

GOKUL M. SHINGARE

BSLJM,

Advocate High Court

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Mob. 9271359222, 9421338722

Date- 27/08/2018

TITLE-CUM SEARCH REPORT

WHEREAS, Mr. Champalal K. Khinvasara approached me and requested to issue title cum search report in respect of the property land bearing Gut No. 155, totally admeasuring 7 H 18 R out of it to the extent of 5 H 21 R and property land bearing Gut No. 209, totally admeasuring 3 H 68 R out of it to the extent of 01 H 02 R situated at Tisgaon, Tq. And Dist. Aurangabad, I have gone through the documents and papers pertaining to the title produced before me and thereupon I am issuing this title-cum search report for the period of 13 years as under :-

I have taken search of the title in respect of property i.e. property land bearing Gut No. 155, totally admeasuring 7 H 18 R out of it to the extent of 5 H 21 R and property land bearing Gut No. 209, totally admeasuring 3 H 68 R out of it to the extent of 01 H 02 R situated at Tisgaon, Tq. And Dist. Aurangabad, is owned and possessed by the Owner Mr. Champalal K. Khinvasara.

I have deposited the requisite fees of Rs. 325/- on 17/08/2018 vide challan bearing No. MH005150202201819E dated 17/08/2018 and fees of Rs. 325/- on 17/08/2018 vide challan bearing No. MH005150405201819E dated



17/08/2018 with the Sub-Registrar office at Aurangabad and did the online search in the record and indexes and as well as on the basis of the Documents forwarded to me by Mr. Champalal K. Khinvasara, in respect of aforesaid property. I have gone through the documents and papers pertaining to title produced before me and thereupon I am issuing this title-cum search report for the period of 13 years as under:-

That after perusal of documents made available to me, it appears that, the property land bearing Gut No. 155, totally admeasuring 7 H 18 R out of it to the extent of 5 H 21 R and property land bearing Gut No. 209, totally admeasuring 3 H 68 R out of it to the extent of 01 H 02 R situated at Tisgaon, Tq. And Dist. Aurangabad was originally owned and possess by one Mr. Mumtazuddin Khan S/o Miya Khan as his ancestral property. That after the death of Mr. Mumtazuddin Khan S/o Miya Khan the above properties were succeeded by his four sons and two daughters namely Mr. Salimul Hasan Khan, Mr. Naziruddin Khan, Jiyauddin Khan, Zahiruddin Khan, Sajera @ Sajida Begum and Saleha begum W/o Mukhtar Ahmad and the name of above owners are also came to be mutated in the revenue record.

That the Mr. Salimul Hasan Khan, Mr. Naziruddin Khan, Ziauddin Khan, Zahiruddin Khan, Sajera @ Sajida Begum have entered into agreement to sale in respect of above properties with Mr. Champalal K. Khinvasara on dated 15/12/1993 and subsequently the one remaining Saleha begum W/o Mukhtar Ahmad also entered into agreement to sale in respect of her share in above properties on dated 06/07/1994. There were tenants over the above lands and the tenants have surrendered their rights over the above land in the proceedings before Tahsildar Aurangabad in proceedings bearing no 94/TNC-KAVI-112 and the above lands were put



in possession of Mr. Champalal K. Khinvasara by following due procedure of law.

That in terms of Agreement to sale dated 15/12/1993 and 06/07/1994 and the subsequent Bharana Pavti dated 21/01/1995 and 07/09/1995 executed by the owners and Mr. Champalal K. Khinvasara the contract could not been completed as such Mr. Champalal K. Khinvasara filed suit for specific performance of contract bearing Spl. C. S. no 487/1998 against the owners.

That the compromise is arrived at in between some of the parties and Mr. Champalal K. Khinvasara and as such Mr. Jiyauddin Khan and Sajera @ Sajida Begum sold their undivided share in above properties to Mr. Champalal K. Khinvasara by virtue of registered sale deed bearing its daybook sr. no 4012/2010 dated 13/05/2010 registered at the office of Sub-Registrar at Aurangabad, thereafter the successors of Zahiruddin khan i.e. Kausar Parvin W/o Zahiruddin khan, Rubina Parvin D/o Zahiruddin khan, Muzaffaruddin S/o Zahiruddin khan, Azizuddin Khan S/o Zahiruddin khan, and Azaruddin Khan S/o Zahiruddin khan have sold their undivided share in above properties to Mr. Champalal K. Khinvasara by virtue of registered sale deed bearing its daybook sr. no 6628/2010 dated 10/08/2010 registered at the office of Sub-Registrar at Aurangabad, thereafter Saleha begum W/o Mukhtar Ahmad sold her undivided share in above properties to Mr. Champalal K. Khinvasara by virtue of registered sale deed bearing its daybook sr. no 8972/2010 dated 02/11/2010 registered at the office of Sub-Registrar at Aurangabad, thereafter the successors of Saleemuddin Khan i.e. Mehrunissa Begum W/o Saleemuddin Khan, Qudsiya Fatima D/o Saleemuddin Khan, Naziyaseema D/o Saleemuddin Khan and Bushra Zareen D/o Saleemuddin Khan have sold their undivided share in above



properties to Mr. Champalal K. Khinvasara by virtue of registered sale deed bearing its daybook sr. no 969/2013 dated 15/02/2013 registered at the office of Sub-Registrar at Aurangabad and lastly as per the decree in Spl. C. S. no 487/1998 the court commissioner appointed by Civil Judge Senior Division Aurangabad has executed the sale deed in respect of the above lands on behalf of reaming owners i.e. Sabiha Begum W/o Naziruddin Khan, Ikramuddin Khan S/o Naziruddin Khan, Nadimuddin Khan S/o Naziruddin Khan, Rehana Firdos D/o Naziruddin Khan and Aeshya Firdos D/o Naziruddin Khan in favour of Mr. Champalal K. Khinvasara vide registered sale deed bearing its daybook sr. no 7304/2016 dated 26/10/2016 registered at the office of Sub-Registrar at Aurangabad. As such Mr. Champalal K. Khinvasara became the absolute owner of the above properties.

That the CIDCO has acquired the some portion of land to the extent of area admeasuring 63 R from gut no 155 and 58 R from gut no 209 for 30 meter road in award bearing no 25/1992 and area admeasuring 85 R from gut no 155 and 01 H 66 R from gut no 209 for 15 meter DP road and 25% compulsory acquisition in award bearing no 45/1997. Thereafter National Highway Authority also acquired some portion of land area admeasuring 54 R from gut no 155 and 37 R from gut no 209 for extension of road and the compensation was also came to be paid to the owner Mr. Champalal K. Khinvasara.

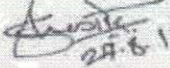
On perusal of the aforesaid documents, revenue record and other records whichever made available to me, I am of the opinion that Mr. Champalal K. Khinvasara, is the absolute owner of property land bearing Gut No. 155, totally admeasuring 7 H 18 R out of it to the extent of 5 H 21 R and property land bearing Gut No. 209, totally admeasuring 3 H 68 R out of



It to the extent of 01 H 02 R situated at Tisgaon, Tq. And Dist. Aurangabad.
Their title is clear, and there are no any encumbrances and no other
transactions in respect of aforesaid property appeared in the relevant
revenue records other than mentioned herein.

Hence, this title-cum search report.

DATE: 27.08.2018


27.8.18.
Gokul M. Shingare
ADVOCATE.