इतर

पावती

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पावती क्रं.: 11109 दिनांक: 22/12/2015

गावाचे नाव: सातारा
दस्तऐवजाचा अनुक्रमांक: अगग3-0-2015
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अँड बी आर लोया
वर्णन अर्ज नं. 3420-2015 मौजे सातारा गट नं. 225 शोध 1986ते2015

SEARCHFEE रु. 750.00

एकूण: रु. 750.00

Joint Sub Registrar Aurangabad

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

सह दुय्यम निबंधक वर्ग-२
औरंगाबाद क्रं. ३.

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B.R. LOYA

ADVOCATE

49-B, BEHIND HOTEL YASHODEEP,
SURANA NAGAR, JALNA ROAD,
AURANGABAD.
M- 9423148213

Date: 23.12.2015

SEARCH REPORT

TO WHOM IT MAY CONCERNED

SUBJECT: SEARCH/TITLE REPORT OF PROPERTY i.e. LAND BEARING **GUT NO. 225,** TOTALLY ADMEASURING **15 H. 50 R.** OUT OF WHICH AN AREA ADMEASURING **80 R (2 ACRES)** SITUATED AT VILLAGE **SATARA, TAL. AND DIST. AURANGABAD.**

Sir,

I am being engaged for the title verification in respect above said property, by Shri Hari Housing Resorts and Infra, a Partnership firm, through its Partner Pariniti Pramod Khairnar R/o. Aurangabad. I have taken search of property mentioned above and report of which is as follows:-

1. Description of the documents scrutinized:-

a) I have verified following documents:

S. No.	Date of Document.	Particulars of documents	Remark
1	07.11.2014	7/12 Extract of the land under search i.e. land bearing Gut No. 225, Situated at village Satara, Tal. And Dist. Aurangabad, bearing entries from the years 1979-80 to 2015-16.	Photo Copy
2	16.07.1981	Registered Sale-Deed bearing Day Book Sr. No. 3776, executed by Laxman Bala Shinde in favour of Laxman Bala Devkar.	Photo Copy
3	06.12.2007	Registered Sale-Deed bearing Day Book Sr. No. 6810, executed by Laxman Balaji Devkar in favour of Manohar Laxman Devkar.	Photo Copy

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4	23.01.2009	Registered Sale-Deed bearing Day Book Sr. No. 672, executed by Laxman Bala Shinde in favour of 1) Rajendra Laxman Devkar, 2) Machindra Laxman Devkar, 3) Ravindra Uttamrao Devkar, 4) Sainath Uttamrao Devkar.	Photo Copy
3	30.12.2009	Registered Sale-Deed bearing Day Book Sr. No. 6831, executed by Manohar Laxman Devkar in favour of Marathwada Developers Through Prop. 1) Pariniti Pramod Khairnar and 2) Anjali Jayantrao Kulkarni.	Photo Copy
4	29.12.2009	Registered Sale-Deed bearing Day Book Sr. No. 6786, executed by Machindra Laxman Devkar in favour of Marathwada Developers Through Prop. 1) Pariniti Pramod Khairnar and 2) Raghunath Narayanrao Awalgaonkar.	Photo Copy
4	22.12.2010	Registered Sale-Deed bearing Day Book Sr. No. 8841, executed by Marathwada Developers Through Prop. 1) Pariniti Pramod Khairnar and 2) Raghunath Narayanrao Awalgaonkar in favour of Nitin Prabhakar Patil.	Photo Copy
5	22.12.2010	Registered Sale-Deed bearing Day Book Sr. No. 8842, executed by Marathwada Developers Through Prop. 1) Pariniti Pramod Khairnar and 2) Anjali Jayantrao Kulkarni in favour of Nitin Prabhakar Patil.	Photo Copy
6	23.12.2010	Registered Sale-Deed bearing Day Book Sr. No. 10459, executed by Nitin Prabhakar Patil in favour of Pariniti Pramod Patil	Photo Copy
7	23.12.2010	Registered Sale-Deed bearing Day Book Sr. No. 10460, executed by Nitin Prabhakar Patil in favour of Pariniti Pramod Khairnar	Photo Copy
8	18.06.2012	Registered Sale-Deed bearing Day Book Sr. No. 2306, executed by Pariniti Pramod Khairnar in favour of Shri Hari Housing Resorts and Infra through Partners 1) Sau. Kranti Rajkumar Dhamdhere and 2) Pariniti Pramod Khairnar.	Photo Copy
9	20.10.1992	Mutation entry bearing No. 1088, dated 20.06.1992	Photo Copy

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b) I have also deposited the requisite fees of Rs. 750/- on dated 22.12.2015 vide receipts No. **11109,** for taking search for the period 30 years (Thirty years) i. e. from the year **1986 till 2015**, in the office of Jt. Sub-Registrar Aurangabad No.3.

