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इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 6362 दिनांक: 03/08/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग1-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ॲड.प्रवीण सी.वाणी

वर्णन अर्ज क्र.1689/2018 शोध वर्षे 1989 ते 2018 एकूण 30 वर्षे मौजे सावंगी ता जि औरंगाबाद येथील जमीन गट क्र.217

SEARCHFEE	रु. 750.00
एकूण:	रु. 750.00

Sub Registrar Aurangabad I

सह.दुय्यम निबंधक वर्ग-१
औरंगाबाद क्रमांक -१

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

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PRAVIN C.WANI
VIJAYA P.WANI (BARSE)
B.S.L.LL.B
Advocate

Office : G-6/1,Navjeevan Colony, N-11 Hudco,Aurangabad, Mob.9503875306
Email:adv.pravinwani@gmail.com

Ref. : August/2018

Date:03/08/2018

SEARCH REPORT

Name/s of the Holders / Owners : Mr.PRABHAKAR LAXMAN JAGDALE

Of property

Description of the Property :-

Land Gut No.217 to the extent of admeasuring 00 Hector 65 Are situated at village Savangi, Tq.and Dist.Aurangabad. Within the following boundaries:

ON OR TOWARDS EAST: Rajnandni Co-Op Society Land.
ON OR TOWARDS WEST: Land of Aasaram Marolkar
ON OR TOWARDS SOUTH: Land of Chandrabhagabai Baburao Lembhe.
ON OR TOWARDS NORTH:Land of Nagorao Laxman Jagdale.
(As per partition deed)

Dear Sir,

A) I have perused following photocopies of documents given by you in respect of above referred Property for the purpose of giving my legal opinion viz. :-

1) Copy of 7/12 extract bearing land Gut no.217 of village Savangi, Tq.and Dist.Aurangabad.
2) Copy of mutation entry no.726 Dt.28/01/1995 in respect of land gut no.217 of village Savangi, Tq.and Dist.Aurangabad.
3) Copy of Partition Deed Dt.24/04/2006 executed between Machindra laxman Jagdale, Nagorao laxman Jagdale, Prabhakar Laxman Jagdale.(Reg.No.2068/2006).Which is registered in the office of Aurangabad Sub Registrar No.3.
4) Copy of mutation entry no.1872 Dt.08/05/2006 in respect of land gut no.217 of village Savangi, Tq.and Dist.Aurangabad.

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5) Copy of mutation entry no.2338 Dt.30/07/2009 in respect of land gut no.217 of village Savangi, Tq.and Dist.Aurangabad.

6) Copy of 7/12 extract bearing land Gut no.217 of village Savangi, Tq.and Dist.Aurangabad Dt.12/04/2006.

7) Copy of Sale Deed Dt.31/05/2006 executed by Prabhakar Laxman Jagdale being vendor in favor of Taterao Gopinath Chavan.(Reg.No.1910/2006).Which is registered in the office of Aurangabad Sub Registrar No.2.(11-R).

8) Copy of Sale Deed Dt.08/05/2008 executed by Taterao Gopinath Chavan being vendor in favor of Prabhakar Laxman Jagdale.(Reg.No.2287/2008).Which is registered in the office of Aurangabad Sub Registrar No.3.(11-R).

9) Copy of mutation entry no.2198 Dt.26/05/2008 in respect of land gut no.217 of village Savangi, Tq.and Dist.Aurangabad.

10) Copy of Sale Deed Dt.14/06/2012 executed by Prabhakar Laxman Jagdale being vendor in favor of Baliram Somaji Kharche.(Reg.No.4337/2012).Which is registered in the office of Aurangabad Sub Registrar No.5.(11-R).

11) Copy of mutation entry no.3225 Dt.31/08/2012 in respect of land gut no.217 of village Savangi, Tq.and Dist.Aurangabad.

12) Copy of Sale Deed Dt.19/07/2018 executed by Baliram Somaji Kharche being vendor in favor of Prabhakar Laxman Jagdale.(Reg.No.3924/2018).Which is registered in the office of Aurangabad Sub Registrar No.6.(11-R).

B) SEARCH / ENCUMBRANCE :-

Though the record of rights so provided does not disclose any recorded encumbrance in other rights column I inspect the Index-II Registers for the period of 30 Years vide receipt no..6362... Dt. 031 08 /2018, maintained in the Office of Sub-Registrar having jurisdiction over the said property. However, by virtue of a notification by the State of Maharashtra, the registration rules are changed from 01/11/2005 and thus the search beyond the period of 31/10/2005 could only be carried out in some sub-registrars' offices and accordingly the advocate has carried out and inspected the Government Records and given the report, which is self-explanatory and does not disclose any outstanding encumbrances or any entry adverse to the title of the owner and the opinion is given subject to the aforesaid.

