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इतर पावती

Original/Duplicate

Tuesday, 18 September 2018 2:58

PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 8381

दिनांक: 18/09/2018

गावाचे नाव: औरंगाबाद शहर

दस्तऐवजाचा अनुक्रमांक: अगग3-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड बि जी.मुंगसे पाटील

वर्णन अर्ज नं. 292-2018 मौजे सातारा गट नं.144 प्लॉट नं.10 व 11 शोध 2004ते2018

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Aurangabad, III

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

साह दुर्यम निबंधक वॉ-२
औरंगाबाद कें. ३.

[Handwritten signature]

3A SAHEB G.MUNGASE PATIL

B.A.LL.B Advocate

Off:6/105,SUNDER BHAVAN,NEAR

TRIDEVTA MANDIR,BEHIND AYYAPA MANDIR,

SATARA PARISAR, AURANGABAD(MH)

Mob.9421662289,9552737038



बाबासाहेब जी.मुंगसे पाटील

बी.ए.एलएल.बी. अॅडवोकेट

कार्यालय:६/१०५,सुंदर भवन,त्रिदेवता

मंदिराजवळ,अय्यप्पा मंदिरा मागे

सातारा परिसर, औरंगाबाद

मो.९४२१६६२२८९,९५५२७३७०३८



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Date:03/10/2018

SEARCH REPORT

To whom so ever it may concern

QUERIES

:- EKNATH S/O RAJARAM KALE

R/o Satara Tq. & Dist. Aurangabad

NAME OF HOLDER/OWNER
OF PROPERTY

:- 1) VITTHAL S/O RAJARAM KALE
2) EKNATH S/O RAJARAM KALE

A) DISCRIPTION OF PROPERTY :-

Plot No.10 and 11, Land Gut No144/p situated at village Satara Tq.& Dist. Aurangabad within the corporation area admeasuring 435.531 Sq.Mtr. within the following boundaries (as per sale deed) :-

Towards East :-9.00 Mtr. Wide Road
Towards West :-Land Gut No144/part
Towards South :- Land Gut No144/part
Towards North :- Plot No.07

Dear Sir,

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.144 for the year 2000-2010
- 2) Copy of 7/12 extract bearing land gut no.144 for the year 2010-2016
- 3) Copy of 7/12 extract bearing land gut no.144 for the year 2017-2018
- 4) Copy of 7/12 extract bearing land gut no.144 Dated-18/09/2018

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- 5) Copy of mutation entry no.13166
- 6) Copy of mutation entry no.22016
- 7) Copy of mutation entry no.29464
- 8) Copy of sale deed Dtd.06/04/2015 bearing No.1473/2015 executed by Ferojkhan Bashirkhan, Aminabee w/o Bashirkhan , Kayyumkhan Bashirkan in favor of Vitthal s/o Rajaram Kale and Eknath s/o Rajaram Kale
- 9) Copy of N.A. Order bearing No.2006/ M.SHA/JAMIN-1/NA/PK.88/2008 Dtd.30/01/2008
- 10) Lay out Sanction from the Assistant Director of Town Planning Aurangabad vide its letter No682 Dated26/05/2008
- 11) Copy of Paper Proclamation
- 12) Search Receipt bearing No-8381-2018- Dtd.18/09/2018AGG3-0-2018

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 15 Years, 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 and documents and subject to foot note of this report.

C) DEVOLUTION OF TITLE :-

It is seen from the documents and recital that, the Land Gut No 144 to the extent of 90 R was originally owned by Feroj khan Bashir khan, Aminabee w/o Bashir khan, Kayyum khan Bashir khan. Further they have obtained Lay out Sanction from the Assistant Director of Town Planning Aurangabad vide its letter

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No682 Dated 26/05/2008 and N.A.order bearing No.2006/ M.SHA/JAMIN./NA/PK.88/2008 Dtd.30/01/2008. Feroj khan Bashir khan, Aminabee w/o Bashir khan, Kayyum khan Bashir khan sold above property to Vitthal s/o Rajaram Kale and Eknath s/o Rajaram Kale vide sale deed Dtd.06/04/2015 bearing No.1473/2015.

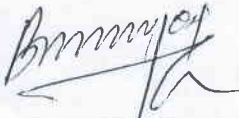
D) CONCLUSION :-

Subject to whatever stated above and the documents mentioned here in above 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 plot owners of plot no 10 and 11 admeasuring 435.531 sq. mtr. of Land Gut No.144/P of Village Satara Tq.& Dist. Aurangabad has acquired clear marketable rights and interest in respect of captioned property subject to footnote of this report.

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.

This search report contains four pages only


B.G.MUNGASE PATIL.
Advocate

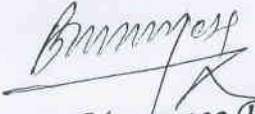


Foot note-It is informed that, the documents given above are provided by the querist and it is further given to my knowledge that the plot owners are in the actual physical possession of the captioned property and the Title Opinion is given on the aforesaid representations. It is further advised to collect each and every original document. I restrict my investigation to verify the prima facie title of the plot owners on the available documents.



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information. Accordingly I have carried out required investigations and given my opinion. However it clarified that the technical issue/ verification related to the possession, any dispute, litigation etc. are not done. I us and the opinion given is subject to the correctness of the same. The Opinion as regards to genuineness 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, genuineness of the documents supplied to us, available with us and applied, which please be noted and appropriate authority be consulted for further investigation. End of the Report.


B. G. Mungase Patil
B.A.L.L.B.
Advocate, Aurangabad.



