

SEARCH REPORT

To,

I. DESCRIPTION OF DOCUMENTS SCRUTINIZED: I have verified following documents

Sr. No.	Date	Copy	Name & Nature of Documents	Remark
1		True Copy	7/12 Extract of land Gut No.168 of village Satara, Tq. & Dist. Aurangabad.	Record of Title
2	25/09/2000	True Copy	Sale Deed bearing No. 4462/2000 of Aurangabad Sub Registrar office executed by Ghuge Darade & Co. in favour of Pankaj Navnath Misal.	Title Document
3	25/09/2000	True Copy	Sale Deed bearing No. 4466/2000 of Aurangabad Sub Registrar office executed by Ghuge Darade & Co. in favour of Pankaj Navnath Misal.	Title Document
4	29/06/2002	True Copy	Sale Deed bearing No. 4236/2002 of Aurangabad Sub Registrar office executed by Pankaj Navnath Misal in favour of Laxmikant Manoharrao Kapsikar.	Title Document
5	29/06/2002	True Copy	Sale Deed bearing No. 4237/2002 of Aurangabad Sub Registrar office executed by Pankaj Navnath Misal in favour of Laxmikant Manoharrao Kapsikar.	Title Document
6	19/12/2002	True Copy	Mutation entry No. 8701 of village Satara, Tq. & Dist. Aurangabad.	Record of Title
7	24/03/2017	True Copy	Sale Deed bearing No. 875/2017 of Aurangabad Sub Registrar office executed by Laxmikant Manoharrao Kapsikar in favour of Vishnuprasad Babulalji Karwa.	Title Document

II. DESCRIPTION OF PROPERTY

No.	Property No.	Area	Location	Boundaries
1	Plot No. 91 & 92	280 Sq. Meter each Total 560 Sq. Meter area (6025.6 Sq. Feet)	Land Gut No. 168 of village Satara Tq. & Dist. Aurangabad	E- Plot No. 93 W- Plot No. 90 S- Plot No.73 & 74 N-9.00 Meter wide Road

III HISTORY OF TITLE

From the documents made available to me in the form of extract of 7/12 extract and sale deeds, it appears that, Ghuge and Darade Company was the original owner and possessor of the Plot No. 91 & 92 admeasuring 280 Sq. Meter each out of land Gut No. 168 of village Satara, Tq. & Dist. Aurangabad, which was sold to one Pankaj Navnathrao Misal vide two registered Sale Deed bearing No. 4462 & 4466 of Aurangabad Sub Registrar office on Date 25/09/2000. Accordingly his name was mutated in the revenue record of land Gut No. 168 of village Satara, Tq. & Dist. Aurangabad.

Thereafter, Pankaj Navnathrao Misal had also transferred these both Plot No. 91 & 92 to one Laxmikant Manoharrao Kapsikar vide two Registered Sale Deed bearing No. 4236 & 4237 of Aurangabad Sub Registrar office on Date 29/06/2002. Accordingly his name was mutated in the revenue record of land Gut No. 168 of village Satara, Tq. & Dist. Aurangabad vide mutation entry No. 8701.

That, Vishnuprasad Babulaji Karwa had purchased these Plot No. 91 & 92 admeasuring 280 Sq. Meter each from the Laxmikant Manoharrao Kapsikar vide Registered Sale Deed bearing No. 875 of Aurangabad Sub Registrar office on Date 24/03/2017. And since then Vishnuprasad Babulaji Karwa is in absolute ownership and possession of the said plot area.

That, as per the information put before me, the said land Gut No. 168 of village Satara, Tq. & Dist. Aurangabad was converted in Non Agricultural use as per the order of the Hon'ble Tahasildar, Aurangabad bearing No. RB/Desk/II/NAA/Abd/CR/3464/86 on Date 06/01/1987.

IV NO ENCUMBRANCE CERTIFICATE

From the documents made available to me in the form of extract of 7/12 extract, and Sale Deed, after taking e-search of documents and report of Index No. II of Aurangabad Sub-Registrar office for the thirteen years from 2005 to 2017, vide receipt No. MH002155051201718E, on Date 09/06/2017, there are no prior mortgage charges whatsoever over the property. It is free from all types of other encumbrances over above described property.

V POSSESSION OF PROPERTY

From the documents made available to me in the form of extract of 7/12 extract and Sale Deed placed before me clearly shows that, the title holder Vishnuprasad Babulaji Karwa is the legal owner and possessor Plot No. 91 & 92 admeasuring 280 Sq. Meter

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PALLOD ASSOCIATES

ADVOCATE

DATE: 9 / 06 / 2017

each total area 560 Sq. Meter out of the land Gut No.168 of village Satara, Tq. & Dist. Aurangabad above described as registered owner.

VIII OBSERVATIONS BASED ON SEARCH CUM INVESTIGATION

- I) The Documents produced before me are true copies, genuine and properly stamped wherever required.
- II) The chain of devolution in title is completed satisfactorily
- III) The documents produced before me specifically the extract of 7/12 extract & Register Sale Deed, it reveals that the Property under search carries good, clear and marketable title.
- IV) No specific adverse remarks are warranted.

YOGESH R. PALLOD
(Advocate)

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CERTIFICATE

I have examined the Title Deeds of the property Plot No.91 & 92 admeasuring 280 Sq. Meter each total area 560 Sq. Meter out of the land Gut No.168 of village Satara, Tq. & Dist. Aurangabad. It appears from record that, Ghuge and Darade Company was the original owner and possessor of the Plot No. 91 & 92 admeasuring 280 Sq. Meter each out of land Gut No. 168 of village Satara, Tq. & Dist. Aurangabad, which was sold to one Pankaj Navnathrao Misal vide two registered Sale Deed bearing No. 4462 & 4466 of Aurangabad Sub Registrar office on Date 25/09/2000. Accordingly his name was mutated in the revenue record of land Gut No. 168 of village Satara, Tq. & Dist. Aurangabad.

That, as per the information put before me, the said land Gut No. 168 of village Satara, Tq. & Dist. Aurangabad was converted in Non Agricultural use as per the order of the Hon'ble Tahasildar, Aurangabad bearing No. RB/Desk/II/NAA/Abd/CR/3464/86 on Date 06/01/1987.

Thereafter, Pankaj Navnathrao Misal had also transferred these both Plot No. 91 & 92 to one Laxmikant Manoharrao Kapsikar vide two Registered Sale Deed bearing No. 4236 & 4237 of Aurangabad Sub Registrar office on Date 29/06/2002. Accordingly his name was mutated in the revenue record of land Gut No. 168 of village Satara, Tq. & Dist. Aurangabad vide mutation entry No. 8701.

That, Vishnuprasad Babulaji Karwa had purchased these Plot No. 91 & 92 admeasuring 280 Sq. Meter each from the Laxmikant Manoharrao Kapsikar vide Registered Sale Deed bearing No. 875 of Aurangabad Sub Registrar office on Date 24/03/2017. And since then Vishnuprasad Babulaji Karwa is in absolute ownership and possession of the said plot area. Therefore, there is good chain of title.

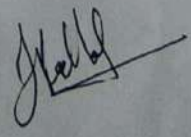
I further certify that –

There are no prior mortgage charges whatsoever over the property after taking search for the period of for last thirteen years i.e. 2005 to 2017 from the index No. II of Aurangabad Sub – Registrar office vide Receipt No.MH002155051201718E, on Date 09/06/2017 and I did not come across any other encumbrances over above described property.

There are no claims or interest of minors.

Hence this report.

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