C) DEVOLUTION OF TITLE :-

It is seen from the documents and recital that, the land Gut No.217 of Village Savangi Tq. And Dist.Aurangabad previously owned by Laxman Shivram Jagdale .The said land owner was died on 05/10/1994 by leaving legal heirs named Smt.Gajrabai laxman Jagdale (Wife), Machindra laxman Jagdale (Son), Nagorao laxman Jagdale(Son),

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Prabhakar Laxman Jagdale(Son) and the above said legal heirs filed application before revenue authority to take mutation entry over the above said land. The revenue authority taken succession mutation entry bearing no.726 Dt.28/01/1995 of above said legal heirs on the said land.

It is further seen that, Machindra laxman Jagdale, Nagorao laxman Jagdale, Prabhakar Laxman Jagdale was executed partition deed between them Dt.24/04/2006 bearing registered numder 2068/2006. Which is registered in the office of Aurangabad Sub Registrar No.3.In the said partition the said Machindra laxman Jagdale got 63 R out of land gut no.217, Nagorao laxman Jagdale got 70 R out of land gut no.217, Prabhakar Laxman Jagdale got 65 R out of land gut no.217. Thereafter the name of said Machindra laxman Jagdale, Nagorao laxman Jagdale, Prabhakar Laxman Jagdale mutated over said land vide mutation entry no.1872 on 08/05/2006.

It is further seen that, vide Sale Deed Dt.31/05/2006 the land owner Prabhakar Laxman Jagdale sold the 11 R land out of land gut no.217 of village Sawangi, Tq. And Dist.Aurangabad to Taterao Gopinath Chavan and its Reg.No.1910/2006.Which is registered in the office of Aurangabad Sub Registrar No.2.

It is further seen that, vide Sale Deed Dt.08/05/2008 the said purchaser Taterao Gopinath Chavan sold the said 11 R land out of land gut no.217 of village Sawangi, Tq. And Dist.Aurangabad to Prabhakar Laxman Jagdale vide Reg.No.2287/2008.Which is registered in the office of Aurangabad Sub Registrar No.3. The above said purchaser name enter vide mutation entry no.2198 Dt.26/05/2008 over the said 11 R land in the said land gut no.217.

It is further seen that, the land owner named Prabhakar Laxman Jagdale taken loan of Rs.12000/ from the Society and therefore vide mutation entry number 2338 the other side colomn said society charge enter on the name of above said land owner.

It is further seen that, vide Sale Deed Dt.14/06/2012 the land owner Prabhakar Laxman Jagdale sold the 11 R land out of land gut no.217 of village Sawangi, Tq. And Dist.Aurangabad to Baliram Somaji Kharche vide Reg.No.4337/2012.Which is registered in the office of Aurangabad Sub Registrar No.5. The said purchaser name enter vide mutation entry no.3225 Dt.31/08/2012 in respect of land gut no.217 of village Savangi, Tq.and Dist.Aurangabad to the extent of 11 R.

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It is further seen that, vide Sale Deed Dt.19/07/2018 the said purchaser Baliram Somaji Kharche sold the said 11 R land out of land gut no.217 of village Sawangi, Tq.

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And Dist.Aurangabad to Prabhakar Laxman Jagdale vide Reg.No.3924/2018.Which is registered in the office of Aurangabad Sub Registrar No.6.

D) N.A. PERMISSION :- Nill

E) FINAL LAY OUT AND BUILDING PERMISSION :- Nill

CONCLUSION:-

Subject to whatever stated above and the documents mentioned here in below and on going through the Search & Title Report and the documents given to me for inspection and information, so supplied, I am of the prima facie opinion that, the land owner Prabhakar Laxman Jagdale have acquired clear, marketable rights and interest in respect of captioned property.

NON-CRITICAL DOCUMENTS REQUIRED IN XEROX COPIES:-

1. The documents perused and described in Para-A above.The Papers given to us are returned herewith.

03/08/2018

PRAVIN C.WANI.
Advocate

It is informed that, the documents given above are as per the originals and it is further given to my knowledge that the land owners are in the actual physical possession of the captioned property and the Title Opinion is given on the aforesaid representations. It is further advised to collect each and every document so perused. I restrict my investigation to verify the prima facie title of the land owners on the available documents & information. Accordingly I have carried out required investigations and given my opinion. The Opinion as regards to genuineness is general observation so made by going through the document with open eye, however, no material or mechanism to verify the actual registration or payment of stamp duty is available with us and applied which please be noted and appropriate authority be consulted for further investigation.

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