

TITLE INVESTIGATION REPORT

All the piece and parcel of the land
known as property Bearing Plot No.41
Gut no.17/p,Admeasuring 465 Sq.Mtrs.
(50035sq.Ft.)Situatatedat Shahanoorwadi,

Aurangabad,



द्वार
पावती

Original/Duplicate

Wednesday, 02 March 2016 2:31
PM

मोबाईल नं.: 39म

Regn.:39M

पावती नं.: 1925 दिनांक: 02/03/2016

गानाचे नाव: शहानूरवादी

दस्तावेजाचा अनुक्रमांक: अणन3-0-2016

दस्तावेजाचा प्रकार :

गादर करपाच्या नाव: अंर, मुनिन आर जागरे पाटील

वर्णन अर्ज नं.370-2016 मौजे-शहानूरवादी मनपा औरंगाबाद येथील प.नं.17(पाटी) चे शेथ 1987
ते 2016

SEARCHFEE

₹. 750.00

एकूण:

₹. 750.00

Joint Sub Registrar, Aurangabad

सह दुय्यम निबंधक दा.२

औरंगाबाद नं. ३.

1): देवकाचा प्रकार: By Cash एकूण: ₹ 750/-

SUNIL R. CHAWARE PATIL

B.Com., LL.M.

Advocate.

Plot No.08 Rachnakar Colony, station Road, Aurangabad (M.S.)431 001 Mob.No. 9423784302

Date:-02nd March 2016

Dear Sir,

1. I was asked by my client 1. Mr. Pramod Gangadharrao Maheshpathak to take search of the below mentioned Property at Sub Registrar Office, Aurangabad.

2. DISCRPTION OF THE PROPERTY:-

All the piece and parcel of the land known as property Bearing Plot No.41, Gut no.17/p, Admeasuring 465 Sq. Mtrs.(5003q.Ft.), Situated at Shahanoor wadi, Aurangabad, With in the local Limit of Aurangabad Municipal Corporation.

3. DOCUMENTS REFERRED FOR SEARCH:-

1. Certified copy of layout for The Gut No.17(Part)Prepared And Sanctioned By the Town Planning Officer of the Municipal Corporation Aurangabad in the

Dated.24 Jun 1992

2. Certified copy of Registered Sale Deed Between 1)Mr.Udaykumar Gajajanan Chobe 2)Mr.Pramod Gangadhar Maheshpathak 3)Mr.Sanjay Narharrao Pathak And Mr.Mannmohansing karamchand oberoi,Mr.Sukhbirsing karamchand oberoi, Mr.Surjitsing karamchand oberoi,Mr.Jaspalsing karamchand oberoi vide sale deed bearing no.1369 dtd. 15/04/1997.

3. Certified copy of Registered Sale Deed Between Mr.Pramod Gangadhar Maheshpathak And Mr.Udaykumar Gajajanan Chobe, Sanjay Narharrao Pathak, vide sale deed bearing no. 3916 dtd. 10/07/2000.



SUNIL R. CHAWARE PATIL

B.Com., LL.M.

Advocate.

Plot No.08 Rachnaker Colony, station Road, Aurangabad (M.S.)431 001 Mob.No. 9423784302

2. Certified copy of Mutation entry no.891 &668
3. Certified copy of 7/12 Extract of Gur no.17(Part),
4. Certified copy of Lay-out Municipal Corporation Aurangabad .

We visited the office of Sub Registrar Aurangabad on.02 /03/2016 and paid requisite fee same day for the period of 1986 to 2016(30 years) and received the receipt bearing no.1925 on My Application no.370/2016 dated 02/03/2016 which is annexed and attached herewith the present search report.

4.Brief History of the property:-

1. Whereas, Udaykumar Gajajanan Chobe and other 2 namely Pramod Gangadhar Maheshpathak and Sanjay Narharrao Pathak had purchased above land from the Manmohansing karamchand oberoi, Sukhbirsing karamchand oberoi, Surjitsing karamchand oberoi, Jaspalsing karamchand oberoi vide sale deed bearing no. 1369 dtd. 15/04/1997. Therefore, Udaykumar Gajajanan Chobe and other 2 namely Pramod Gangadhar Maheshpathak and Sanjay Narharrao Pathak become owner and possessor of above plot.

