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इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1442 दिनांक: 17/02/2018

गावाचे नाव: सांवगी

दस्तऐवजाचा अनुक्रमांक: गगप-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड प्रवीण चंद्रभान वाणी

वर्णन शोध मोजे सांवगी गट क्र 57 यात प्लॉट नंबर 3 सन 1989 ते 2018 वर्षे 30

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

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

Sub Registrar Gangapur

दुय्यम निबधक  
श्रेणी-९  
गंगापर



**PRAVIN C. WANI**  
**VIJAYA.P.WANI**  
**(BARSE)**  
B.S.L.L.B  
Advocate

Office : G-6/1, Navjeevan Colony, N-11 Hudco, Aurangabad, Mob.9503875306  
Email:adv.pravinwani@gmail.com

Ref. : April/2018

Date:06/04/2018

**SEARCH REPORT**

Name/s of the Holder / Owner      M/S.BHAISHREE VENTURES Through Its  
Authorized Person  
Of property      Mr.DEEPAK INDARCHANDJI LUNKAD

**Description of the Property :-**

Plot no.03 admeasuring 1124.35 Sq.Mtrs i.e.12103 Sq.Fts out of land gut no.57,  
situated at village Sawangi, Tq.Gangapur, Dist.Aurangabad. Within the following  
boundaries:

ON OR TOWARDS EAST:      Remaining land of Gut no.58

ON OR TOWARDS WEST:      12.00 Mtrs Road

ON OR TOWARDS SOUTH:      15.00 Mtrs Road

ON OR TOWARDS NORTH:      12.00 Mtrs.Road

(As per Sale Deed).

Dear Sir,

A) I have perused following photocopies of documents given by you in respect of above  
referred Property for the purpose of giving my legal opinion viz. :-

- 1) Copy of mutation entry no.964 Dt.17/07/2002.



- 2) Copy of Special Power of Attorney Dt.03/10/2007 executed by Mrs.Kumud Jain w/o Late Ajeet Kumar Jain, Viren Jain S/o Late Ajeet Kumar Jain , Ms.Anuja Jain D/o. Late Ajeet Kumar Jain in favor of Ashok Jaiswarup Jain.(Regi.No.5016/2007) which is registered at Sub Registrar IX, NEW DELHI/DELHI.
- 3) Copy of Special Power of Attorney Dt.28/07/2008 executed by Mrs.Neera W/o Ashok Jain in favor of Ashok Jaiswarup Jain.(Regi.No.4316/2008) which is registered at Sub Registrar Gangapur.
- 4) Copy of sale deed Dt.16/03/2009 executed by ASHOK JAYSWARUP JAIN (H.U.F), ASHOK JAYSWARUP JAIN, SUREN AJIT JAIN, NIRA ASHOK JAIN, KUMUD AJIT JAIN, ANUJA AJIT JAIN ,VIREN AJIT JAIN (VENDOR NO. 4 TO 7 THROUGH G.P.A.HOLDER i.e.VENDOR NO.1) in favor of MANORAMA PRAMOD KABRA .(Reg.No.1126/2009). Which is registered in the office of Sub Registrar Gangapur.(80 Are land).
- 5) Copy of mutation entry no.1433 Dt.20/03/2009.
- 6) Copy of Mortgage Deed Dt.16/03/2009 executed by Manorama Pramod Kabara In favor of The Vaijapur Marchand Co Op bank Ltd.Vaijapur, Branch- Lasur Station( Regi. No.1159/2009) Which is registered in the office of Sub Registrar Gangapur.
- 7) Copy of no dues certificate Dt.05/04/2018 issued by The Vaijapur Marchand Co Op bank Ltd.Vaijapur, Branch- Lasur Station.
- 8) Copy of N.A.Order bearing No. 2012/JAMABANDI/NAP/MOUJE-SAWANGI/TQ.GANGAPUR/ P.K.126 Dt.31/01/2013.
- 9) Copy of lay out plan.
- 10) Copy of Mortgage Deed Dt.10/05/2013 executed by Manorama Pramod Kabara In favor of The Nashik Marchand Co Op bank Ltd.Nashik( Regi. No.2157/2013) Which is registered in the office of Sub Registrar Gangapur.



