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इतर पावती

Original/Duplicate

Tuesday, 28 August 2018 6:32
PM

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 7200 दिनांक: 28/08/2018

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: अगग1-0-2018

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड गणेश बी बोर्डे

वर्णन अर्ज क्रमांक 1848/2018 मौजे तीसगाव ता जि औरंगाबाद गट नंबर 217 सन 1989 ते
2018 (30वर्षे)शोध

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar, Aurangabad I

सह दुसरा निबंधक वग-१

औरंगाबाद क्रमांक -१

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

GANESH B. BORDE

Advocate, Aurangabad

Raj Nagar, Jatwada Road, Harsul, Aurangabad

Mobile No.9673624210.

Date :-30/08/2018

SEARCH REPORT

1. Search - Cum - title report of the property of Shri.Sunil Dnyaneshwar Kaldade, R/o. Thakare Nagar, Aurangabad, of his Property bearing Gut No.-217, Plot No.01, admeasuring 450.28 Sq. Mtrs., and Plot No.03, admeasuring 723.53 Sq. Mtrs., Both Plots Combindly total admeasuring 1173.81 Sq. Mtrs., Situated At Mauje - Tisgaon, Tq.Dist. Aurangabad. Combindly bounded by:-

To the East	-	09 Mtrs. Wide Road
To the West	-	Plot No.02 and Gut No.217 Part
To the North	-	Plot No.04
To the South	-	24 Mtrs. Wide Road

2. That, I have gone through the records of Land Revenue Office, Aurangabad, the records of city Survey Office, Aurangabad, the records of Sub-Registrar Office, Aurangabad and the records which are put before me, after perusal of all the records and after depositing search fees for last 30 years (i.e. from 1989 to 2018) in the office of Sub-Registrar, Aurangabad, by its search application No.1848/2018 and Receipt No.7200, dated-28/08/2018. My search report of the above mentioned said property are as under in detailed :-



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3. That, it appears from the records that, the property of Shri.Sunil Dnyaneshwar Kaldate, R/o. Thakare Nagar, Aurangabad, of his Property bearing Gut No.-217, Plot No.01, admeasuring 450.28 Sq. Mtrs., and Plot No.03, admeasuring 723.53 Sq. Mtrs., Both Plots Combindly total admeasuring 1173.81 Sq. Mtrs., Situated At Mauje - Tisgaon, Tq.Dist. Aurangabad. He is absolute owner and possessor of the said property.
4. That it, appears from the records that, Shri.Sunil Dnyaneshwar Kaldate, R/o. Thakare Nagar, Aurangabad. He has been purchased of the said property by way of Registered Sale Deed No.3154/2014, Dated-07/07/2014. And He is absolute owner and possessor of the said property from dated-07/07/2014 to till today.
5. That it, appears from the records that, Shri.Sunil Dnyaneshwar Kaldate, R/o. Thakare Nagar, Aurangabad. He has been purchased of the said property from - 1)Shri.Ramesh Shankar Kolte, R/o.Bajaj Nagar, Aurangabad. 2)Sau.Varsha Sudarshan Mundhe, R/o.Aurangabad. 3)Sau.Dipa Anil Lokhande, R/o.Aurangabad. 4)Shri.Madhukar Bhagwat Sarode, R/o.Aurangabad. 5)Shri. Atmaram Doghu Patil, R/o. Bajaj Nagar, Aurangabad. 6)Shri.Sunil Dnyaneshwar Kaldate, R/o. Thakare Nagar, Aurangabad.



