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इतर पावती

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Saturday, 04 March 2017 5:06 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1420 दिनांक: 04/03/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग1-0-2017

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अँड बि ए राठोड

वर्णन अर्ज क्र 619/2017 मौजे मिटमिटा गट नं 107 प्लॉट नं 02 औरंगाबाद शोध 30 वर्षे 1988 ते 2017

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Aurangabad I

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

ग. व. व. निबंधक क्र-२  
औरंगाबाद क्रमांक -९

3/4/2017

**B. A. RATHOD**

B.A.L.L.B.  
Advocate High court  
Aurangabad.

Off:- Plot No. 218/1  
N-3, CIDCO, AURANGABAD.  
MOB:- 9689909193  
Email. [adv.brathod@gmail.com](mailto:adv.brathod@gmail.com).

Date: 04/03/2017.

## SEARCH CUM TITLE REPORT

That, M/s. Kamalleela Developers Through its partner Mr. Sushil Kamalnayan Bharuka. Requested to me to give Search Cum Title Report in respect of Plot No. 2, Adm. 1109 Sq. Mtrs., forming part of Gut No. 107/1, situated at Village-Mitmita, within in limit of Municipal Corporation, Aurangabad owned & possessed by M/s. Kamalleela Developers Through its partner Mr. Sushil Kamalnayan Bharuka.

NAME OF CONCERN; M/s. Kamalleela Developers Through its partner  
Mr. Sushil Kamalnayan Bharuka.

### I. DESCRIPTION OF DOCUMENTS: -

I have verified and scrutinized the following documents received from you.

| Sr. No. | Description of Document / No.                                                                                                                                                                                                                                                                                 | Date       | Photocopy/ Duplicate | Nature of Document |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------|--------------------|
| 1.      | 7/12 Extract from the year issued by. Tahsil office Aurangabad.                                                                                                                                                                                                                                               | 13/02/2017 | Photocopy            | 7/12 Extract       |
| 2.      | Mutation Entry No.756,759.                                                                                                                                                                                                                                                                                    | 06/11/2016 | Photocopy            | Mutation Entry     |
| 3.      | Layout plan from Municipal corporation Aurangabad.                                                                                                                                                                                                                                                            | 05/06/2012 | Photocopy            | Layout plan        |
| 4.      | N. A. Order Permission No. 2011/MASHAKA/Non - Agriculture-/NAP-34/AT.Mitmita,tq. Aurangabad/P.No.603                                                                                                                                                                                                          | 05/06/2012 | Photocopy            | N. A. Order        |
| 5.      | Registered Sale Deed No. 2266/1992 executed by 1) Shri. Somnath Pandurang Sonvane 2) Shri. Suryabhan Pandurang Sonvane 3) Shri. Ramesh Pandurang Sonvane in favour of 1) Shri. Sardar Samshersingh sodhi s/o indersingh sodhi 2) Mrs. Balwinder Kaur W/o Darshansingh sodhi 3) Shri. Sanjay Gulabrao Bhadane. | 07/07/1992 | Photocopy            | Sale Deed          |

  
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|    |                                                                                                                                                                                            |            |           |                     |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------------------|
| 6. | Registered Sale Deed No. 1149/2017 executed by Shri. Sardar Samshersingh sodhi s/o indersingh sodhi favour of M/s. Kamalleela Developers Through its partner Mr. Sushil Kamalnayan Bharuka | 20/02/2017 | Photocopy | Sale Deed           |
| 7. | E-Search from Department of Registration & Stamps Government of India                                                                                                                      | 04/03/2017 | Photocopy | E-Search            |
| 8. | Court E-Search Report                                                                                                                                                                      | 04/03/2017 | Photocopy | Court Search Report |

## II. DESCRIPTION OF PROPERTY: -

| Sr. No | Extent of Area           | Location                                                                                                                      | Boundaries.                                                                                                                                                       |
|--------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.     | Plot Adm. 1109 Sq. Mtrs. | Plot No. 2, forming part of Gut No. 107/1, situated at Village-Mitmita, within in limit of Municipal Corporation, Aurangabad. | NORTH -: 15.00 M. wide service Road,<br>SOUTH -: Remaining Land of Gut No.107/1<br>EAST -: Land of Balwinder Kaur & Sanjay Bhandane<br>WEST -: 6.00 M. wide Road. |

## III. TRACE OF TITLE: -

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

- 1) That from perusal of originally the land was owned by 1) Shri. Somnath Pandurang Sonvane 2) Shri. Suryabhan Pandurang Sonvane 3) Shri. Ramesh Pandurang, Sonvane. were owner and possessor of land.
- 2) That from perusal of Registered Sale Deed No. 2266/1992 dt. 07/07/1992 1) Shri. Somnath Pandurang Sonvane 2) Shri. Suryabhan Pandurang Sonvane 3) Shri. Ramesh Pandurang, Sonvane has sold said land to 1) Shri. Sardar Samshersingh sodhi s/o indersingh sodhi 2) Mrs. Balwinder Kaur W/o Darshansingh sodhi 3) Shri. Sanjay Gulabrao Bhadane. And Mutation Entry is carried out on 7/12 Extract by Vide Mutation Entry No. 756, dt. 31/01/1994 as are owner and possessor of the land.
- 3) That from, perusal of Mutation entry No. 759 1) Shri. Sardar Samshersingh sodhi s/o indersingh sodhi 2) Mrs. Balwinder Kaur W/o Darshansingh sodhi 3) Shri. Sanjay Gulabrao Bhadane. The said land adm. 1 W 32 R Have got divided

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areas as per their respective shares and has got separated his area by each which

comes to 1) Shri. Sardar Samshersingh sodhi s/o indersingh sodhi 82 R. 2) Mrs. Balwinder Kaur W/o Darshansingh sodhi 27 R. and 3) Shri. Sanjay Gulabrao Bhadane. 20 R.

