SHAIKH SAJID
ADVOCATE
B.Com,LL.B

THE JURIS VIEW LAW FIRM

DATE:02.02.2019

SEARCH-CUM-TITLE REPPORT

Search-Cum-Title report of the land property admeasuring 5A 35R, in Gut No.24,situated at village Banewadi, Tq. & Dist. Aurangabad, within the Municipal Corporation Area of Aurangabad, presently owned and possessed by Mujahid Patel S/o Abdul Sami Patel.

That, I have gone through the records of Sub-Registrar, Aurangabad, Talathi Office, Aurangabad records which are put before me, i.e.

1) Copy of 7/12 Extract of Gut No.24 from Date 15.01.2019
2) Search report receipt No. MH011415818201819E dated 02/02/2019.

After perusal of all the records as mentioned above and after depositing search fees for the last 15 years (2005 to 2019) in the office of Sub-Registrar Aurangabad by its receipt No. MH011415818201819E dated 02/02/2019 my search report of the above said property is as under:-

1) That,the land property admeasuring 5A-35R, in Gut No.24, situated at village Banewadi, Tq. & Dist. Aurangabad were originally owned by Zahur Khan S/o Mohammad Ismail Khan.

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2) It is reveals from the record that Zahur Khan S/o Mohammad Ismail Khanhas executed his Last Will registered bearing No. 5005 dated 09.04.1989 whereby he has bequeathed the above said property to his grand Son Mohammad Hussain S/o Mohammad Kamal Khan.

3) It is reveals from the record that, after the demise of Mohamad Zahur Khan S/o Mohammed Ismail Khan, on the basis of sad Will Deed, name of his Grand Son Mohammed Hussain Mohammed Kamal Khan was mutated in the land revenue record as owner of the said property vide mutation entry number 62 sanctioned on 17.09.1990.

4) It is also reveals from the record that one Dhondiram S/o Trimbak Patil was cultivating the said property/Land from some years and therefore his name has appeared in "other right" column in the revenue record og Gut No.24 as tanat. Dhondiram died in the year 31.08.2006 leaving behind following legal heirs:- (1) Laxman S/o Dhondiram Ghatege (2) Sadasive Dhondiram Ghatege (3) Shankar S/o DhondiramGhatege.

5) It also reveals from the record that after the demise of Zahur Khan his legal heirs initiated proceeding against legal heirs of Dondiram Trimbak Ghatege for recovery of possession of land by filing appeal No. 2007/Land Reforms/TNC/09. In the said proceeding both the parties have arrived at compromise and legal heirs of the Dhondiram Ghatege admitted that their father was not owner of the said land neither he was recognised as

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protected tenant nor was entitled under the provision of Hydrabad Tenancy Act. In view of the compromise petition, Deputy Collector (land Reform) passed judgment on 20.02.2009 by which the certificate of ownership issued in Fevor of Dhondiram Trimbak Ghatege under section 38(G) of the Hydrabad Tenancy and Agricultural Land Act1950 dated 08.06.1987 came to be cancelled.

6) It is reveals from the record that the legal heirs of Dhondiram ad legal heirs of Zahur Khan have decided to jointly sale out the said land to Mujahid Patel S/o Sami Patel. They executed registered Sale Deed Bearing No.812.2009 dated 12.03.2009 in favour of Mujahid Patel S/o Abdul Sami Patel. On the basis of above registered Sale Deed the name of Mujahid Patel S/o Abdul Sami Patel was recorded in land revenue record by sanctioning mutation entry No.71.

7) It is reveals from the record that the said land is came under the Non-Agricultural Zone as per order issued by Dist. Collector, Aurangabad bearing Outward No.2009/ Masha/Zmain/A-Krishi/PK325/09 Dated 03.04.2010 and such NA Tax also deposited in the office of Dist. Collector Aurangabad vide receipt No.185 dated 03.04.2010.

8) It is also reveals from the record that to construct over the land, Mujahid Patel S/o Sami Patel has obtained construction permission certificate from the Municipal Corporation Aurangabad on 23.08.2012 vide commencement certificate No. 555/2012-13. AND File No.1060/17/2011-12.

9) As per records available, I hereby give my legal opinion that, the property mentioned above is nowhere 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 the Banks or any financial institutes.

10) Hence, I hereby certify that,Mujahid Patel S/o Sami Patel, Age47 years, Occ. Business, R/o Rozebagh, Tq. & Dist. Aurangabad is the exclusive owner and possessor of land property admeasuring 5A-35R, in Gut No.24,situated at village Banewadi, Tq. & Dist. Aurangabadand having clear and marketable title over the property. Hence, this Search-Cum Title report.

Date. 02.02.2019
Place:- Aurangabad

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Advocate

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