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TITLE CUM SEARCH REPORT

WHEREAS, Mr. Tukaram Mamidwar, R/o. Beed-bypass Aurangabad, approached me and requested me to issue Title cum Search Reported in respect of 47 R portion of Gut No.107, at Mit-Mita, Tq. & Dist. Aurangabad, I have gone through the title documents produced by him before me and took search in respect of the said property for last 30 years and thereupon issuing this title cum search report as under.

1. That, land Gut No. 107 totally admeasuring 2 hector 48 R was originally owned and possessed by Pandurang Rambhaji sonawane and after the death of pandurang Rambhaji, names of his legal heirs i.e. Somnath, Suryabhan and Ramesh all sons of Pandurang Sonawane came to be recorded in 7/12 record vide mutation entry no.289. Somnath, Suryabhan and Ramesh all sons of Pandurang Sonawane sold the 1 Acre 32 R portion out of land Gut No.107 under the registered sale deed, registered at sr no. 2266, dated 07/07/1992 to three persons namely Sardar Shamshersingh Modi, Smt. BalvindKaur Darshansingh Saudi, and Sanjay Gulabrao Bhadane. However, in the said sale deed the area of each of the purchaser was not specifically mentioned and therefore all the purchaser executed a memorandum of understanding on 11/10/1993 before the Notary, wherein it is declared as the area of Shamshersingh Sodhi is 82 R, area of BalvindarKaur is 27 R and area of Sanjay Badhane is 20 R. As per this MOU, mutation entry No.759 came to be sanctioned on 24/06/1996 by the Revenue authority and thereby name of each purchaser is separately recorded in 7/12 extract. However, later on it is found that, in the area fallen to the share of Shamshersingh Sodhi, the area near about 30 R is affected by road, open space etc. and therefore all the

parties executed fresh registered MOU, registered at sr no.6753, dated 20/11/2015 wherein it is stated that, out of the land purchased by them jointly, area to the extent of 61 R fallen to the share of Shamshersing Sodhi, and 27 R fallen to the share of Balvindersingh Sodhi, whereas 20 R portion fallen to the share of Sanjay Bhadane.

2. That, Balvindersingh Sodhi, with the consent of Sanjay Bhadane, and her 27 R portion to Om Sai Construction, Prakash Narayan Badve and Vijay Radhkisan Vaywahare under the registered sale deed, registered at sr no.7223 dated 10/12/2015. Sanjay Bhadane also executed registered power of attorney in respect of his area in favour of one Madhukar Manikrao Desale, registered at sr no. 4046.

3. In view of the above referred documents and as per the facts which came to my knowledge I feel that, Om Sai Construction, Prakash Narayan Badve and Vijay Radhkisan Vaywahare established clear chain of title in respect of 27 R portion out of land Gut No.107 of Mit-Mita, and Sanjay Bhadane, established clear chain of Title in respect of 20 R portion out of the said land. During my search at the office of Sub-Registrar Aurangabad, I did not tress out any encumbrances on the said land and therefore I says that it is free from all types of encumbrances. In substance I feel that, Om Sai Construction Prakash Narayan Badve and Vijay Radhkisan Vaywahare are having clear marketable title in respect of 27 R portion and Sanjay Madane is having clear marketable title in respect of 20 R portion, out of land Gut No.107, situated at Mit-Mita, Aurangabad.

HENCE THIS TITLE CUM SEARCH REPORT.

DATE: 07/08/2017


(S.R. MALANI)
ADVOCATE