



**SEARCH & TITLE CERTIFICATE**

Date: 24.09.2019

**TO WHOM WHATSOEVER CONCERN**

**Name of the Applicants :**

**1) Nandkishor S/o Vitthalrao Sahare**

**2) Kunal S/o Suresh Sahare**

Age - Major, Occ. - Business,

R/o Sillod, Tq. Sillod, Dist. Aurangabad

**Purpose of Investigation:**

Plot No. 01 known as Municipal Council Property  
Sr. No. 91 out of land survey no. 299/3 which is  
Adm. 5258 Sq. Mtr. situated at under Municipal  
Council Area Sillod Tq. Sillod Dist. Aurangabad.

**Description of Property:**

Plot No. 01 known as Municipal Council Property Sr. No. 91 out of land survey no. 299/3  
which is Adm. 5258 Sq. Mtr. situated at under Municipal Council Area Sillod Tq. Sillod  
Dist. Aurangabad. Which is bounded as under -

**To the East :** Land of Dattatray Bawaskar & Anil Bora

**To the West :** Govt. Nala

**To the South :** Land of Ravi Prashad

**To the North :** Land of Manikrao Kulkarni

(As per regd. sale deed dated 19.01.2016)

**LIST OF DOCUMENTS -**

1. Copy of Regd. Sale Deed bearing day book no. 389/2016 dated 19.01.2016  
which is executed by Dilip Prabhakar Rao Kulkarni with the consent of Jyoti  
Dilip Kulkarni, Uday Dilip Kulkarni, Amol Dilip Kulkarni, Bharti Yogesh Rode in  
favour of present applicants.
2. Copy of mutation entry no. 362 issued by Talathi Saja Sillod.
3. Copy of mutation entry no. 2798 issued by Talathi Saja Sillod.
4. Copy of mutation entry no. 16746 issued by Talathi Saja Sillod.
5. Copy of Namuna No. 43 issued by Municipal Council Sillod.
6. Copy of letter dated 04.05.2019 issued by Town Planning & Valuation  
Department Branch Aurangabad to Tahasildar Sillod.
7. Copy of N. A. order dated 13.05.2019 issued by Hon'ble Tahasildar Sillod U/s  
42-B of Maharashtra Land Revenue Code.
8. Copy of final approval letter dated 21.08.201 issued by Municipal Council  
Sillod in the name of present applicants.
9. Copy of lay out plan issued by Assistant Director Town Planning Aurangabad.





10. Copy of online 7/12 extract issued by Talathi Saja Sillod in respect of land survey no. 299/3.
11. Copy of E-search taken by concern Advocate.

**Past and Previous Title :**

- a. That, from the documents submitted before me its appeared that, the property under certificate is joint and common self acquired property of the present applicants.
- b. That, from the documents submitted before me its appear that, previously in the year 1990-91 the said land survey no. 299/3 to the extent of 03 Acre 00 Gunthe was owned and possessed by Prabhakar Vitthalrao Kulkarni. Accordingly his name was recorded in the revenue record by taking and sanctioning mutation entry.
- c. That, from the documents submitted before me its appeared that, in the year 1996 the said Prabhakar Vitthalrao Kulkarni had allotted his land survey no. 299/3 to the extent of 01 Acre 00 Gunthe to prevendor of present applicant namely Dilip Prabhakar Kulkarni as his exclusive family share. Accordingly by taking and sanctioning mutation entry no. 362 the name of the said prevendor of present applicant namely Dilip Prabhakar Kulkarni was recorded in the revenue record to the extent of 01 Acre 00 Gunthe.
- d. That, from the documents submitted before me its appeared that, in the year 2002 the said Prabhakar Vitthalrao Kulkarni had sold his land survey no. 299/3 to the extent of 20 R to prevendor of present applicant namely Dilip Prabhakar Kulkarni by way of regd. sale deed bearing day book no. 100/2002 dated 10.01.2002 for valuable consideration amount and accordingly by taking and sanctioning mutation entry no. 2798 the name of the said prevendor of present applicant namely Dilip Prabhakar Kulkarni was recorded in the revenue record to the extent of 20 R.