2. **Description of property under search:-**

Sr No.	Land Bearing Gut No.	Area of Land	Location address	Boundaries
01.	Land Bearing Gut No. **225**	Totally Admeasuring **15 H. 50 R.** out of which an area admeasuring **80 R.**	Situated at village **SATARA, TAL. AND DIST. AURANGABAD**	**East**: Land Belongs to Pariniti Khairnar in Gut No 225. **West**: Land Belongs to Balaji Reality Gut No 225 **South**: Remaining land in Gut No. 225. **North**: Land in Gut No. 221.

3. **Flow of Title:-**

The agricultural land bearing Gut no. 225, Situated at village SATARA, TAL. AND DIST. AURANGABAD, totally admeasuring 15 H. 50 R., out of which an area of 6 acre was previously owned and possessed by one Laxman Bala Devkar. He purchased the same by way of sale deeds bearing Day Book Sr. No. 3776, Dated 16.07.1981 and Day Book Sr. No. 2858, Dated 14.03.1988. The said Laxman Bala Devkar sold as area of 1 Acre Land to Manohar Laxman Devkar and 1 Acre Land to Machindra Laxman Devkar by way of sale deeds Day Book Sr. Nos. 6810, dated 06.12.2007 and 672, dated 23.01.2009 respectively.

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Thereafter, the said Manohar Laxman Devkar sold his 1 Acre land to Marathwada Developers Through Prop. 1) Pariniti Pramod Khairnar and 2) Anjali Jayantrao Kulkarni, by way of sale deed bearing Day Book Sr. No. 3831, Dated 30.12.2009. And the said Machindra Laxman Devkar sold his 1 Acre Land to Marathwada Developers Through Prop. 1) Pariniti Pramod Khairnar and 2) Raghunath Narayanrao Awalgaonkar, by way of sale deed bearing Day Book Sr. No. 6786, dated 29.12.2009.

Thereafter, the said Marathwada Developers sold its 2 Acres Land to one Nitin Prabhakar Patil by way of two sale deeds bearing Day Book Sr. Nos. 8841 and 8842, both dated 22.12.2010.

The said Nitin Prabhakar Patil sold his 2 Acre land to Pariniti Pramod Khairnar by way of two sale deeds bearing Day Book Sr. No. 10459 and 10460, both dated 23.12.2010.

Thereafter, the said Pariniti Pramod Khairnar appears to have sold the said 2 Acres land to Shri Hari Housing Resorts and Infra, a Partnership firm, through its Partners 1) Sau. Kranti Rajkumar Dhamdhere and 2) Pariniti Pramod Khairnar by way of registered Sale-Deed bearing Day Book Sr. No. 2306, dated 18.06.2012.

Accordingly, the said Shri Hari Housing Resorts and Infra, a Partnership firm, became owner and possessors of the land under search i.e. 2 acres land in Gut No. 225, situated at Satara, Tq. and Dist. Aurangabad.

The chain of title succession is completed successfully.

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4. Encumbrances on the property: **No.**

5. Possession of the property: **Shri Hari Housing Resorts and Infra, a Partnership firm.**

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CERTIFICATE

I have examined document made available to me which is mentioned above.

I have also deposited the requisite fees of Rs. 750/- on dated 22.12.2015 vide receipts No. 11109, for taking search for the period 30 years (Thirty years) i. e. from the year 1986 till 2015, in the office of Jt. Sub-Registrar Aurangabad No.3.

Therefore, I certify that, from the documents made available to me and search taken in pursuance of those, I am of the opinion that, there appears no encumbrance and or mortgage/ charge over the property mentioned above. The owners and possessors of the property mentioned above namely Shri Hari Housing Resorts and Infra, a Partnership firm, through its Partners Pariniti Pramod Khairnar and others, having good and marketable title over the above mentioned property i.e. the land under search and have right to alienate, transfer, their above said land i.e. the land under search i.e. 2 acres land in Gut No. 225, situated at Satara, Tq. and Dist. Aurangabad.

HENCE THIS SEARCH REPORT

B. R. LOYA ADVOCATE EN. NO. MAH/4667/1996 HIGH COURT AURANGABAD.

Yours

B.R.Loya
Advocate

B. R. LOYA
Advocate
49-B, Surana Nagar, Jalna Road,
Aurangabad. M-9423145213

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