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पावती

Original/Duplicate

Wednesday, 14 February 2018
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नोंदणी क्र. 39M

Regn.: 39M

पावती क्र.: 1386 दिनांक: 14/02/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग5-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.संतोष एच.वर्मा

वर्णन अर्ज क्र.475/2018 शोध वर्षे 2006 ते 2018 एकूण 13 वर्षे प्लॉट नं.6, गट नं.105, तिसगांव औरंगाबाद

SEARCHFEE

रु. 325.00

एकूण:

रु. 325.00

Joint Sub Registrar Aurangabad

V

1): देयकाचा प्रकार: By Cash रक्कम: रु 325/-

सह मुख्य निबंधक वर्ग-२
औरंगाबाद क्र.-५



SEARCH CUM TITLE REPORT

दिनांक : 15-02-2018

TO WHOMSOEVER IT MAY CONCERN

DETAILS OF THE PROPERTY :

Gut no. 105 adm. 427.082 Sq. Mt. Saiban situated at village Tisgaon, Tq. & Dist. Aurangabad.

DETAILS OF THE DOCUMENTS SCRUTINIZED :

- 1) Photocopy of 7/12 extract dated 06-02-2018 which shows ownership and possession column since 30-04-2011.
- 2) Photocopy of mutation entry no. 4193.
- 3) Registered Sale Deed bearing Daybook Serial No. AGG - 3 - 2274 dated 30-04-2011.
- 4) Letter from CIDCO vide no. CIDCO / SP (NT) BP/WLJ/1356 dated 25-09-2009.
- 5) Order of Collector, Aurangabad vide no. 2008/M SHA/JAMIN-1/AKRUSHI/PRAKAR 192/09 dated 18-11-2009.
- 6) Registered Partition Deed bearing Daybook Serial No. AGG-3-02249 dated 29-04-2011.
- 7) Letter of permission from CIDCO vide CIDCO/ATPO/BP/AUR (WLJ)/2011/2080 DATED 08-04-2011.

BRIEF HISTORY OF PROPERTY :

From the documents supplied to me as record above in respect of property i. e. Gut no. 105 adm. 427.082 Sq. Mt. Saiban situated at village Tisgaon, Tq. & Dist. Aurangabad. I am giving this title report for the period of 13 years i. e. 2006-2018 and the necessary fees for the same is deposited with the Sub Registrar's Office at Aurangabad vide Rec. No. 1386 dated 14/02/2018. (The original receipt is enclosed.)

That on perusal of documents placed before me i. e. the above stated 7/12 extract of the 13 years of the Plot No. 6 bearing Gut no. 105 adm. 427.082 Sq. Mt. Saiban situated at village Tisgaon, Tq. & Dist. Aurangabad, is owned & possessed by Rohit Ramnarayan Kumpawat by virtue of Registered Sale Deed bearing Daybook Serial No. AGG - 3 - 2274 dated 30-04-2011. It is the self acquired property of Mr. Rohit Ramnarayan Kumpawat.

The said plot is forming part of chunk piece of land adm. 81 R from Gut No. 105 Saiban situated at village Tisgaon, Tq. & Dist. Aurangabad owned by Mr. Rajkumar S/o. Manakchand Agrawal, Mr. Sunil S/o. Nandlal Agrawal and Mr. Ashish S/o. Vinod Agrawal. These three land owners with an intention to develop the said

land got the said layout approved from CIDCO vide no. CIDCO / SP (NT) BP/WLJ/1356 dated 25-09-2009 and also got the permission for the conversion of the said land from Agricultural to Non Agricultural Land vide order of Collector, Aurangabad vide no. 2008/M SHA/JAMIN-1/AKRUSHI/PRAKAR 192/09 dated 18-11-2009 as specified the present owner, the said layout is known as "Sai Ban".

The aforesaid land owners namely Mr. Rajkumar S/o. Manakchand Agrawal, Mr. Sunil S/o. Nandlal Agrawal and Mr. Ashish S/o. Vinod Agrawal sold the developed plots from the said layout i. e. Sai Ban except Plot No. 05, 06, 07 & 08 and partitioned these four plots between themselves by virtue of Registered Partition Deed bearing Daybook Serial No. AGG-3-02249 dated 29-04-2011 and accordingly Plot No. 05 & 06 allotted in share of predecessor in title of present owner i. e. Mr. Rajkumar S/o. Manakchand Agrawal. Thus by the virtue of the said partition Mr. Rajkumar S/o. Manakchand Agrawal became the independent sole owner of said plot nos. 05 & 06 and out of the same he sold the plot no. 6 to the present owner Mr. Rohit Ramnarayan Kumpawat as referred supra after obtaining the due permission from CIDCO vide CIDCO/ATPO/BP/AUR (WLJ)/2011/2080 DATED 08-04-2011. That by virtue of the sale deed dated 30.04.2011 the name of the present owner Rohit Ramnarayan Kumpawat has been mutated in the ownership column of 7/12 extract of Gut No. 105, Tisgaon, Tq. & Dist. Aurangabad vide mutation entry no. 4193.

That the boundaries of gut no. 105 adm. 427.082 Sq. Mt. at village Tisgaon, Tq. & Dist. Aurangabad as under;

To the East	-	Plot No. 07
To the West	-	Remaining Part of Land Gut No. 105
To the South	-	Plot No. 05
To the North	-	09.00 Mt. wide road

I have personally taken the search from the documents supplied to me and documents made available to me by the Sub Registrar at Aurangabad in respect of said land gut no. 105 adm. 427.082 Sq. Mt. for last 13 years. It appears that the title of Rohit Ramnarayan Kumpawat is clear & marketable one. The same is free from all the encumbrances.

HECNE THIS SEARCH CUM TITLE REPORT.

Place : Aurangabad

Adv. Santosh H. Varma



B.Com. LL.B.
Flat No. 3, Bhagirathi
Complex, Shahaganj,
Aurangabad. Mob. 9822826594


ADV. SANTOSH H. VARMA

NOTE :

I am returning herewith all the documents along with the Receipt bearing no. 1386 dated 14/02/2018 issued by the office of the Sub Registrar, Aurangabad.