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- e. That, from the documents submitted before me its appeared that, in the year 2016 the present applicants have purchased the said land survey no. 299/3 to the extent of 01 Acre 20 Gunthe i.e. 60 R by way of joint and common regd. sale deed bearing day book no. 389/2016 dated 19.01.2016 from previous owner Dilip Prabhakar Rao Kulkarni with the consent of Jyoti Dilip Kulkarni, Uday Dilip Kulkarni, Amol Dilip Kulkarni, Bharti Yogesh Rode for valuable consideration amount.
- f. That, after the execution of regd. sale deed the present applicants have applied for mutation before concern revenue authority. Accordingly by taking and sanctioning mutation entry no. 16746 the names of the present applicants are joint and common recorded in the revenue record.
- g. That, from the documents submitted before me its appeared that, in the year 2019 the present applicants have obtained N. A. permission U/s 42-B of Maharashtra Land Revenue Code from Tahasil office Sillod. Therefore securitization act is applicable to the said property.
- h. That, from the documents submitted before me its also appeared that, at the time of issuing of N. A. order Tahasildar Sillod also called no objection certificate Municipal Council Sillod and Town Planning Authority Aurangabad. Accordingly on 04.05.2019 Town Planning Authority Aurangabad has sanctioned lay out plan in respect of land survey no. 299/3 to the extent of 6000 Sq. Mtr. and also forwarded letter to the Tahasildar Sillod on 04.05.2019. So also on 21.08.2019 the Municipal Council Sillod has also issued letter in the name of present applicants in respect of final sanction of lay out plan and also issued Namuna No. 43 by giving plot no. 1.
- i. Moreover the present applicants have paid regular taxes to the Municipal Council Sillod. Therefore, the Municipal Council Sillod has issued Namuna No. 43 in the name of present applicants and the concern revenue authority has





also issued 7/12 extract in the name of present applicant. As such the property under certificate is joint and common self acquired property of the present applicants.

**Present Title :**

That, in view of the Registered Sale Deed Dated 19.01.2016. Accordingly the name of the present applicants are joint and common recorded in the record of right. Then the present applicants namely **1) Nandkishor S/o Vitthalrao Sahare 2) Kunal S/o Suresh Sahare** are become joint and common lawful owner and actual occupier of Plot No. 01 known as Municipal Council Property Sr. No. 91 out of land survey no. 299/3 which is Adm. 5258 Sq. Mtr. situated at under Municipal Council Area Sillod Tq. Sillod Dist. Aurangabad.

**Encumbrances on Property under Certificate :**

No Encumbrances.

**Final Certificate :**

That, from the records and search carried out in the office of Sub. Registrar Sillod from last 30 years vide search receipt no. 6057/2019 dated 24.09.2019 and with sown declaration made by present applicants its appeared then the present applicants namely **1) Nandkishor S/o Vitthalrao Sahare 2) Kunal S/o Suresh Sahare** are become joint and common lawful owner and actual occupier of Plot No. 01 known as Municipal Council Property Sr. No. 91 out of land survey no. 299/3 which is Adm. 5258 Sq. Mtr. situated at under Municipal Council Area Sillod Tq. Sillod Dist. Aurangabad and same having clear and marketable title. Hence this report!

Place : Sillod  
Date : 24.09.2019



**Issued by**

**(Sandeep K. Dhakre)**  
Advocate Sillod

162/0

इतर पावती

Original/Duplicate

Tuesday, 24 September 2019 5:07 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6057 दिनांक: 24/09/2019

वाचाचे नाव:

दस्तऐवजाचा अनुक्रमांक: सलड-0-2019

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: एंड संदीप के डाकरे

वर्षाने शोध अर्ज क्र. 1250/2019 मोजे सिल्लोड येथील सर्वे क्र. 299/3 मधील प्लॉट नं. 1 चा शोध सन 1990 ते 2019 पर्यंत 30 वर्षे

शोध व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Sillod

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

सह दुय्यम निबंधक  
वर्ग - २, सिल्लोड