas Patel, (2) Smt. Vrushali Bhushan Patel, (3) Shri. Swapnil Bhushan Patel, & (4) Shri. Nilesh Bhushan Patel and Mutation Entry is carry out in 7/12 Extract by Vide Mutation Entry No. **12652** as owner and possessor of the land.
- 3) That from perusal of N. A. Order No. 14/2001 dt. 04/04/2001 it appears that, the original land owner i.e. Patel Family has obtained N. A. Permission for residential use from Collector Aurangabad on dt. 04/04/2001.
- 4) That from perusal of Sanctioned Layout plan No. 166/2006 & 1536/2006 dt. 29/07/2006 it appears that, the original land owner i.e. Patel Family has obtained Sanctioned Layout Plan forming part of Gut No. / Survey No. 70, **"Dwarkadas Nagar"** situated at Village – Satara, within in limit of Municipal Corporation, Aurangabad from Assistant Director, Town Planning Authority, Aurangabad.
- 5) That, from perusal of Registered Sale Deed No. **2514/2015** dt. **18/06/2015** it appears that, Shri. Sheetalkumar Shantilal Pendharkar & Shri. Rahul Ashok Pendharkar has jointly purchased Plot No. 55, 56 & 57, forming part of Gut No. / Survey No. 70, **"Dwarkadas Nagar"** situated at Village – Satara, within in limit of Municipal Corporation, Aurangabad from Shri. Rajesh Rameshwar Baheti (HUF) through its Karta Shri. Rajesh Rameshwar Baheti and Sow. Sunita Rajesh Baheti and accordingly Mutation Entry is carry out in 7/12

  
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extract by Vide Mutation Entry No. 29625, as owner and possessor of plot property.

- 6) That, Search taken from records of Department of Registration & Stamp web site by way of Court E-Search Reports it appears that, the above said property do not appear any adverse remark above mention on the property.
- 7) Thus, I found that, (1) **Mr. Sheetalkumar Shantilal Pendharkar & (2) Mr. Rahul Ashok Pendharkar** are title Holder and possession said plots property and said property has a Good marketable title, which is free from all encumbrances, lien charges & etc.
- 8) That, the title flow of the property is well established on the basis of above referred title documents, which is name of (1) **Mr. Sheetalkumar Shantilal Pendharkar & (2) Mr. Rahul Ashok Pendharkar** as owner & possessor of plots.

**IV. ENCUMBRANCE CERTIFICATE:-**

From the above referred document and the other co-related documents of the property shows that, (1) **Mr. Sheetalkumar Shantilal Pendharkar & (2) Mr. Rahul Ashok Pendharkar** are the absolute owner and possessor of said property and the aforesaid property in my opinion is free from all encumbrances.

**V. EVIDENCE OF POSSESSION:-**

On the basis of Registered Sale Deed No. 2514/2015 dt. 18/06/2015, (1) **Mr. Sheetalkumar Shantilal Pendharkar & (2) Mr. Rahul Ashok Pendharkar** are joint owner and possessor of the said property. There is also 7/12 Extract, Mutation Entry, Municipal Tax Paid Receipt & etc., which shows that (1) **Mr. Sheetalkumar Shantilal Pendharkar & (2) Mr. Rahul Ashok Pendharkar** are in possession of the said plots property.

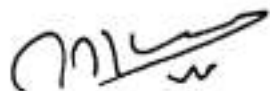
  
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**VI. CERTIFICATE OF THE TITLE SHOULD CLEARLY DISCLOSE / STATE:-**

- A) In view of the above discussion and documents referred by me, I come to the conclusion that on the basis of registered Sale Deed Daybook No. **2514/2015** dt. **18/06/2015**, (1) **Mr. Sheetakumar Shantilal Pendharkar** & (2) **Mr. Rahul Ashok Pendharkar** thus get absolute, clear and good marketable title over the said property.
- B) As per my opinion and above referred documents, the aforesaid property is free from all encumbrances.
- C) There is no share of minor in the present case.
- D) The property is not the property of minor.
- E) There is no undivided interest of minor in the present case.

**VII. I FURTHER CERTIFY THAT:-**

- A) As per my opinion, the immovable property is free from all encumbrances.
- B) There is at present no claim of minor in this property.
- C) There is no undivided share of minor.
- D) The provision of urban land, Ceiling and Holding Act, is not applicable to this area.
- E) Holding / acquisition is in accordance with the provisions of Law Reforms act.
- F) I have inspected all the entries in respect of above property at the Sub-Registrar Office **Aurangabad** for the year **2003-2015 (13 years)** By Receipt No. **9996/2015** dt. **31/08/2015** and I found no any contrary remarks or any contradiction with regard to its title & same is well established and proved by virtue of transaction.

  
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- G) I have to report that, the owner has not created any charges/ encumbrances or on taxes/ public dues are outstanding against the said property and the said property is not subject to any tenancy law/urban land or other land ceiling legislation/ act or no court case/ suit is pending regarding title to the land.
- H) I have to report that, the aforesaid titled to the said property is clear and accessible and the property is absolutely free for all encumbrances, lien and charges of the above mentioned property will also acquired good and marketable titled.

Hence, this report.

  
(Adv. D. R. KORE).  
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