- 11) Copy of Relinquish of Mortgage Deed Dt.08/03/2018 executed by The Nashik Marchand Co Op bank Ltd.Nashik In favor of Manorama Pramod Kabara ( Regi. No.1384/2018) Which is registered in the office of Sub Registrar Gangapur.
- 12) Copy of sale deed Dt.15/12/2017 executed by MANORAMA PRAMOD KABARA in favor of M/S.BHAISHREE VENTURES THROUGH ITS AUTHORIZED PERSON DEEPAK INDARCHANDJI LUNKAD .(Reg.No.5728/2017). Which is registered in the office of Sub Registrar Gangapur.(Plot no.03-adm.1124.35 Sq.Mtrs)
- 13) Copy of 7/12 extract land gut no.57 of village Sawangi.
- 14) Copy of Gaon Namuna-8 extract land gut no.57 of village Sawangi
- 15) Copy of board resolution Dt.05/12/2017 passed by M/S.BHAISHREE VENTURES.
- 16) Copy of certificate of registration bearing no.ABD/6040 Dt.02/03/2012 of M/S.BHAISHREE VENTURES issued by Registrar of Firm.
- 17) Copy of shop act certificate of M/S.BHAISHREE VENTURES.
- 18) Copy of certificate of registration of M/S.BHAISHREE VENTURES issued by Sales Tax officer Dt.05/12/2013.
- 19) Copy of certificate issued by Group Grampanchayat Sawangi Lasur Station Dt.14/03/2009.
- 20) Copy of 7/12 extract of land gut no.57 of village Sawangi.
- 21) Copy of 7/12 extract of land gut no.57 of village Sawangi Dt.25/10/2013.

**B) SEARCH / ENCUMBRANCE :-**

Though the record of rights so provided does not disclose any recorded encumbrance in other rights column I inspect the Index-II Registers for the period of *30 Years vide receipt no.1442 Dt.17/02/2018*, maintained in the Office of Sub-Registrar having jurisdiction over the said property. However, by virtue of a notification by the State of



Maharashtra, the registration rules are changed from 01/11/2005 and thus the search beyond the period of 31/10/2005 could only be carried out in some sub-registrars' offices and accordingly the advocate has carried out and inspected the Government Records and given the report, which is self-explanatory and does not disclose any outstanding encumbrances or any entry adverse to the title of the owner and the opinion is given subject to the aforesaid.

**C) DEVOLUTION OF TITLE :-**

It is seen from the mutation entry no.964 Dt.17/07/2002 that, as per court order in case no.925/1998 and as per compromise/consent the names of ASHOK JAYSWARUP JAIN (H.U.F), ASHOK JAYSWARUP JAIN, SUREN AJIT JAIN, NIRA ASHOK JAIN, KUMUD AJIT JAIN, ANUJA AJIT JAIN VIREN AJIT JAIN enter in the revenue record over the land gut no.57 admeasuring 15 H 15 ARE of village Sawangi, Tq.Gangapur, Dist.Aurangabad. In the said compromise the following viz. share decide between land owners in the said land as per ASHOK JAYSWARUP JAIN (H.U.F)-38.467 %, ASHOK JAYSWARUP JAIN-27.693 %, SUREN AJIT JAIN-3.077 %, NIRA ASHOK JAIN-12.308 %, KUMUD AJIT JAIN-12.308 %, ANUJA AJIT JAIN-3.077 %, VIREN AJIT JAIN-3.077 %.

It is further seen that, the Special Power of Attorney Dt.03/10/2007 executed by Mrs.Kumud Jain w/o Late Ajeet Kumar Jain, Viren Jain S/o Late Ajeet Kumar Jain , Ms.Anuja Jain D/o. Late Ajeet Kumar Jain in favor of Ashok Jaiswarup Jain.(Regi.No.5016/2007) which is registered at Sub Registrar IX, NEW DELHI/DELHI. It also seen that, the Special Power of Attorney Dt.28/07/2008 executed by Mrs.Neera W/o Ashok Jain in favor of Ashok Jaiswarup Jain.(Regi.No.4316/2008) which is



registered at Sub Registrar Gangapur. The above said all executants given all power to said attorney holder behalf of them in respect of land gut no.57.

It is further seen that, the sale deed Dt.16/03/2009 executed by ASHOK JAYSWARUP JAIN (H.U.F), ASHOK JAYSWARUP JAIN, SUREN AJIT JAIN, NIRA ASHOK JAIN, KUMUD AJIT JAIN, ANUJA AJIT JAIN, VIREN AJIT JAIN (VENDOR NO. 4 TO 7 THROUGH G.P.A.HOLDER i.e.VENDOR NO.1) in favor of MANORAMA PRAMOD KABRA (Reg.No.1126/2009). Which is registered in the office of Sub Registrar Gangapur. In the above said sale deed the land owners sold 80 Are land out of land gut no.57 of village Sawangi to said purchaser. On the basis above said sale deed the purchaser name enter in the revenue record vide mutation entry no. 1433 Dt.20/03/2009.