- 4) That from perusal of N. A. Order U/s 44 of Maharashtra Land Revenue Code 1966 from Collector Aurangabad. Vide Permission No. 2011/MASHAKA/Non – Agriculture-/NAP-34/AT. Mitmita, tq. Aurangabad/P.No.603 it appears that, the land owner Shri. Sardar Samshersingh sodhi s/o indersingh sodhi has obtained N. A. Permission for residential use and with intent to develop his property prepared plan and got approved residential Layout from Aurangabad Municipal corporation Aurangabad vide letter No. manpa/narvi/ssnr/1250/2012 (Rekhankan/2012/262) on dated 05/06/2012 forming part of Gut No. 107/1, situated at Village – Mitmita, within the limit of Municipal Corporation, Aurangabad.
- 5) That, from perusal of Registered Sale Deed No. 1146/2017 dt. 20/02/2017 it appears that, Shri. Sardar Samshersingh sodhi s/o indersingh sodhi has sold Plot No. 2, area adm. 1109 sq. mtr. Forming part of Gut No. 107/1, situated at Village – Mitmita, within the limit of Municipal Corporation, Aurangabad to M/s. Kamalleela Developers through its partner Mr. Sushil Kamalnayan Bharuka as owner and possessor of said plot property.
- 6) That, Search taken from records of Department of Registration & Stamp web site by way of Court E-Search Reports it appears that, the above said property do not appear any adverse remark above mention on the property.
- 7) Thus, I found that, M/s. Kamalleela Developers through its partner Mr. Sushil Kamalnayan Bharuka is title Holder and possessor of said plot property and said property has a Good marketable title, which is free from all encumbrances, lien charges & etc.
- 8) That, the title flow of the property is well established on the basis of above referred title documents, which is name of M/s. Kamalleela Developers through its partner Mr. Sushil Kamalnayan Bharuka as owner & possessor of plot.

  
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IV. ENCUMBRANCE CERTIFICATE:-

From the above referred document and the other co-related documents of the

property shows that, M/s. Kamalleela Developers through its partner Mr. Sushil Kamalnayan Bharuka the absolute owner and possessor of said plot property and the aforesaid plot property in my opinion is free from all encumbrances.

V. EVIDENCE OF POSSESSION:-

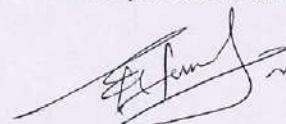
On the basis of Registered Sale Deed No. 1149/2017 dt. 20/02/2017 M/s. Kamalleela Developers through its partner Mr. Sushil Kamalnayan Bharuka is owner and possessor of the said plot property.

VI. CERTIFICATE OF THE TITLE SHOULD CLEARLY DESCLOSE / STATE:-

- A) In view of the above discussion and documents referred by me, I come to the conclusion that on the basis of registered Sale Deed Daybook No. 1146/2017 dt. 20/02/2017, M/s. Kamalleela Developers through its partner Mr. Sushil Kamalnayan Bharuka thus get absolute, clear and good marketable title over the said property.
- B) As per my opinion and above referred documents, the aforesaid property is free from all encumbrances.
- C) There is no share of minor in the present case.
- D) The property is not the property of minor.
- E) There is no undivided interest of minor in the present case.

VII. I FURTHER CERTIFY THAT:-

- A) As per my opinion, the immovable property is free from all encumbrances.
- B) There is at present no claim of minor in this property.
- C) There is no undivided share of minor.
- D) The provision of urban land, Ceiling and Holding Act, is not applicable to this area.
- E) Holding / acquisition is in accordance with the provisions of Law Reforms act.

  
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- F) I have inspected all the entries in respect of above property at the Sub-Registrar Office, Aurangabad for the year 1988-2017 (30 years) By Receipt No. 1420/2017 dt. 04/03/2017 and I found no any contrary remarks or any contradiction with regard to its title & same is well established and proved by virtue of transaction.
- G) I have to report that, the owner has not created any charges/ encumbrances or on taxes/ public dues are outstanding against the said property and the said property is not subject to any tenancy law/urban land or other land ceiling legislation/ act or no court case/ suit is pending regarding title to the land.
- H) I have to report that, the aforesaid titled to the said property is clear and accessible and the property is absolutely free for all encumbrances, lien and charges of the above mentioned property will also acquired good and marketable titled.

Hence, this report.



(Adv. B. A. Rathod).  
**Bhimrao A. Rathod**  
B.A.L.L.B.  
 **ADVOCATE High Court**  
Aurangabad. Mob. 9689909193