2. Whereas, thereafter, Pramod Gangadhar Maheshpathak had purchased above land from the Udaykumar Gajajanan Chobe, Sanjay Narharrao Pathak, vide sale deed bearing no.3916 dtd.10/07/2000. Therefore, Mr.Pramod Gangadhar Maheshpathak. become owner and possessor of above plot.

5.Ownership and possession:-

Therefore Mr.Pramod Gangadhar Maheshpathak is owner and possessor of the All the piece and parcel of the land known as property Bearing Plot

SUNIL R. CHAWARE PATIL

B. Com., LL.M.

Advocate.

PLOT No.08 Rachnakar Colony, station Road, Aurangabad (M.S.)431 001 Mob.No. 9423784302

No.41, Gut no. 17/p, Admeasuring 465 Sq. Mtrs. (50035sq.Ft.), Situated at Shahanoorwadi, Aurangabad, With in the Local Limit of Aurangabad Municipal Corporation.

6. Further Documents and procudre to be done for completed the absolute ownership and possession ship:-

1. After mutating name on All the piece and parcel of the land known as property Bearing Plot No.41, Gut no. 17/p, Admeasuring 465 Sq. Mtrs. (50035sq.Ft.), Situated at Shahanoorwadi, Aurangabad, With in the Local Limit of Aurangabad Municipal Corporation be obtained for your kind information and avoiding future complications.

Place: Aurangabad

Date:- 02nd March 2016



Sunil R. Chaware Patil

Advocate

Sd/- Sunil R. Chaware Patil
B.Com., LL.M.
Advocate
Aurangabad, Mob. 9423784302



SUNIL R. CHAWARE PATIL

B.Com., LL.M.
Advocate.

Plot No.08 Rachnagar Colony, station Road, Aurangabad (M.S.)431 001 Mob.No. 9423784302

CERTIFICATE OF TITLE

I have examined the original title deed intended to be deposited relating to the schedule property (ies) is liable to offered as security by way of "Registered/ English Mortgage and the documents of title referred to in the opinion are valid evidence of right, title and interest and that if said Registered mortgage is created, it will satisfy the requirements of creation of Registered mortgage and I further certify that Registered mortgage deed/declaration is recommended as per bank rule.

I have examined the documents in details, taking into account all the guidelines and the other relevant factors.

1.(A) I confirm having made a search in the Land Revenue records, I do not find anything adverse which would prevent the title holders from creating a valid mortgage.

1.(B) on after detailed scrutiny of Land records/revenue and relative title deeds, I hereby certify the genuineness of the title deeds. Suspiciously/ Doubt, if any has been clarified by making necessary enquires with concern authorities and fully satisfied with replies given by them for title clearance.

2.(A) there are no prior Mortgage/Charges/encumbrances, as could be seen from the Encumbrances Certificate for the period from 30 years from 1986 to 2016. Pertaining to the immovable property (ies) covered by above said Title deeds, the property is free from all encumbrances.

2.(B) if the above owner has decided to sell in future or development, there is no any prevention for the selling or developing of the property.

3. Minor /(s) his/ their interest in the property is to the extent of minors. List of family Members not made available. Therefore no comment.



SUNIL R. CHAWARE PATIL

B. Com., LL.M.

Advocate.

Plot No.08 Rachnakar Colony, station Road, Aurangabad (M.S.)431 001 Mob.No. 9423784302

SCHEDULE OF THE PROPERTY

All the piece and parcel of the land known as property Bearing Plot No.41, Gut no. 17/p, Admeasuring 465 Sq. Mtrs. (5003Sq.ft.), situated at Shahanoorwadi, Aurangabad, With in the Local Limit of Aurangabad Municipal Corporation, and name Mr.Pramod Gangadharrao Maheshpathak is owner and possessor along with any Present & future development construction thereon with all easementary right, claim, any interest with in the Local Limit of Aurangabad Municipal Corporation. and Registration SUB-District Aurangabad, and the same is bounded as below:

Towards North: - 6 Mt. Road

Towards South: - open Space.

Towards East : - Plot No.40.

Towards West : - Space of Gut no. 17.

Place: Aurangabad

Date:- 02nd March 2016



Sunil R. Chaware Patil

Advocate

Sd/- Sunil R. Chaware Patil
B.Com., LL.M.

Advocate

Aurangabad, Mob. 9423784302