It is seen that, the Mortgage Deed Dt.16/03/2009 executed by Manorama Pramod Kabara In favor of The Vaijapur Marchand Co Op bank Ltd.Vaijapur, Branch- Lasur Station( Regi. No.1159/2009) Which is registered in the office of Sub Registrar Gangapur. Vide above said mortgage Deed the said land owner obtain loan of Rs.25,00,000/ from the said bank. It seen that, no dues certificate Dt.05/04/2018 issued by The Vaijapur Marchand Co Op bank Ltd.Vaijapur, Branch- Lasur Station in favor of said land owner.

It is further seen that, the Mortgage Deed Dt.10/05/2013 executed by Manorama Pramod Kabara In favor of The Nashik Marchand Co Op bank Ltd.Nashik( Regi. No.2157/2013) Which is registered in the office of Sub Registrar Gangapur. The land owner was obtain loan on above said land from the said bank of Rs.1,00,00,000/. It is seen that the said land owner repaid all above said loan to said bank, therefore Relinquish of Mortgage Deed Dt.08/03/2018 executed by The Nashik Marchand Co Op



bank Ltd.Nashik In favor of Manorama Pramod Kabara ( Regi. No.1384/2018) Which is registered in the office of Sub Registrar Gangapur.

It is further seen that, Manorama Pramod Kabara and others was got approved the plans for demarcated lay out from the Competent Authority vide its order No. 169 DT.18/01/2013. over the above said 80 Are land. AND also the non agricultural permission has been obtained from the Competent Authority, Aurangabad vide its Order No. 2012/JAMABANDI/NAP/MOUJE-SAWANGI/TQ.GANGAPUR/ P.K.126 Dt.31/01/2013.

It is further seen that, the sale deed Dt.15/12/2017 executed by MANORAMA PRAMOD KABARA in favor of M/S.BHAISHREE VENTURES THROUGH ITS AUTHORIZED PERSON DEEPAK INDARCHANDJI LUNKAD .(Reg.No.5728/2017). Which is registered in the office of Sub Registrar Gangapur of Plot no.03-adm.1124.35 Sq.Mtrs out land gut no.57 of village Sawangi. On the basis of above said sale deed the name of above said plot purchaser enter in the revenue record vide mutation entry no.1975.

**D) N.A. PERMISSION :-**

It is seen from the documents that, the non agricultural permission has been obtained land owner from the Competent Authority, Aurangabad vide its Order No. 2012/JAMABANDI/NAP/MOUJE-SAWANGI/TQ.GANGAPUR/ P.K.126 Dt.31/01/2013.

**E) LAY OUT PERMISSION :-**

It is further seen from the record that, the land owner has got approved the plans for demarcated lay out from the Competent Authority vide its order No. 169 DT.18/01/2013.



**CONCLUSION :-**

Subject to whatever stated above and the documents mentioned here in below and on going through the Search & Title Report and the documents given to me for inspection and information, so supplied, I am of the prima facie opinion that, the land owners named **M/S.BHAISHREE VENTURES THROUGH ITS AUTHORIZED PERSON DEEPAK INDARCHANDJI LUNKAD** has acquired clear, marketable rights and interest in respect of captioned property.

**NON-CRITICAL DOCUMENTS REQUIRED IN XEROX COPIES:-**

1. The documents perused and described in Para-A above.

The Papers given to us are returned herewith.

**PRAVIN C.WANI.**  
Advocate



It is informed that, the documents given above are as per the originals and it is further given to my knowledge that the land owners are in the actual physical possession of the captioned property and the Title Opinion is given on the aforesaid representations. It is further advised to collect each and every document so perused. I restrict my investigation to verify the prima facie title of the land owners on the available documents & information. Accordingly I have carried out required investigations and given my opinion. However it is clarified that the technical issue/ verification related to the sanction plan, etc. are not done by us and the opinion given is subject to the correctness of the same. The Opinion as regards to genuineness is general observation so made by going through the document with open eye, however, no material or mechanism to verify the actual registration or payment of stamp duty is available with us and applied which please be noted and appropriate authority be consulted for further investigation.