

RESH S. PIWAL

BSL, L.L.B.

ADVOCATE



सुरेश शेषराव पिवाल

बीएसएल. एलएल.बी.

अॅडव्होकेट

OFFICE : Shiv - Hanuman Mandir Market, Shop No. 8, Jaina Road, Chikalithana, Aurangabad. Mob. : 9822638627

RESIDENCE : "Matoshni" Niwas, Hanuman Chowk, Chikalithana, Aurangabad.

(page no 1)

To,

- 1] Renuka Yograj Deshmukh
R/o; N-2 Cidco,
Aurangabad.
- 2] Pandurang Sarjerao Sonawane
R/o: Chitepimpalgaon,
Tq and Dsit. Aurangabad.
- 3] Pralhad Tukaram Khandagale
R/o: N-2 Cidco, Aurangabad.

SEARCH CUM TITLE REPORT

Sr.No.	Extent of area	Location
1	4545.19 sq ft i.e. 422.259 sq mtr	Gut no.177, plot no. 31, Sector 61, situated at Shendra Jahangir Tq and Dist. Aurangabad.

BOUNDARIES

East	9 mtr wide road
West	45 mtr D.P Road
South	Adj. Gut no. 172
North	9 mtr wide road

DOCUMENTS PLACED BEFORE ME

Sr.No.	Description of documents	Execution date	Remarks
1	7/12 extract of land gut no.177	2703/2017	Photocopy
2	Mutation entry no.3939		photocopy

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V - Hanuman Mandir Market, Shop No. 8, Jaina Road, Chikalthana, Aurangabad. Mob.: 9822638627

E: "Matoshri" Niwas, Hanuman Chowk, Chikalthana, Aurangabad.

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3	7/12 extract of land gut no. 177	5/4/2016	photocopy
4	Mutation entry no. 1078, 3724	5/4/2016	Photocopy
5	Sale deed bearing No. 8490/2016	21/12/2016	Photocopy
6	N.A ORDER		Photocopy

TRACE OF TITLE

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

That, from perusal of documents as above referred. I hereby opinion to the title of property as under. It reveals from the record that, the land bearing gut no. 177 total adm. 80 R situated at Shendra Jahangir, Tq and Dist. Aurangabad has owned and possessed by Mohammad Rashid Mohammad Yusuf, and Mohammad Rafiq Mohammad Yusuf, his name have been mutated in the revenue record as per the mutation entry bearing no. 1078 and 3724.



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That, Mohammad Rashid Mohammad Yusuf, and Mohammad Rafiq Mohammad Yusuf have sanctioned the N.A. of the total area 8000.00 sq mtr to the extent of 4322.136 sq mtr for the residential purpose, and N.A. order is obtained from the office of collector.

That thereafter Mohammad Rashid Mohammad Yusuf, and Mohammad Rafiq Mohammad Yusuf have sanctioned the total 31 plots on the said property.

And out of which the plot no. 31 from land bearing gut no. 177 situated at Shendra Jahangir Tq and dist. Aurangabad, have been sold to Pandurang Sarjerao Sonawane, Pralhad Tukaram Khandagale, and Renuka Yograj Deshmukh through registered sale deed bearing no. 8490/2016 dated 31/12/2016, and through this sale deed the name of Pandurang Sarjerao Sonawane, Pralhad Tukaram Khandagale, and Renuka Yograj Deshmukh mutated in 7/12 extract of the land gut no. 177, by mutation



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CE : Shiv - Hanuman Mandir Market, Shop No. 8, Jalna Road, Chikalthana, Aurangabad. Mob. : 9822638627

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entry bearing no. 3939, and now a days the Pandurang Sarjerao Sonawane, Pralhad Tukaram Khandagale, and Renuka Yograj Deshmukh are the original owner and possessor of the said plot no. 31, from land gut no. 177, situated at Shendra Jahangir, Tq and Dsit. Aurangabad.

D] ENCUMBRANCES CERTIFICATE AND EVIDENCE:

From above referred documents and on the perusal of 7/12 extract, sale deed, the mutation entry, its reveals that, Pandurang Sarjerao Sonawane, Pralhad Tukaram Khandagale, and Renuka Yograj Deshmukh are the absolute owner and possessor of the said land gut no. 177 plot no. 31 situated at Shendra Jahangir Tq and Dist. Aurangabad, total adm. 4545.19 sq ft i.e. 422.259 sq mtr of sector 61, and the aforesaid ^{plot} ~~land~~ in my opinion is freeform all sort of encumbrances.



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E]

WHETHER POWER OF DISPOSAL VESTS

In view of the above discussion and document referred by me. I come to the conclusion that, on the basis of above title deeds Pandurang Sarjerao Sonawane, Pralhad Tukaram Khandagale, and Renuka Yograj Deshmukh thus get absolute, clear and good marketable title over the said plot no. 31, Gut no. 177, situated at Shendra Jahangir Tq and Dist. Aurangabad.

MY CONCLUSIVE OPINION.

I have deposited the search fees vide application no. 211/2017 receipt No. 2759-dated 26/4/2017 for the year 2005 to 2017 for 13 years to sub registrar office, Aurangabad. I found no any contrary remarks or any contradiction with regard to its title, the same is well establish and proved by virtue of the transaction.

B] I have to report that, the owner has not created any charge/encumbrances again the said land.

Hence this Search cum title report.

Date: 27/04/2017



Adv. SURESH S. PIWAL

Advocate B.S.L.L.B

Office : Shiv - Hanuman Road,

Market, Shiv - Hanuman Road,

Chikalthana, Aurangabad