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इतर
पावती

Original/Duplicate

Wednesday, 12 January
2022 5:45 PM

नोंदणी क्र. 39म

Regn.:39M

पावती क्र.: 438 दिनांक: 12/01/2022

गावाने नाव: औरंगाबाद शहर

दस्तावेजाचा अनुक्रमांक: अगम3-0-2022

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड अजय कमलाकर कडेठाणकर

वर्णन अर्ज क्र 07/2022 गट नं 137 मौजे सातारा विजयनगर औरंगाबाद शेध 30 वर्षे
1992 ते 2022

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar
Aurangabad III

1); देयकाना प्रकार: By Cash रकम: रु 750/-

सह मुख्य निबंधक वर्ग-२
औरंगाबाद शहर क्र.-३
औरंगाबाद.



A.K.KADETHANKAR

Advocate,

*Off: Gut No. 130, Plot No 101,
Arunuday colony, Satara Parisar,
Aurangabad
MOBILE No 9326003500*

Date: 13/01/2022

SEARCH CUM TITLE REPORT

I have been instructed to search the title in respect of immovable property bearing Plot No 47 & 48 in land Gut No. 137 admg.216 sq meters each in Vijayant Nagar, situated at Satara Aurangabad within the limits of Municipal Corporation Aurangabad. The Common four sides of the said property is as follows:-

East	:-	6 meters wide road
West	:-	Plot No 49 & 50
South	:-	Plot No.46
North	:-	6 meters wide road

The property within above four sides. Accordingly I have been offered the related documents i.e. Copy of G.P.A. Sale deed, 7/12, N.A. order.

It is clearly evidence, after going through these documents that **Shri Vitthalrao Rajram Kale** is the owner & possessor by virtue of above mentioned documents.

It appears from the record that, actually, the said property were in the name of Arvind Pundalik Dhamne 2) Ramsingh Kachrusingh Pawar 3) Vinodchandra Pundalik Dhamne and Arvind Pundalik Dhamne is the G.P.A. holder of No. 2 & 3 have sold out the said property to Sitaram Dagdupant Kulkarni through registered sale deed No.2279 dated 12/3/1990. After the death of Sitaram Dagdupant Kulkarni his legal heirs came on record namely 1) Smita wd/o Sitaram Kulkarni (wife) (2) Narendra Sitaram Kulkarni (3) Nandita Chaitany Marathe (after marriage name) (before marriage name) Nandita d/o Sitaram Kulkarni as per Mutation entry 34106. Thereafter, Nandita Chaitany Marathe / Nandita d/o Sitaram Kulkarni given General Power of Attorney in favour of her mother and brother 1) Smita wd/o Sitaram Kulkarni (wife) (2) Narendra Sitaram Kulkarni, on dated 10/12/2019 bearing No 4528 Notary dated; 18/12/2019. Thereafter, they have sold out the said two plots to Shri Vitthalrao Rajram Kale through registered sale deed 123/2021 dt 05/01/2021.

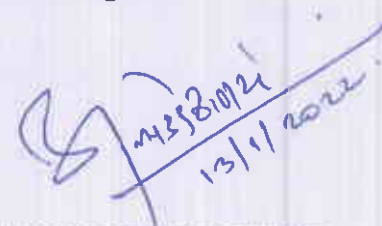
On the basis of said registered sale deed Shri Vitthalrao Rajram Kale has mutated his name in 7/12 extract bearing Mutation **Entry No.**

Thus it can be presumed that **Shri Vitthalrao Rajram Kale** is the owner and possessor of bearing Plot No 47 & 48 in land Gut No. 137 admg.216 sq meters each in Vijayant Nagar, situated at Satara Aurangabad. The said property has clear marketable title. The search report is made for 30 years from 1991 to 2021.

Result:

This Search report is given to him to the best of my legal knowledge and information provided, documents produced before me by client. The search taken at Sub-Registrar office at Aurangabad on the basis of record made available to me by Sub-Registrar office at Aurangabad. The receipt bearing No. 438 dt 12/01/2022 is enclosed herewith for your record.

Hence this search report-cum title report


A.K.KADETHANKAR
Advocate

अॅड. अजय क. कडेठाणकर
ऑफिस गट नं. १३०, प्लॉट नं. १०१
अरुणोदय कॉलनी, सातारा परिसर औरंगाबाद.