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6. That it, appears from the records that, Shri.Sunil Dnyaneshwar Kaldate, R/o.Thakare Nagar, Aurangabad. He has been mutated his name on 7/12 Extract of Gut No.-217, Mauje - Tisgaon, Tq.Dist. Aurangabad, as a owner and possessor of the said property. He has been mutated his name on 7/12 extract by its mutation entry No.8844, on dated-15/11/2014.
7. That it, appears from the records that, Originally the said property were owned and possessed by - 1) Shri.Ramesh Shankar Kolte, R/o: Bajaj Nagar, Aurangabad. 2) Sau.Varsha Sudarshan Mundhe, R/o.Aurangabad. 3)Sau. Dipa Anil Lokhande, R/o. Aurangabad. 4)Shri.Madhukar Bhagwat Sarode, R/o. Aurangabad. 5)Shri. Atmaram Doghu Patil, R/o. Bajaj Nagar, Aurangabad. 6)Shri.Sunil Dnyaneshwar Kaldate, R/o. Thakare Nagar, Aurangabad. They were Original owners and possessors of the said property from-1989 to till dated-07/07/2014.
8. That, it it appears from the records that, 1) Shri.Ramesh Shankar Kolte, R/o. Bajaj Nagar, Aurangabad. 2) Sau.Varsha Sudarshan Mundhe, R/o.Aurangabad. 3)Sau. Dipa Anil Lokhande, R/o. Aurangabad. 4)Shri.Madhukar Bhagwat Sarode, R/o. Aurangabad. 5)Shri. Atmaram Doghu Patil, R/o. Bajaj Nagar, Aurangabad. 6)Shri.Sunil Dnyaneshwar Kaldate, R/o. Thakare Nagar, Aurangabad. They were original owners and possessors of the said property.



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4.

And they had been mutated their names on 7/12 Extract of Gut No.-217, Mauje - Tisgaon, Tq.Dist. Aurangabad, as they were owners and possessors of the said property. They had been mutated their names on 7/12 extract, by its mutation entry No.8844, and mutation entry No.8052, on dated-15/11/2014.

9. That, it appears from the records that, "No Objection Certificate " is already given by CIDCO Waluj Mahanagar Office Aurangabad for to sale the said property, by its letter No.CIDCO/ATPO/BP/AUR(WLJ)/2013 (NOC)/291, dated-29/10/2013.
10. That, it it appears from the records that, N.A. is also sanctioned on the said property by Collector Office, Aurangabad, by its N.A. sanctioned order letter No.2011/masha/Jamin-1/Akrushi/NAP-34/Mauje-Tisgaon, Tq.Aurangabad/ Pra-Kra-517, dated-04/06/2013.
11. That, it appears from the records that, Lay Out is also sanctioned on the said property by - Town Palnning Officer, CIDCO, Waluj, Mahanagar, Aurangabad, by its Lay Out sanctioned order letter No.-CIDCO/ATPO/BP/AUR (WLJ)/2013 (LP)/104, dated-14/06/2013.



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Date :-30/08/2018

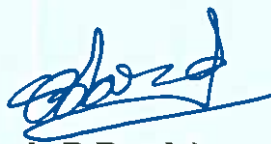
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12. That, it appears from the records that, as per records available, I hereby given my legal opinion that, the property mentioned above is no where transferred by way of sale deed, mortgage, Gift, Lease and Tenancy etc. And the said property can be mortgaged for the purpose of obtaining the Loan from any Banks or from any Financial Institutions. Hence this legal opinion.

13. Hence, I hereby certify that, the property of Shri.Sunil Dnyaneshwar Kaldade, R/o. Thakare Nagar, Aurangabad, of his Property bearing Gut No.-217, Plot No.01, admeasuring 450.28 Sq. Mtrs., and Plot No.03, admeasuring 723.53 Sq. Mtrs., Both Plots Combindly total admeasuring 1173.81 Sq. Mtrs., Situated At Mauje - Tisgaon, Tq.Dist. Aurangabad. He is absolute owner & possessor of the said property. It is Clear and Marketable title. Hence this last 30 years (i.e. from 1989 to 2018) Search - Cum - title report.

Date :-30/08/2018

Place :- Aurangabad.



(Ganesh B.Borde)

Advocate, Aurangabad.

Mob.No.9673624210.

GANESH B. BORDE
Advocate Aurangabad
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